



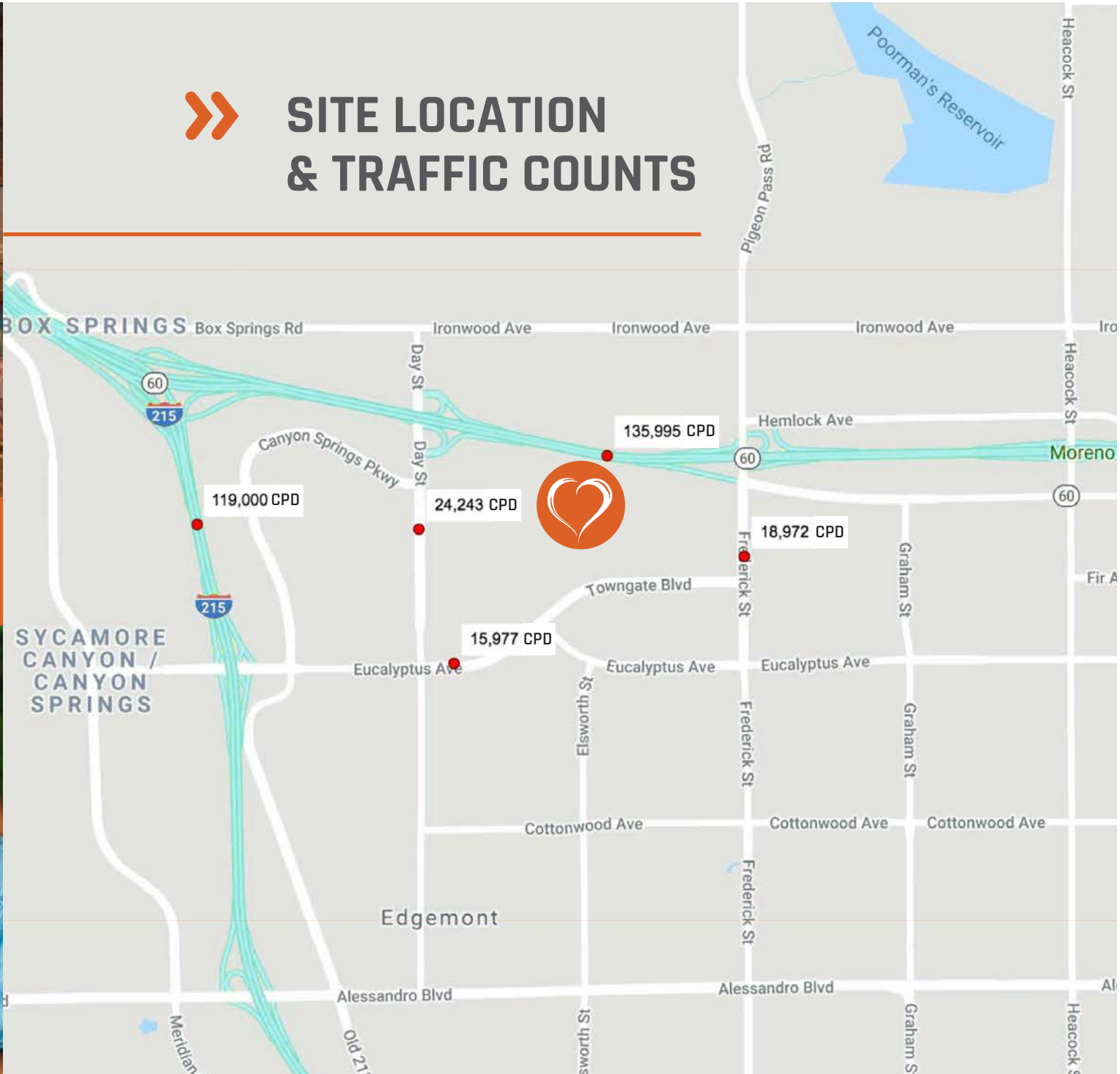
Leasing BROCHURE

MORENO VALLEY
MALL





SITE LOCATION & TRAFFIC COUNTS





Property

HIGHLIGHTS

MORENO VALLEY, CA

MORENO VALLEY AREA

2ND

highest population in the county

4.4 MILLION SF

Commercial space has recently been leased in Moreno Valley

17,000 JOBS

were created in the last 5 years

11 MILLION SF

Industrial space under construction

40 MILLION SF

Industrial park approved (with estimated 20K new jobs)

