
FOR LEASE

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

SWC 60 Frwy & Nason St Moreno Valley, CA.

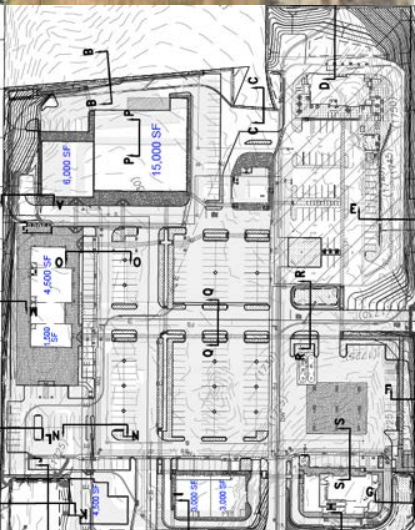
- New development taking place at SWC 60 Frwy & Nason St, Moreno Valley, CA. The intersection serves as a primary regional retail core and central gateway to the city. The site is characterized by significant commercial development, proximity to the major medical facilities, and high traffic.
- High visibility from 60 Frwy and Nason St with a convenient access to the I-60 Frwy.
- Located across Stoneridge Town Center with multiple regional retail tenants as: Target, Kohl's, Eos Fitness, Dollar Tree, Jack in the Box, US Bank, Taco, Bell, Chili's Grill, Chase Bank, and many others.
- Great location with high vehicular volume, right off 60 Frwy with 84,600 CPD, Nason St with 19,300 CPD and population with 86,038 within 3-mile radius.



I-60 Frwy – 84,600 CPD



Nason St – 19,300 CPD

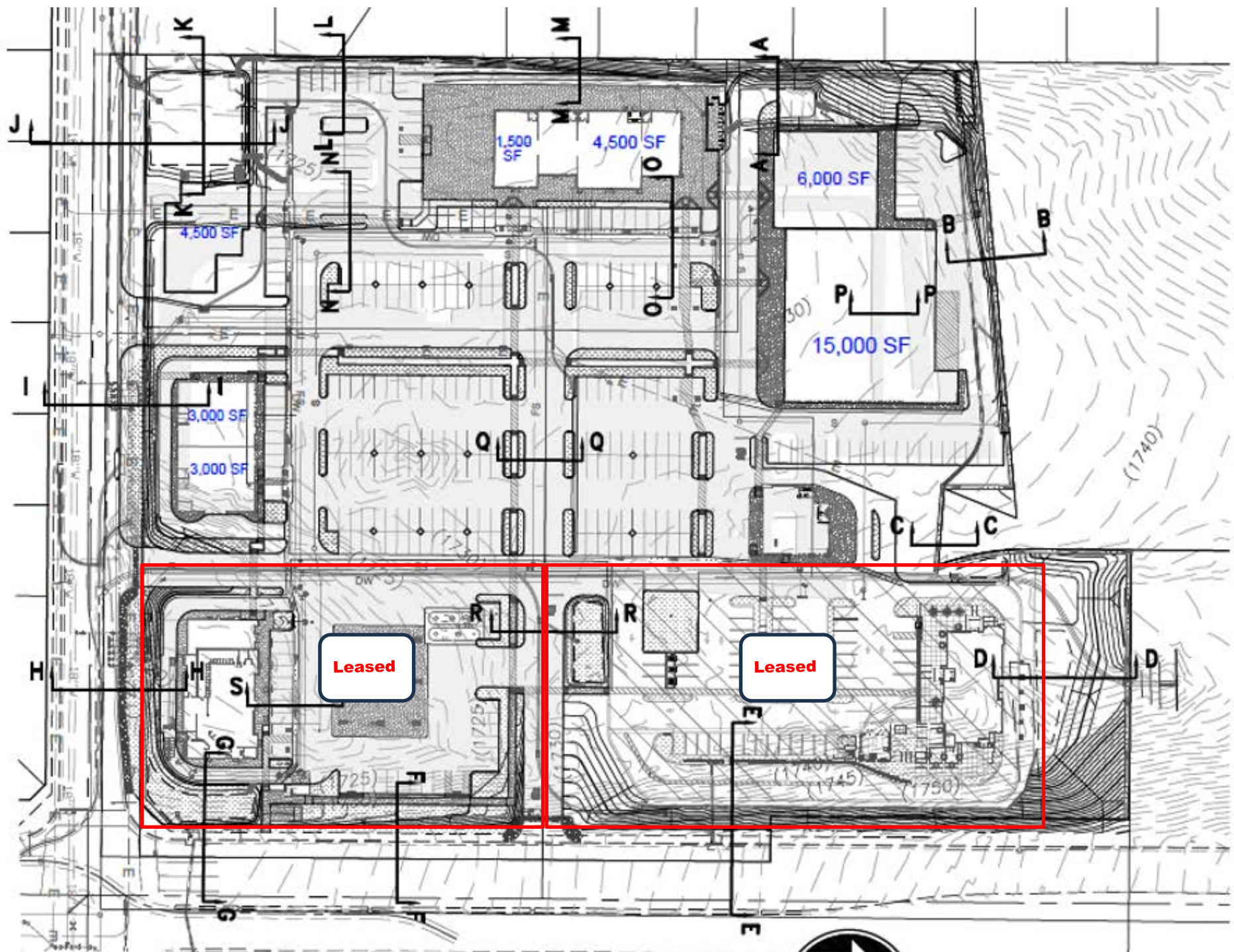


Fir St – 5,200 CPD



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SECTION INDEX MAP
SCALE: 1"=100'



SWC 60 Frwy & Naison St

Estimated 2026

SWC 60 Frwy & Nason St. | Moreno Valley , C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	10,284	86,038	199,330
Estimated Population (2030)	10,519	90,191	206,132
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	2,885	23,121	44,487
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$127,739	\$118,876	\$110,132
Estimated Average HH Income (2030)	\$137,185	\$132,829	\$122,587
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$112,592	\$96,688	\$90,629
Estimated Median HH Income (2030)	\$122,050	\$109,498	\$102,406
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$35,889	\$32,131	\$29,985
Estimated Per Capita Income (2030)	\$39,162	\$36,322	\$33,758

LEASING:



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