

The District

**RETAIL
FOR LEASE**

HEMLOCK AVE. AT 60 FREEWAY
MORENO VALLEY, CA 92557



Property Highlights



Shops and Pads Available for Lease - Tenant Improvements Available



Immediate Access to the Center off Heacock St. and 60 Freeway



Close Proximity to Moreno Valley Mall in the Heart of Regional Retail Trade Area



Pads Available for Sale, Ground Lease or Build to Suit



New Freeway Pylon Sign



Anchored by Sprouts and Floor & Decor



New Adjacent Commercial Business Park Under Construction



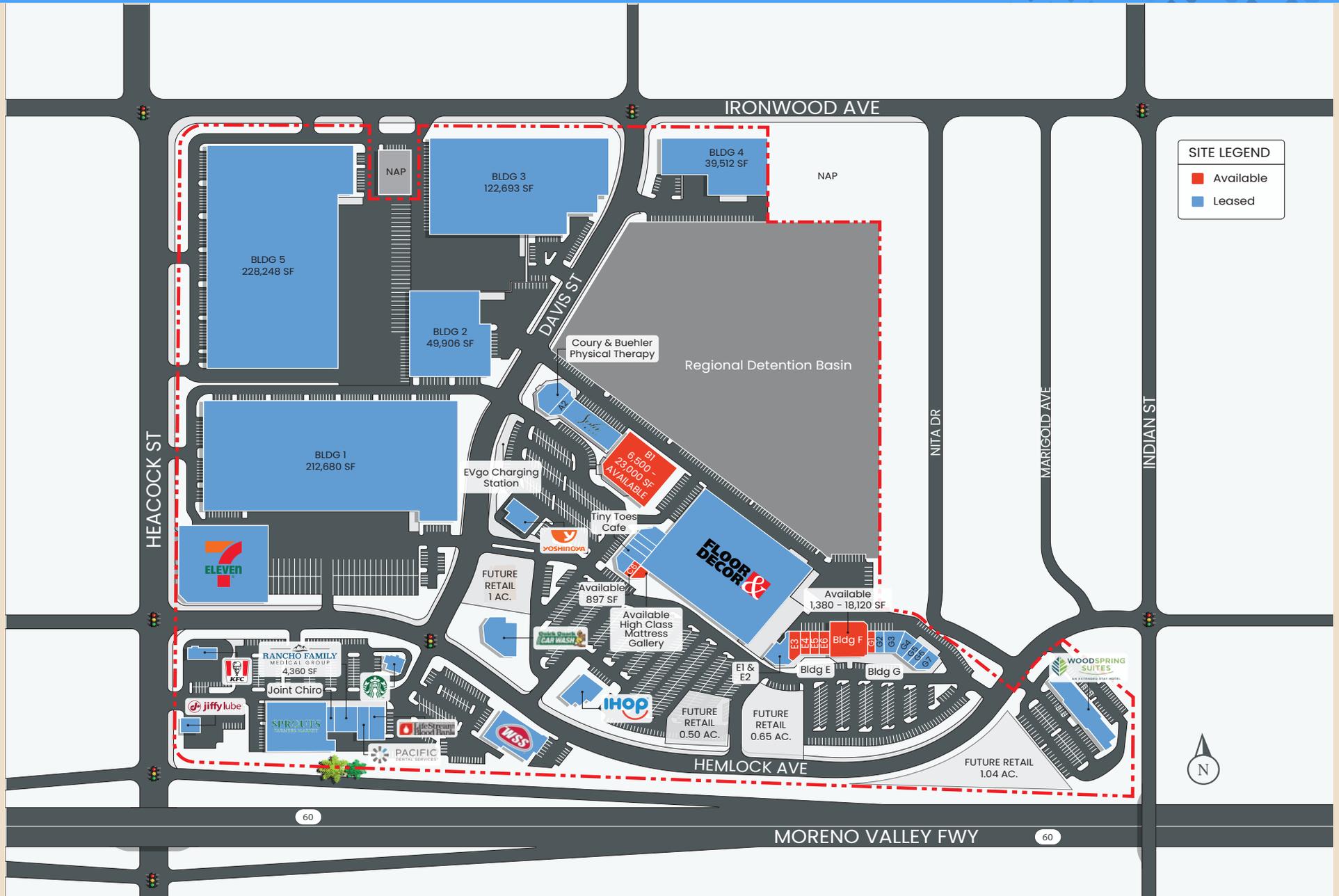
Moreno Valley Business Park Building 5

Hemlock St 21,100 VPD

Heacock St 21,100 VPD

60 118,100 VPD

Site Plan







Retailers in the Area

144,156

Population
(10 Minutes)

75,535

Households
(10 Minutes)

\$102,928

Avg. HH Income
(10 Minutes)

116,742

Daytime Population
(10 Minutes)



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