7,345 RESIDENTIAL UNITS

are approved or under construction

1,090,000 GLA

MORENO VALLEY MALL HAS A COMBINED TOTAL GLA OF 1,090,000 AS OF JANUARY OF 2019.

3 ENTRANCES

THE PROPERTY FEATURES CONVENIENT ACCESS WITH 3 MAIN ENTRANCES THROUGHOUT THE MALL.

160 TENANTS

WITH A TOTAL NUMBER OF 160 TENANTS, ANCHORS INCLUDE, MACY'S, HARKINS THEATRES, SEARS, J.C.P.



2 LEVELS

THE PROPERTY FEATURES 2 FLOORS AND IS CONSIDERED AN INDOOR SHOPPING MALL.

132,000 VPD

STATE ROUTE 60 HAS AN AVERAGE ESTIMATED DAILY TRAFFIC OF 132,000 VEHICLES.

6,500

MORENO VALLEY OFFERS AMPLE PARKING AVAILABILITY WITH A TOTAL OF 6,500 SPACES.



AREA RETAILERS

AERIAL

NEIGHBORING TENANTS

MORENO VALLEY MALL



HIGHLY VISIBLE DIGITAL
FREEWAY SIGNAGE ON I-60





Area

DEMOGRAPHICS

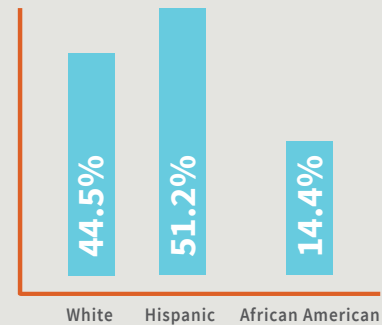
CITY OF MORENO VALLEY

With a population of 212,682 people as of 2019, Moreno Valley is the second largest city in Riverside County. Its geographic proximity to the major ports of Los Angeles and San Diego, coupled with the availability of wide expanses of land, have caused the city to become one of the largest providers of logistical space. Amazon is a large player in Moreno Valley, employing a total of 7,500 people in the area.

In 2018, 7 million square feet of industrial space were added for companies such as Skechers, Ross Dress For Less, and Harbor Freight Tools. In the past five years, 17,000 jobs were added to the local economy, enabling the city to grow at an annual rate of 4.99%. The city has quickly become a bedroom community for families seeking to escape the high cost of Los Angeles living. Currently, there is a total of 7,345 residential units under construction. Family friendly entertainment includes trips to the neighboring Perris Auto Speedway, the March Field Air Museum, and hikes along Box Springs Mountain.



