

FOR LEASE

High Visibility Retail Center

27610 Eucalyptus Ave, Moreno Valley, CA 92555

Moreno Beach
PLAZA

Last Space Remaining! 3,003 SF Pad Opportunity Available Now



WELCOME TO

Moreno Beach Plaza II

- Features unparalleled freeway visibility, signage and frontage opportunity
- Highway 60 on and off ramp construction including connection to direct intersection
- Situated between Walmart and Target supercenters and within Moreno Valley's top trade area
- Last space remaining in the center!

ADDRESS

27610 Eucalyptus Ave,
Moreno Valley, CA 92555

INTERSECTION

Eucalyptus Ave. and Moreno Beach Dr.

AVAILABLE SPACE

3,003 SF with Freeway Visibility



Statistics

SUCCESS BY THE NUMBERS

+ **1.1M**
Visits to Moreno Beach
Plaza II per year

+ **143K**
Daytime Population
within 5 Miles

+ **96,000**
Cars per day pass the highly
visible center via 60 Freeway



within
3
miles



Avg. household income
\$97,311



Total population
70,572



Median age
40



Annual retail spending
Over \$46M

within
5
miles



Avg. household income
\$85,455



Total population
188,531



Median age
39.2



Annual retail spending
Over \$112 M

within
5
miles

2029 Projected Statistics

Looking Ahead



Avg. household income
\$122,948 ↑



Total population
195,123 ↑



Median age
34.6 ↓



Site Plan



Suite	Tenant	SF
001	Sportsman's Warehouse	20,305
003	LA Fitness	40,770
004A	Moreno Beach Urgent Care Center	5,027

Suite	Tenant	SF
005	Available	3,003
008	Panda Express	2,448
009	Carl's Jr.	2,830
010	AutoZone	7,648



NORTH



ADVANTAGES

Strong

Visibility

Consumer Base

Performance

Tenants

Growth



Moreno Beach Plaza II offers prime retail space in a high-traffic location, strategically positioned to capture the growing consumer base of Moreno Valley's rapidly expanding eastern corridor



LA FITNESS experiences

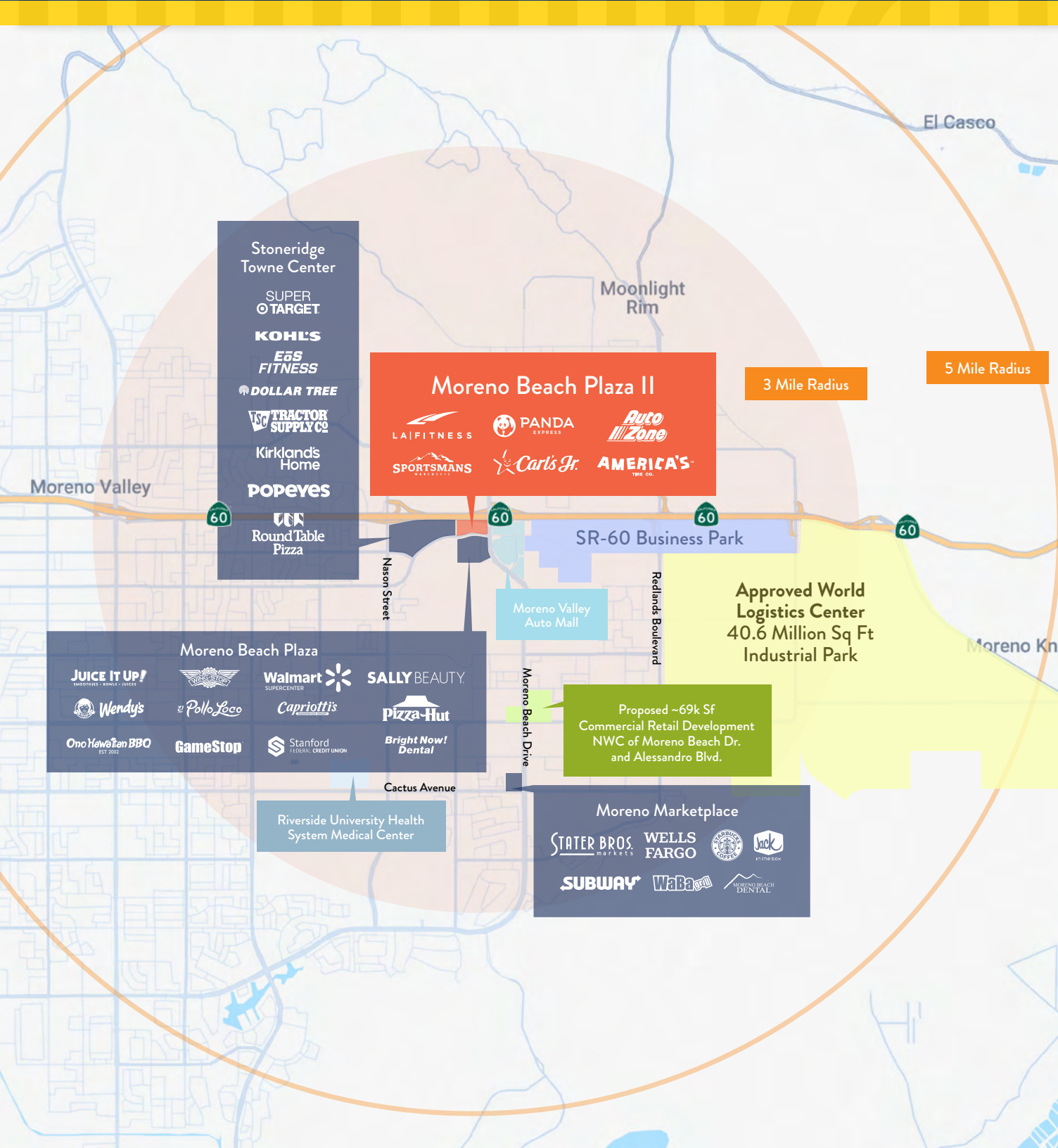
52% Higher Visitation Counts

compared to their western Moreno Valley locations.

