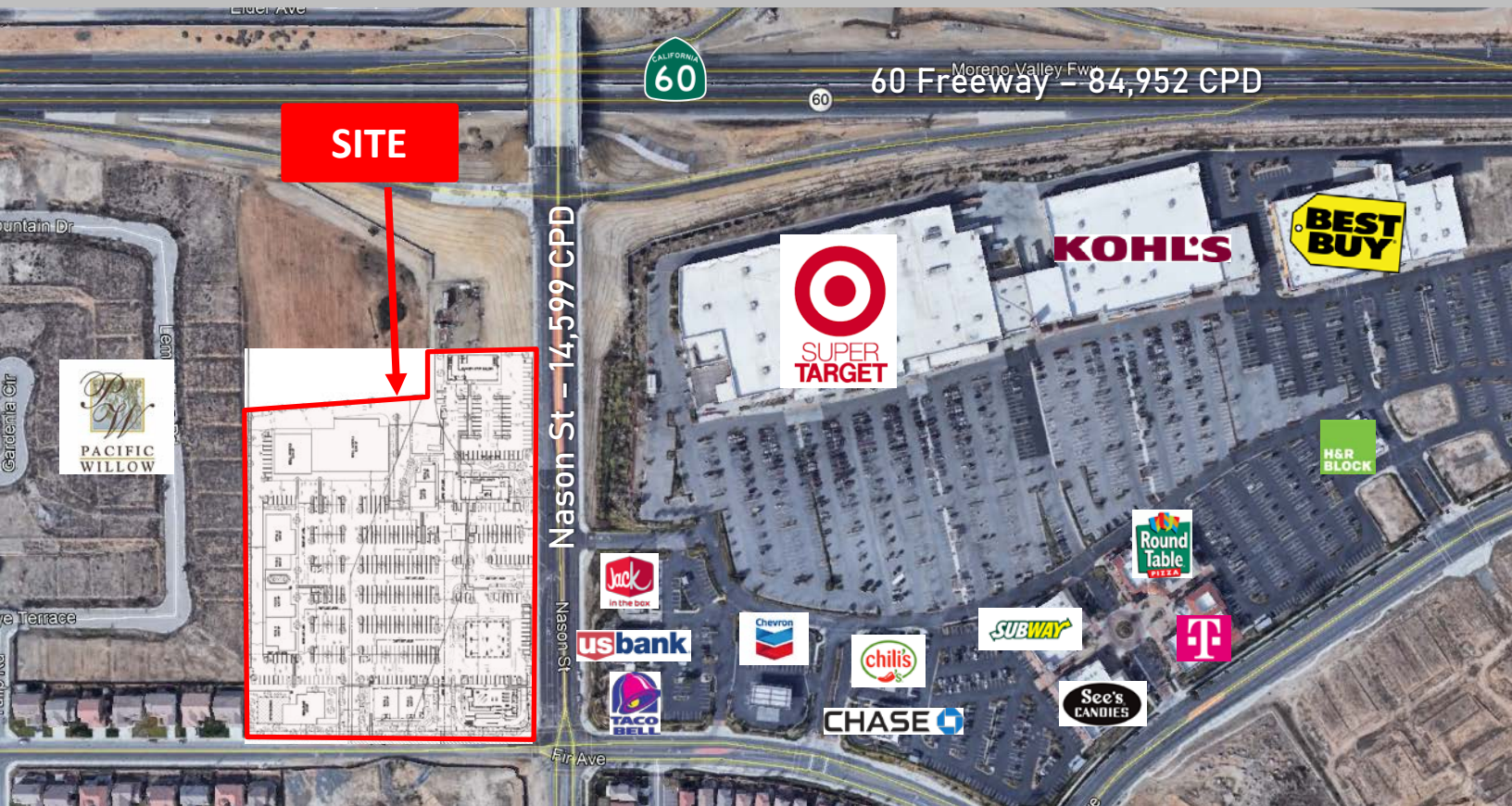


DRIVE THRU PADS & SHOP SPACES AVAILABLE Moreno Valley, CA



SWC 60 Freeway & Nason St, Moreno Valley, CA 92555



PROPERTY HIGHLIGHTS

- Lot Size Available: 20,000-40,000 SF**
- Freeway pylon
- Adjacent to freeway
- Located directly across regional target retail center
- Gas (Shell), food pads & retail shop development