POPULATION BY RACE Within 5 miles



\$217 M

2018 annual consumer **apparel**
expenditure - 5 mile radius



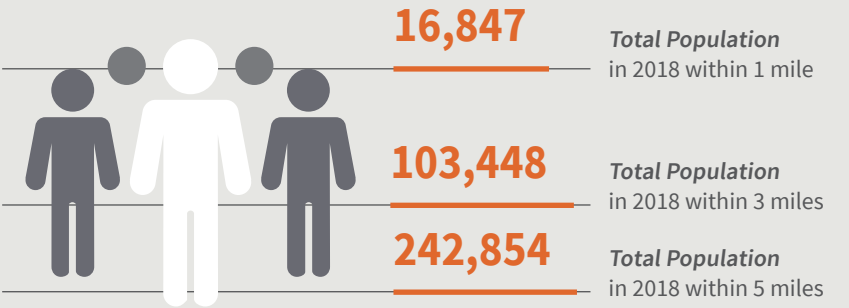
\$248 M

2018 annual consumer **food &
beverage** *expenditure* - 5 mile radius



\$154 M

2018 annual consumer **entertainment**
expenditure - 5 mile radius



DEMOGRAPHICS



\$68,563 - 1 mile
\$72,605 - 3 miles
\$83,267 - 5 miles

2018 Average **Household Income**

\$285,714 - 1 mile
\$286,969 - 3 miles