TARGET, adjacent to this project, also experiences 14% higher visitation counts compared to the Target location in the Western Moreno Valley

Source: Placer.ai 2024

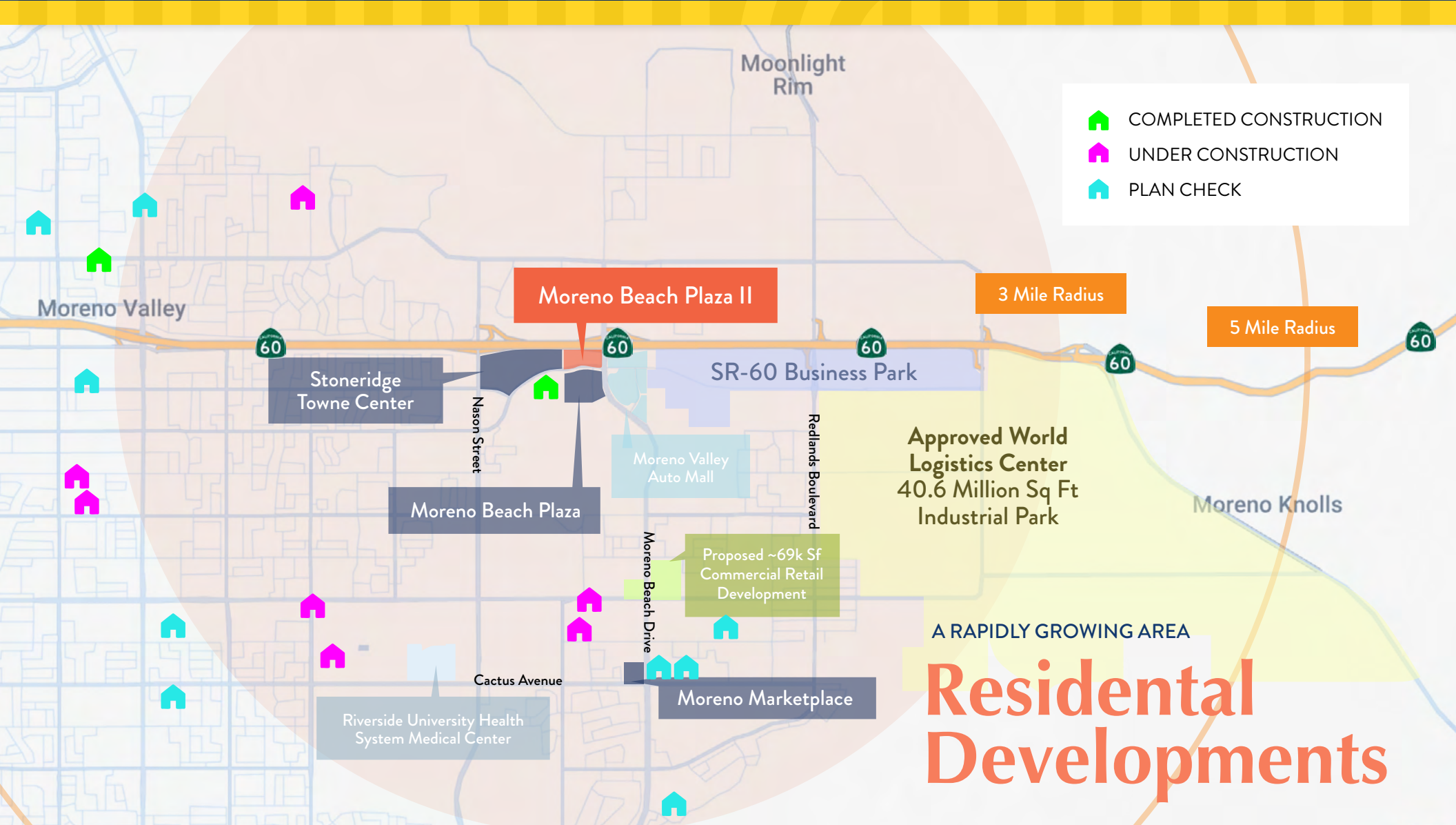




RETAIL NEIGHBORS

In Good Company





COMPLETED CONSTRUCTION
 UNDER CONSTRUCTION
 PLAN CHECK

CONSTRUCTION COMPLETE				UNDER CONSTRUCTION				PLAN CHECK			
SINGLE FAMILY		MULTI FAMILY		SINGLE FAMILY		MULTI FAMILY		SINGLE FAMILY		MULTI FAMILY	
3 Miles	5 Miles	3 Miles	5 Miles	3 Miles	5 Miles	3 Miles	5 Miles	3 Miles	5 Miles	3 Miles	5 Miles
274	278	0	117	163	488	420	571	59	78	0	775

Gallery





Moreno Beach PLAZA

27610 Eucalyptus Ave,
Moreno Valley, CA 92555

For leasing information:

Shauna Mattis
Managing Director, Retail
Lic #01071320
+1 310 749 4790
shauna.mattis@jll.com

Ian Jost
Associate, Retail
Lic #02174288
+1 818 523 6642
ian.jost@jll.com

Liam Bredberg
Associate, Retail
Retail Leasing
+1 310 487 0443
liam.bredberg@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.