TRAFFIC COUNTS

- 84,952 CPD – 60 Freeway
- 14,599 CPD – Nason St

Approximately 99,551 CPD in total at this intersection in Moreno Valley

DEMOGRAPHICS

2020 Estimated Population

- 1 Mile: 11,431
- 3 Mile: 96,241
- 5 Mile: 201,394

2020 Estimated Avg HH Income

- 1 Mile: \$93,038
- 3 Mile: \$82,459
- 5 Mile: \$79,193

CAROL SPRINGSTEAD

CA BRE #1802067

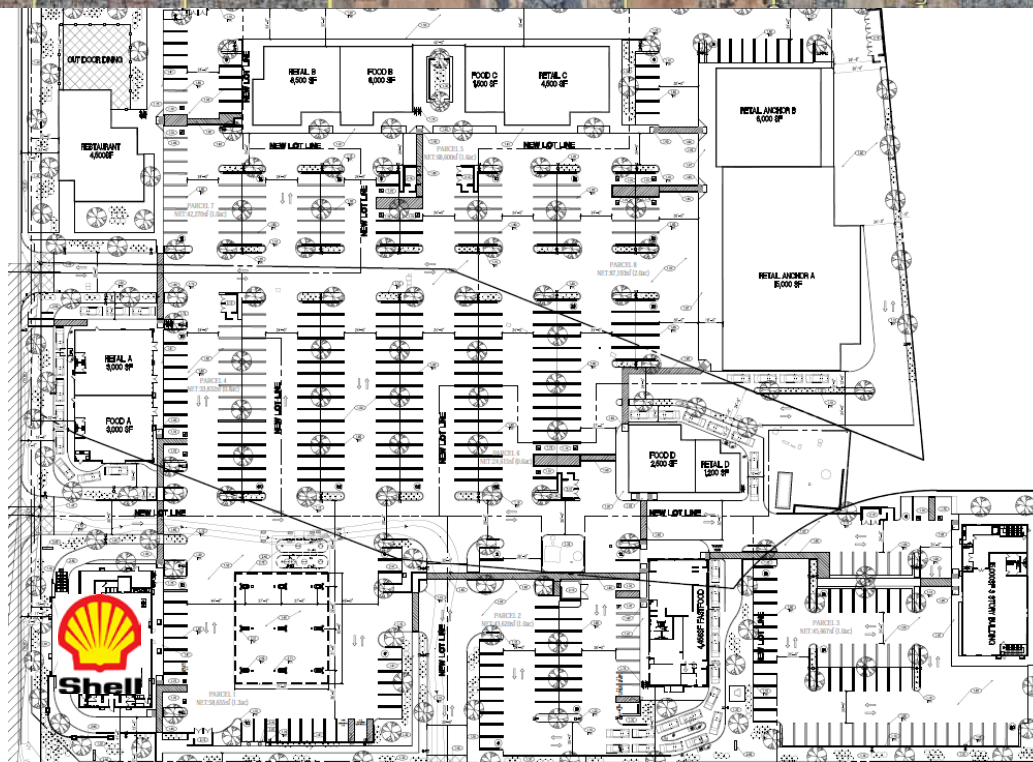
cspringstead@springstead-associates.com

SPRINGSTEAD & ASSOCIATES
www.springstead-associates.com
3300 Irvine Avenue, Suite 250
Newport Beach, CA 92660
P: 949-797-9040 F: 949-797-9041