\$334,241 - 5 miles

2018 Median **Home Value**

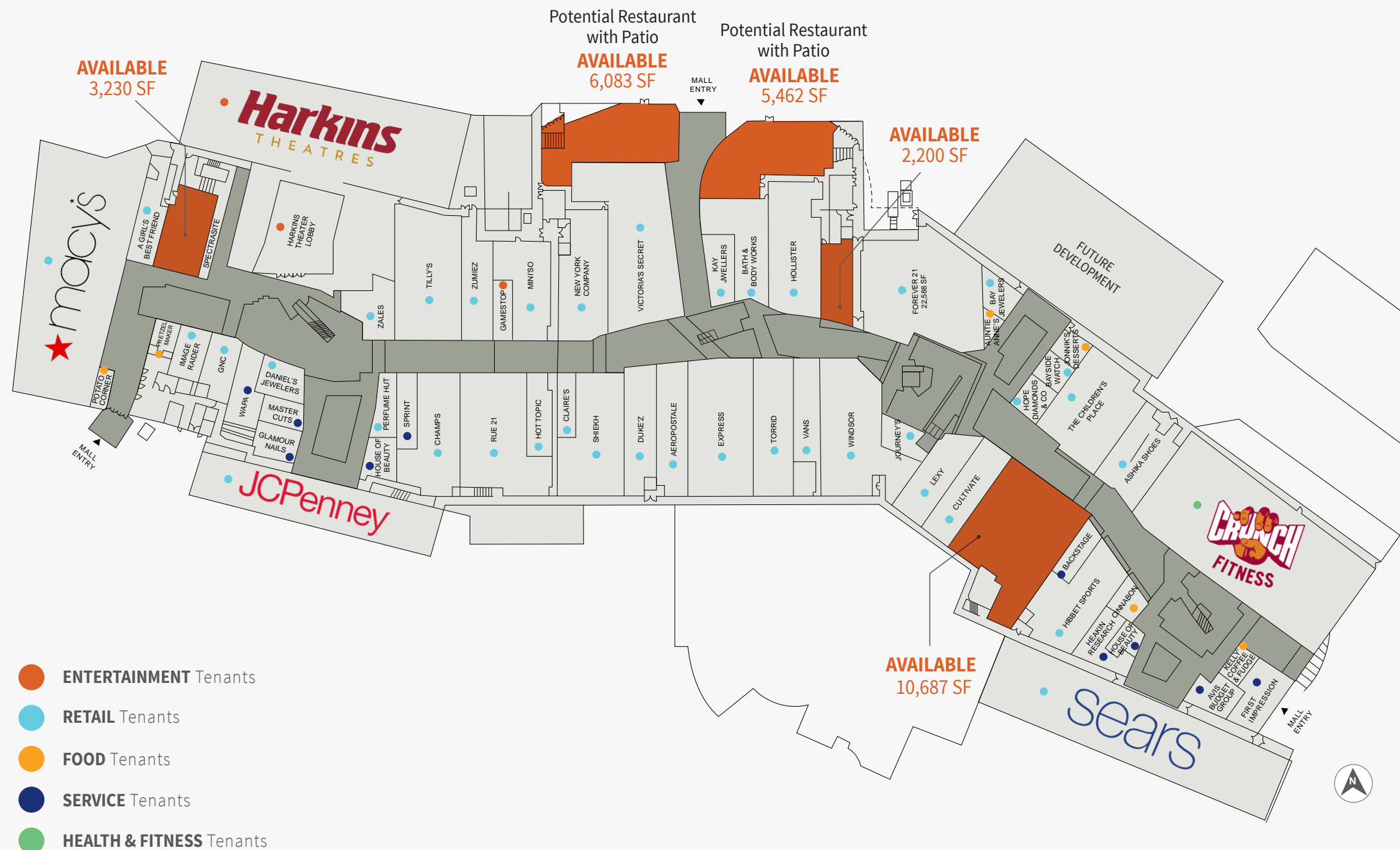


2018 **Household Size**

3.35 - 1 mile
3.57 - 3 miles
3.44 - 5 miles

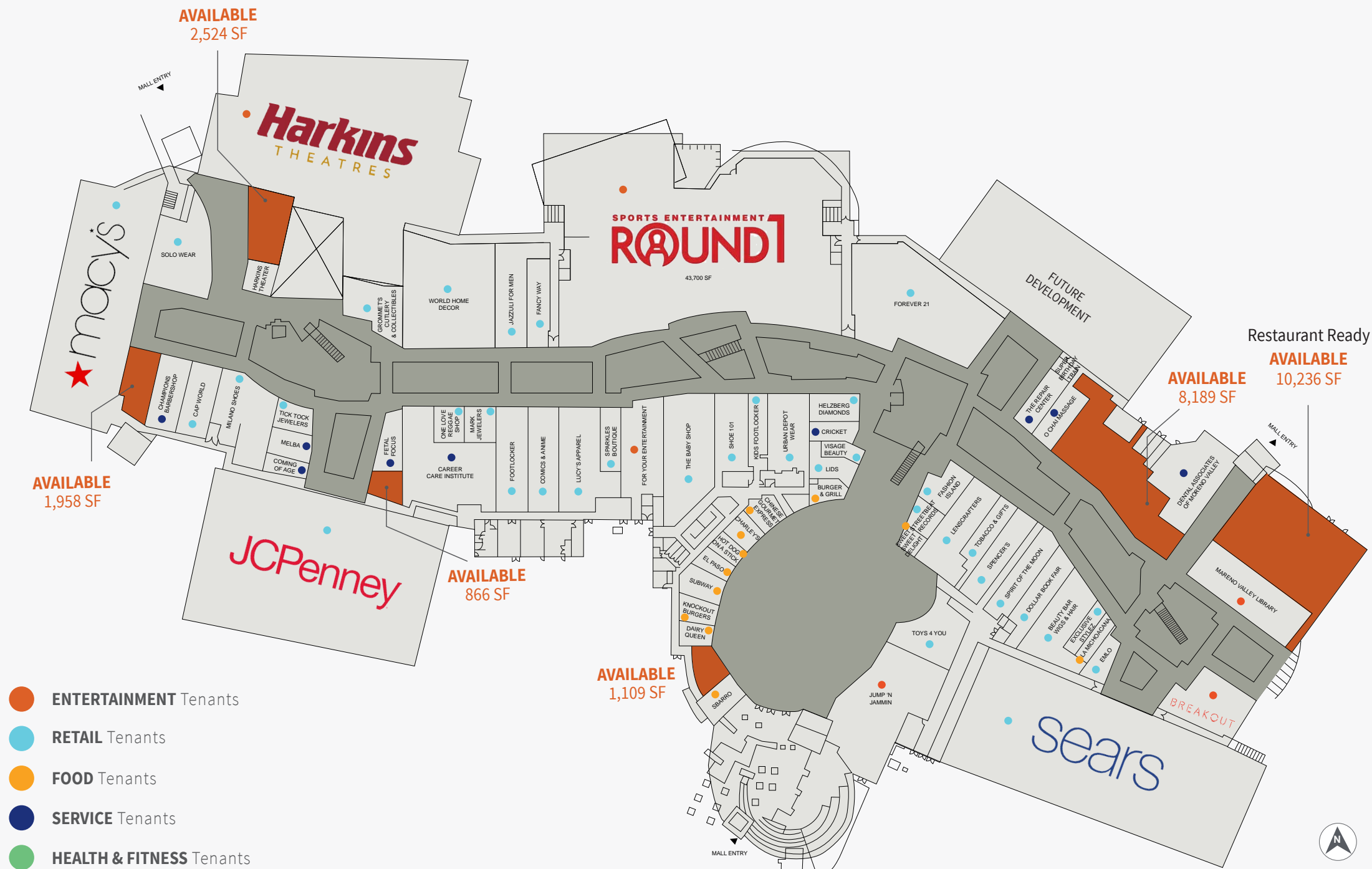


