

STONERIDGE

TOWNE CENTRE

27110-27300 EUCALYPTUS AVE | MORENO VALLEY, CA

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AVAILABILITY

BUILDING - UNIT	SIZE
C-A (Potentially Available 2/1/20)	45,622 SF
D-A (Potentially Available 1/31/20)	17,964 SF
Future Major E (Parcel 6) (National Tenant in Negotiations)	±2.44 Acres
F-A	LEASED
F-C	LEASED
F-D	LEASED

BUILDING - UNIT	SIZE
F-E (Former Restaurant)	±1,267 SF
F-F	LEASED
F-G	LEASED
F-H	LEASED
G-A	LEASED
G-B	LEASED
G-C	LEASED
G-D	LEASED
G-E	LEASED
G-F	LEASED

BUILDING - UNIT	SIZE
G-H	LEASED
G-J	±1,131 SF
H-A	LEASED
H-C (2 nd Generation Restaurant)	±5,710 SF
H-F	±4,441 SF
J-B	LEASED
J-C	LEASED
J-D	LEASED

BUILDING - UNIT	SIZE
J-E	LEASED
J-H	LEASED
L-A	LEASED
L-B	LEASED
Parcel 12	±0.65 Acres
Parcel 13	±0.78 Acres
Parcel 14	±1.43 Acres





AREA HIGHLIGHTS

- Regional Retail Location The property is an outparcel to Stonebridge Towne Centre, a ±431,000 SF community center located at the core of a vibrant retail trade area that includes national tenants such as Super Target, Super Walmart, Kohl's, LA Fitness, Dressbarn, Kirkland's, Taco Bell, Chilli's, Carl's Jr., Wendy's, Starbucks, Panda Express, H&R Block, US Bank, Chase Bank and others
- Point of Destination Synergistic surrounding tenant mix creates a point of destination location and satisfies day time and evening customer demands.
- Residential Location-The property benefits from proximity to residential and commercial density as well as immediate access to major Inland Empire thorough fare, the 60 (Moreno Valley) Freeway
- Convenient Location with Tremendous Access -Strategically located along Nason Street (17,000 cars per day), which provides immediate access to the fronting 60 (Moreno Valley) Freeway (78,000 cars per day)

AREA OVERVIEW

- Moreno Valley's youthful population totals 205,045 and is projected to reach nearly 215,491 by the year 2022. Solid growth has propelled Moreno Valley to its position as the second largest city in Riverside County and of the fastest growing cities in the nation.
- Fast growth is attributed to a range of housing options including high-end executive homes, affordable single-family lifestyle; good schools, and impressive quality-of-life amenities. Central to Moreno Valley's economic growth is its importance as residential hub for the rapidly expanding Inland Empire. In addition, ten miles away is the fastest growing school in California's university system, University of California Riverside.
- Voted "Number One in Riverside County for Family Recreation" by the Press Enterprise newspaper, Moreno Valley's amenities include: more than 32 parks and/or jointuse facilities, and 6,000 acres of open space at Lake Perris; recreational, medical, and educational facilities; quality housing at affordable prices, open spaces, abundant retail centers, industrial developments and social/cultural activities.
- Employment is on the rise in Moreno Valley. Adjacent to the city is March Air Reserve Base, in addition to a notable surge in a service employment jobs in other industries including manufacturing, distribution, and commercial businesses.

DEMOGRAPHICS

- Prominent Inland Empire Clty With a population of 203,000, Moreno Valley is the 2nd largest city in Riverside County (by population)
- More than 8,900 people in a 1-mile radius with an Average Household Income exceeding \$93,000
- More than 83,200 people in a 3-mile radius with an Average Household Income exceeding \$76,500
- More than 193,000 people in a 5-mile radius with an Average Household Income exceeding \$73,000