DRIVE THRU PADS & SHOP SPACES AVAILABLE Moreno Valley, CA



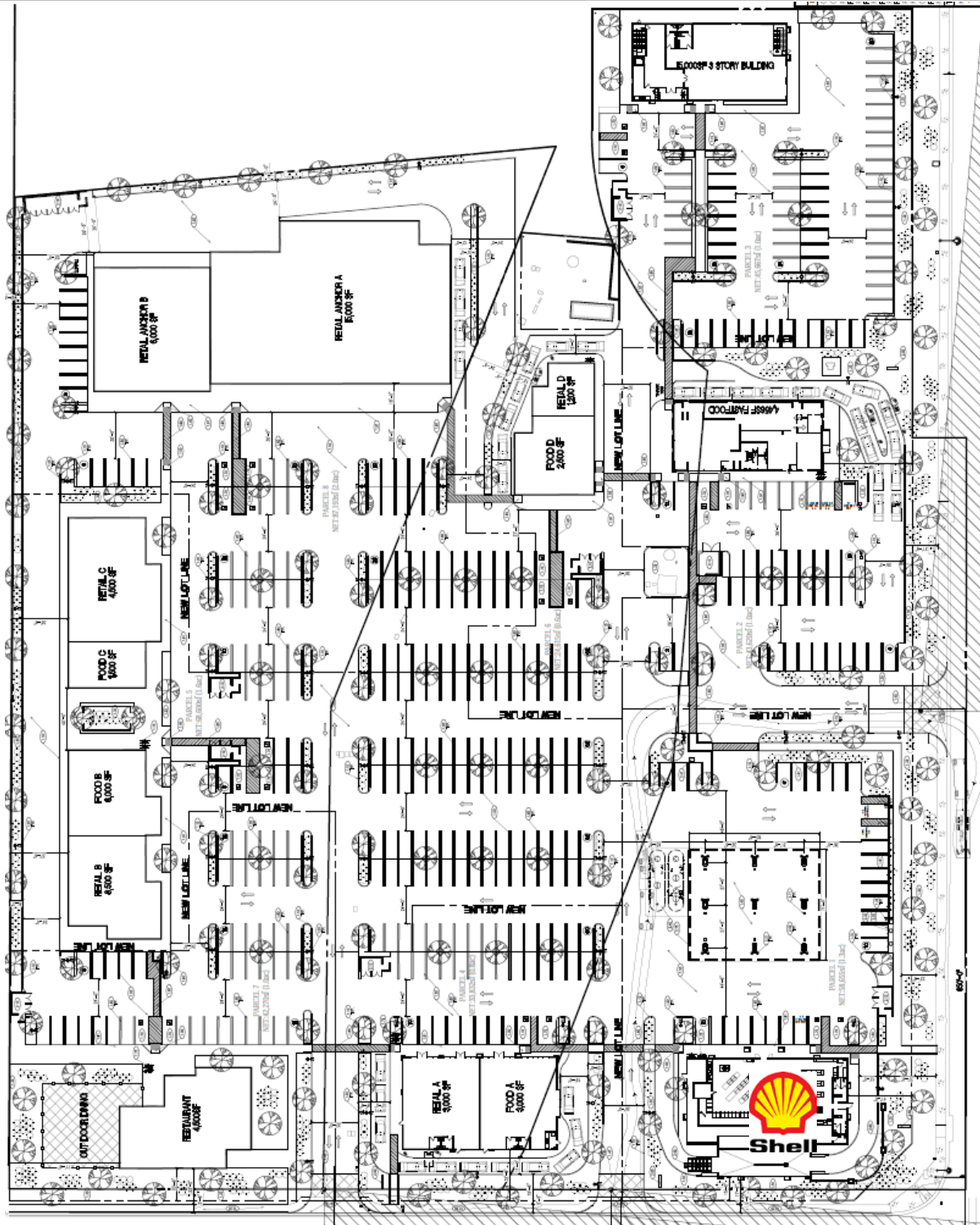
SWC 60 Freeway & Nason St, Moreno Valley, CA 92555



DRIVE THRU PADS & SHOP SPACES AVAILABLE Moreno Valley, CA



SWC 60 Freeway & Nason St, Moreno Valley, CA 92555



CAROL SPRINGSTEAD
CA BRE #1802067
cspringstead@springstead-associates.com

LIZETTE SIFUENTES
CA BRE #02076471
lsifuentes@springstead-associates.com

SPRINGSTEAD & ASSOCIATES
www.springstead-associates.com
3300 Irvine Avenue, Suite 250
Newport Beach, CA 92660
P: 949-797-9040 F: 949-797-9041

SPRINGSTEAD
& ASSOCIATES

SITE PLAN