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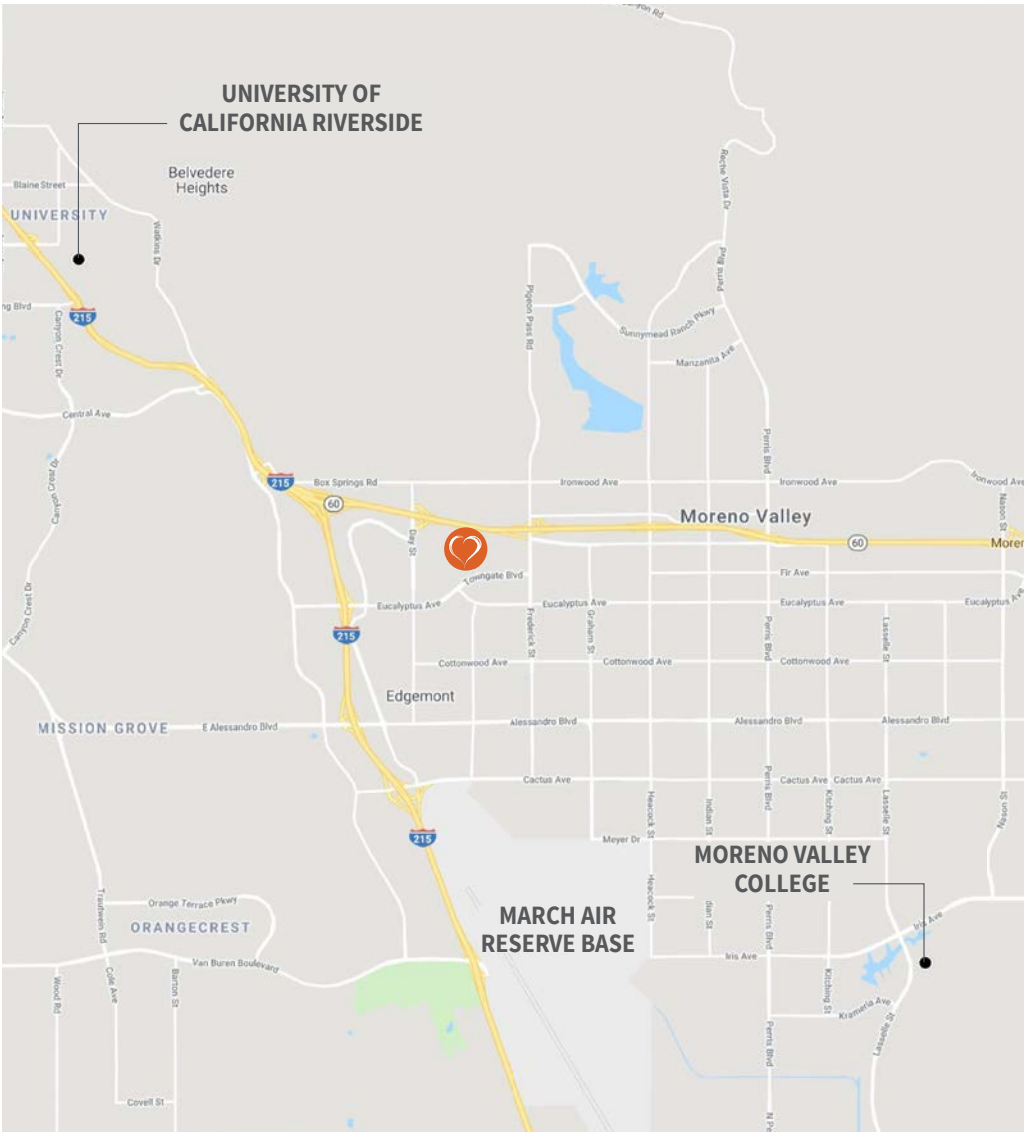
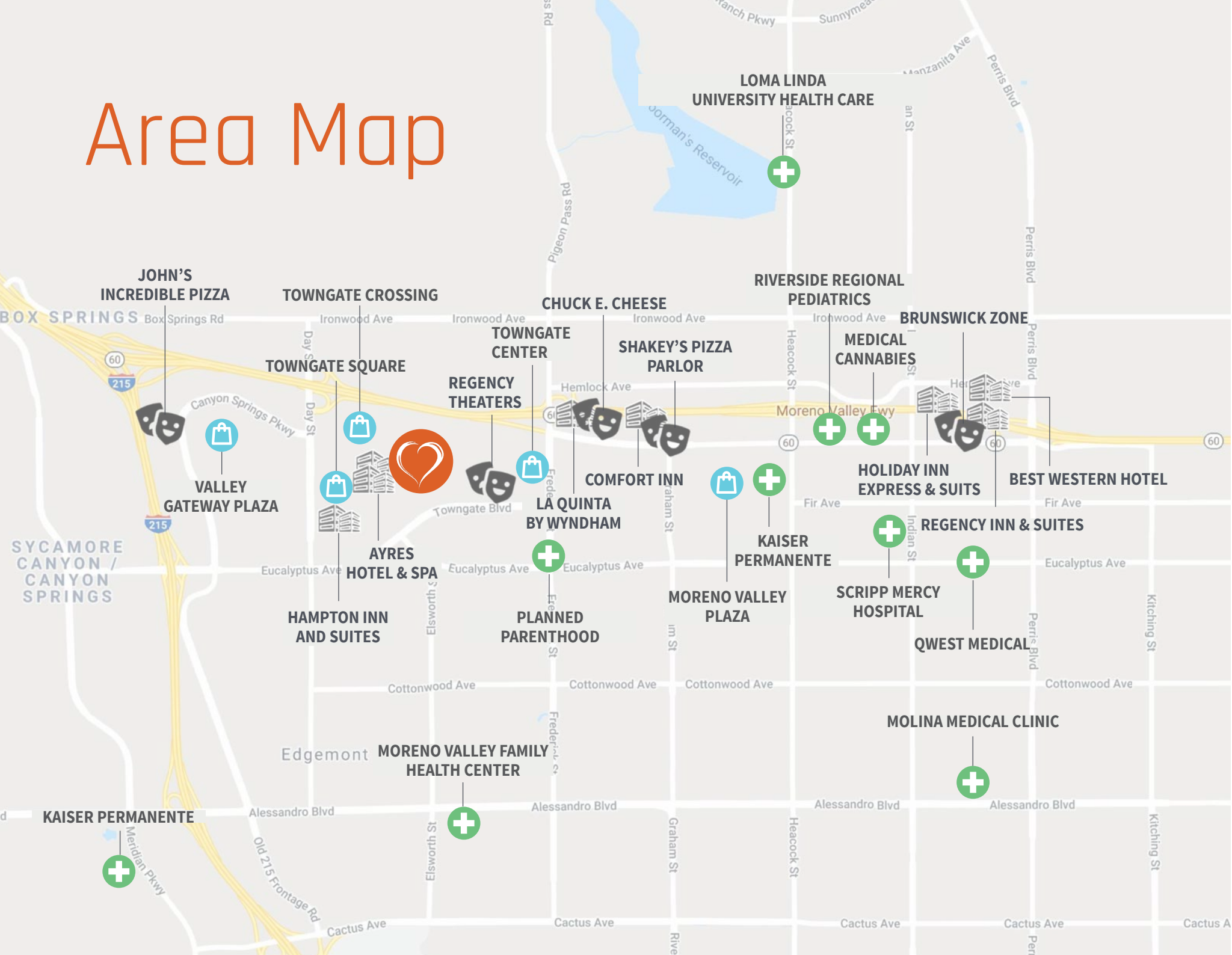




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Area Map





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