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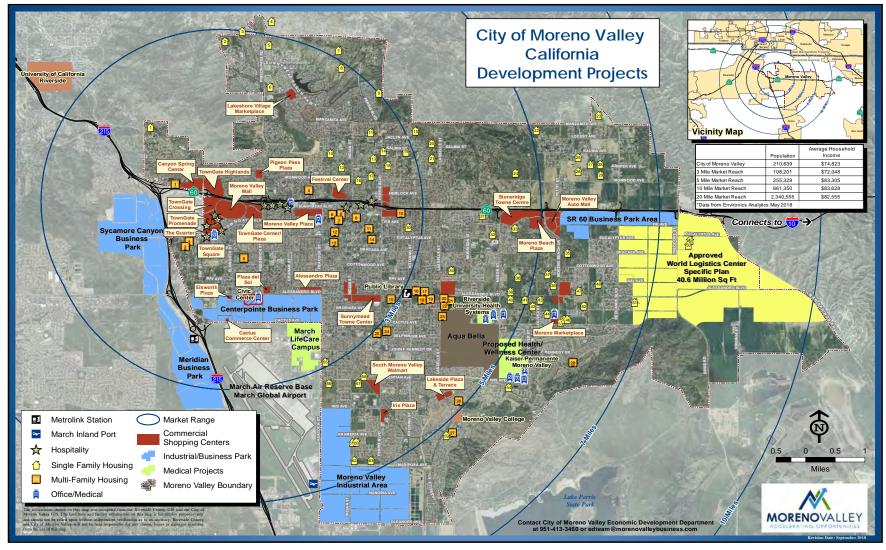












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COMMERCIAL development

The City of Moreno Valley is a growing city with a bright future. Strategically located in the Inland Empire of Southern California, with a market area of over two million people and abundant developable land, savvy developers and retailers continue to choose Moreno Valley for growth and success. The City of Moreno Valley is dedicated to fostering new businesses and well-managed growth to create a superb quality of life. Take a look at what's happening!



Commercial Centers



Center Name	Size (sq. ft.)	Traffic C East/West	Counts (ADT) North/South
TownGate Highlands	251,900	270,000	24,200
Moreno Valley Mall	1,200,000	270,000	38,000
Stoneridge Towne Centre	579,295	163,000	20,100
TownGate Center/Plaza	465,000	257,000	33,700
Moreno Beach Plaza	350,000	139,000	14,900
Moreno Valley Plaza	341,000	15,300	24,900
TownGate Square	136,000	16,200	38,000
TownGate Crossing	237,000	270,000	38,000
TownGate Promenade	200,000	270,000	36,000
Moreno Beach Marketplace	175,000	8,400	17,300
Lakeside Plaza & Terrace	143,000	18,800	13,300
Lakeshore Village	140,000	9,400	
*Alessandro & Lasselle	140,000	17,500	13,300
Moreno Marketplace	93,788	6,400	15,900
Iris Plaza	87,120	18,800	20,300
Elsworth Plaza	30,000	27,700	
Cactus Commerce Center	16,000	36,100	-
Festival Center	1 327 645	103 000	33 500

Office/Medical



Map #	Name	Size (sq. ft.)
1	TownGate Square	170,000
2	Olivewood Plaza	22,758
3	Centerpointe Office Area	258,000
4	Moreno Valley Medical Plaza	217,000
5	Moreno Valley Medical Overlay Area	122,250
6	Renaissance Village	98,400
7	Riverside County Office Building	52,000
8	Fresenius Medical Care	12,000
9	Integrated Care Communities	44,000
10	Riverside University Health System Expansion	34,749
11	Kaiser Permanente Moreno Valley Emergency Room Expansion	8,500
12	Mainstreet Post-acute Care	57.000



Industrial/Job Centers -

Areas	Occupied/ Leased (sq. ft.)	Available/ Approved (sq. ft.)	Proposed (sq. ft.)
Centerpointe Business Park	4,164,577	1,529,382	464,900
Moreno Valley Industrial Area	12,062,022	5,911,961	2,138,594
SR-60 Business Park Area	2,620,887	2,129,498	-
Approved World Logistics Center		40,600,000	
Meridian Business Park Adjaddi	iacent to the City of Mo tional daytime populati	oreno Valley, two busines on utilizing services with	is parks provide in Moreno Valley.



Hospitality Development 🥎

Map # Hotel Name		# Guest Rooms
	TownGate Hotels:	
1	Residence Inn	112
2 3	Holiday Inn Express	104
3	Fairfield Inn & Suites	106
4	Hampton Inn & Suites	115
5	Ayres Suites	127

Sunnymead Area Hotels			
6	La Quinta Inn & Suites	58	
7	Travelers Inn	55	
8	Country Inn & Suites	64	
9	Comfort Inn	92	
10	Econo Lodge	51	
11	Holiday Inn Express Moreno Valley	153	
12	Best Western Moreno Hotel & Suites	59	



RESIDENTIAL

development

New Single-Family Development: 4,672 Units 🖰

Map#	Tract	Builder/Applicant	# of Units	Status
1	33626	Kincaid Development	25	Approved
2	29343	Professor's Fund IV	58	Approved
3	32365	Waterman Investmt Grp	78	In Process
4	31394	Pigeon Pass Ltd.	78	Approved
5	24203	KB Home	99	Under Construction
6	32515	Lennar Homes - Meadow Creek	148	Under Construction
7	32005	Red Hill Village, LLC	214	Approved
8	33388	SCH Development LLC	15	Approved
9	31592	KB Homes	139	Under
10	32710	Issac Genah	6	Approved
11	32126	Salvador Torres	35	Approved
12	36761	Right Solutions, LLC	7	Approved
13	31621	Victoria Homes- "Skyline"	12	Plan Check
14	35606	Metric Homes	16	Under Construction
15	36983	Construction Specialist Group LLC	53	In Process
16	PEN17- 0096	Manuel Ruiz	4	In Process
17	35956	Mr. Salcedo	2	In Process
18	31297	Randy McFarland	7	Approved
19	35262	FDC & Associates	3	
20	31517	Winchester Associates	83	In Process Approved
21	33436	Winchester Associates Winchester Associates	105	Plan Check
22				
	34603	Wolverine Properties	26	Approved
23	31206	Curtis Development	23	Approved
24	PA15- 0039	Global Investment & DEV LLC	272	In Process
25	32460	Sussex Capital Group	58	Approved
26	33962	Pacific Scene Homes	31	Approved
27	32459	Sussex Capital Group	11	Approved
28	30411	Pacific Communities	24	Approved
29	30998	Pacific Communities	47	Approved
30	34043	RM3 Building and Development	12	Approved
31	33256	Pacific Communities	100	Under Construction
32	31305	RSI	87	Under Construction
33	36933	Beazer Homes	275	Under
				Construction
34	37060	Macjones Holdings	16	Approved
35	35823	Lansing Companies	562	In Process
36	34397	Winchester Associates	52	Approved
37	32408	Dev West Engineering	80	Approved
38	32645	Winchester Associates	54	Approved
39	31618	Frontier Homes	56	Under Construction
40	32548	Gabel, Cook and Associates	107	Approved
41	32218	Winchester Associates	63	Approved
42	32284	Joe Anderson	32	Approved
43	31590	Mike McKnight Planning Const	96	Approved
44	36882	Frontier Homes	40	Under
45		Hakan Buvan	8	In Process
40	0080	Michael De La Torre	6	In Process
46	0154		0	
47	37424	Sid Chan	7	In Process
48	36372	Motlagh Family Trust	25	In Process
49	36719	Kuo Ming Lee	34	In Process
50	35377	Michael Dillard	9	Approved
51	33222	26th Corp	235	In Process
52	PEN18-	Cantebury	45	In Process

53	36436	KB Homes	159	Under Construction
54	30268	Pacific Communities "High Pointe" and "Pacific Iris"	83	Under Construction
55	32556	Invermex, Inc.	32	Approved
56	34748	Rados	135	Approved
57	36760	Mission Pacific Land Co	221	Plan Check
58	22180	RSI	140	Under Construction
59	36401	Continental East Fund III, LLC Construction	92	Approved
60	PEN18- 0042	Ada Deturcios	2	In Process
61	33024	Adam Wisler	8	Approved
62	32716	Bob Rogers	57	Approved
63	31442	SKG Pacific Enterprises Inc.	63	Approved

New Multi-Family Development: 2.960 Units



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Map#	Tract	Builder/Applicant	# of Units	Status
1	35414	Oak Park Partners	266	Under Construction
2	PEN16- 0064	Apollo III Dev Grp	18	In Process
3	PA15- 0042	Latco SC Inc.	112	Under Construction
4	PA14- 0027	Design Concepts	39	Plan Check
5	32215	Winchester Associates "Scottish Village"	194	Approved
6	33771	Jian Qiang Liu	12	Approved
7	PEN16- 0066	Cal Choice Inv. Inc.	20	In Process
8	35663	Jimmy Lee	12	Approved
9	PEN16- 0060	Frederick Homes	24	In Process
10	31814	Jesse Huizar	60	Approved
11	35369	Tason Myers Property	12	Approved
12	35769	Michael Chen	16	Approved
13	PA09- 0006	Jim Nydam	15	Approved
14	35304	Jimmy Lee	12	Approved
15	PEN16- 0039	Latco SC Inc.	272	Approved
16	34216	Creative Design Assoc.	39	Approved
17	35429	Creative Design Assoc.	58	Approved
18	35304	Jimmy Lee	24	Approved
19	34681	Perris Pacific Company	49	Approved
20	PEN17- 0064	City of Moreno Valley "Boulder Ridge"	141	In Process
21	PA13- 0006	Rancho Belago Developers, Inc.	141	Approved
22	PA15- 0046	Rocas Grandes	426	Approved
23	PEN16- 0123	MV Bella Vista GP, LLC	220	Approved
24	33607	Mo Ghiassi TL Group	52	Approved
25	36708	Nova Homes	122	Approved
26	32142	GHA	62	Approved
27	36401	Continental East	125	In Plan Check
28	PEN16- 0130	ROCIII CA Belago, LLC	417	Approved



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	0 Eucalyptus Ave no Valley, CA 92555	1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	8,250	84,243	193,090
	2023 Projected Population	8,738	89,802	205,921
	2010 Census Population	7,409	78,980	179,401
	2000 Census Population	3,208	53,305	131,965
	Projected Annual Growth 2018 to 2023	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	8.7%	3.2%	2.6%
	2018 Median Age	32.7	31.7	31
HOUSEHOLDS	2018 Estimated Households	2,221	22,261	51,084
	2023 Projected Households	2,311	23,301	53,495
	2010 Census Households	2,025	21,054	47,862
	2000 Census Households	920	14,548	36,366
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	7.9%	2.9%	2.2%
RACE AND ETHNICITY	2018 Estimated White	41.6%	41.3%	39.6%
	2018 Estimated Black or African American	16.8%	18.5%	19.6%
	2018 Estimated Asian or Pacific Islander	11.8%	7.9%	7.3%
	2018 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
	2018 Estimated Other Races	28.8%	31.5%	32.6%
	2018 Estimated Hispanic	48.9%	53.9%	55.0%
INCOME	2018 Estimated Average Household Income	\$80,476	\$77,225	\$73,997
	2018 Estimated Median Household Income	\$72,174	\$66,434	\$62,966
	2018 Estimated Per Capita Income	\$21,687	\$20,449	\$19,617
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	11.8%	12.5%	12.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	12.1%	12.1%	12.6%
	2018 Estimated High School Graduate	24.3%	26.5%	27.4%
	2018 Estimated Some College	22.6%	25.0%	24.1%
	2018 Estimated Associates Degree Only	10.5%	8.2%	8.4%
	2018 Estimated Bachelors Degree Only	12.8%	10.5%	10.5%
	2018 Estimated Graduate Degree	6.0%	5.2%	5.0%
BUSINESS	2018 Estimated Total Businesses	153	1,296	2,857
	2018 Estimated Total Employees	2,195	13,480	28,608
	2018 Estimated Employee Population per Business	14.3	10.4	10.0
	2018 Estimated Residential Population per Business	53.9	65.0	67.6



ACCELERATING OPPORTUNITIES

DYNAMICRETAILDESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

STRATEGICLOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada

PRO-BUSINESSPHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

DEMOGRAPHICSTRENGTH

Average household income of \$74,823 with more than 21,000 households at \$75,000 or more; possess a highly educated workforce with 50% of residents in white

























NSPORTATION CALIFORNIA STATE ROUTE 60 | INTERSTATE 215

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