

Moreno Valley Plaza

SWC Heacock Street & Sunnymead Blvd.
Moreno Valley, CA 92553



BIG 5
SPORTING GOODS

LESLIE'S SWIMMING POOL SUPPLIES

Office DEPOT

FAMILY DOLLAR

SUPERIOR GROCERS

Rainbow

HARBOR FREIGHT
Quality Tools at Remarkably Low Prices

goodwill

McDonald's

Options For Youth
Public Charter Schools

Sunnymead Boulevard

Subject Property

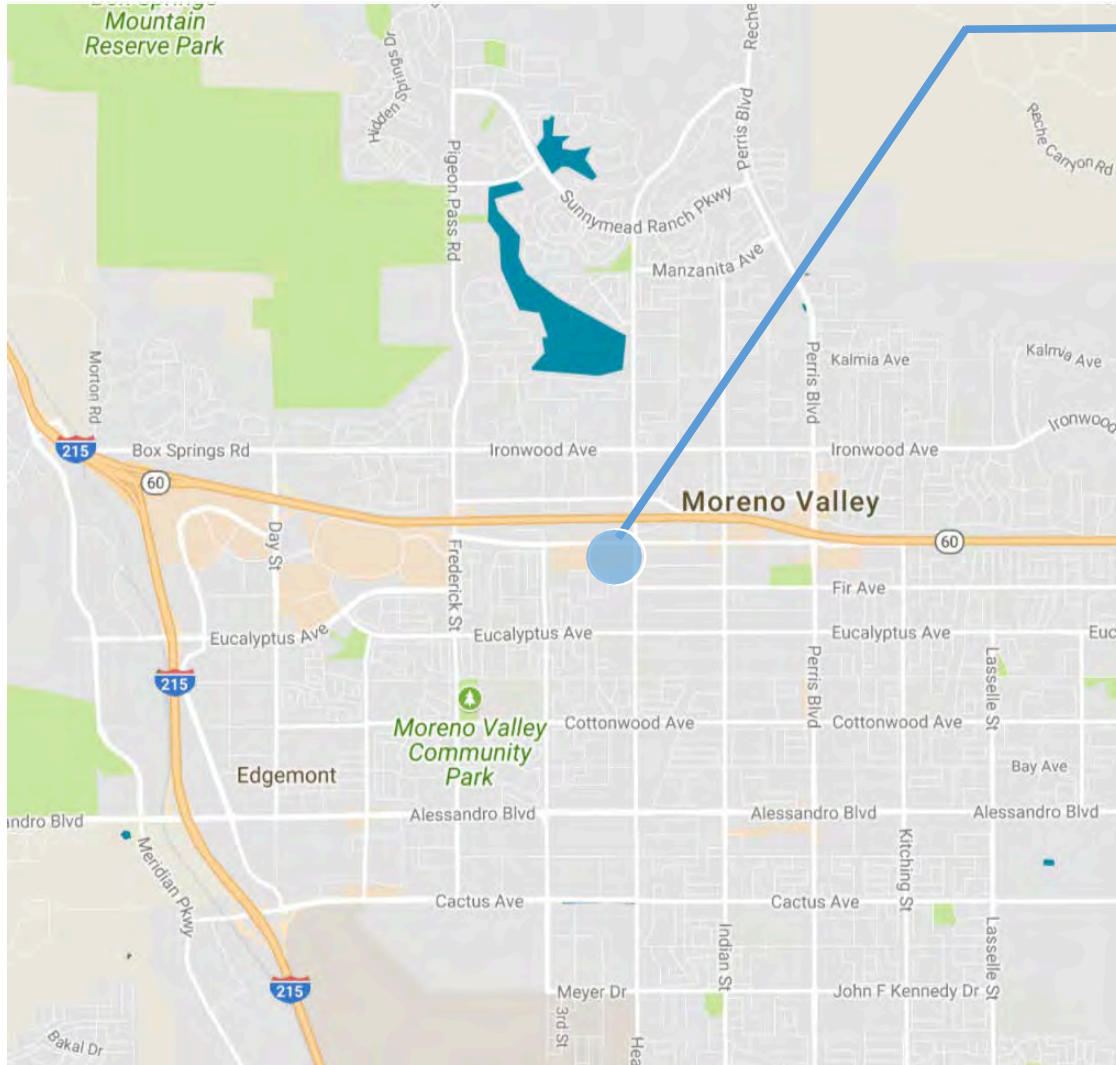
NAPA AUTO PARTS

AXIOM
Retail Advisors

For Lease Moreno Valley P Plaza

SWC Heacock

Street & Sunnymead
Blvd. Moreno Valley, CA



Property Highlights:

- Large, dominant, community shopping center, at SWC of 60 FWY & Heacock
- Grocery anchored center with Superior Supermarket, Harbor Freight Tools, Rainbow, BioLife, Office Depot, Family Dollar, and Big 5
- Great pylon signage available
- Anchors, pads and restaurant spaces available for lease
- Dense, In-Fill Demographics

Demographics:

2021 Estimates	1 MILE	2 MILE	3 MILE
Population	29,156	93,824	154,865
AHH Income	\$54,786	\$67,123	\$70,904



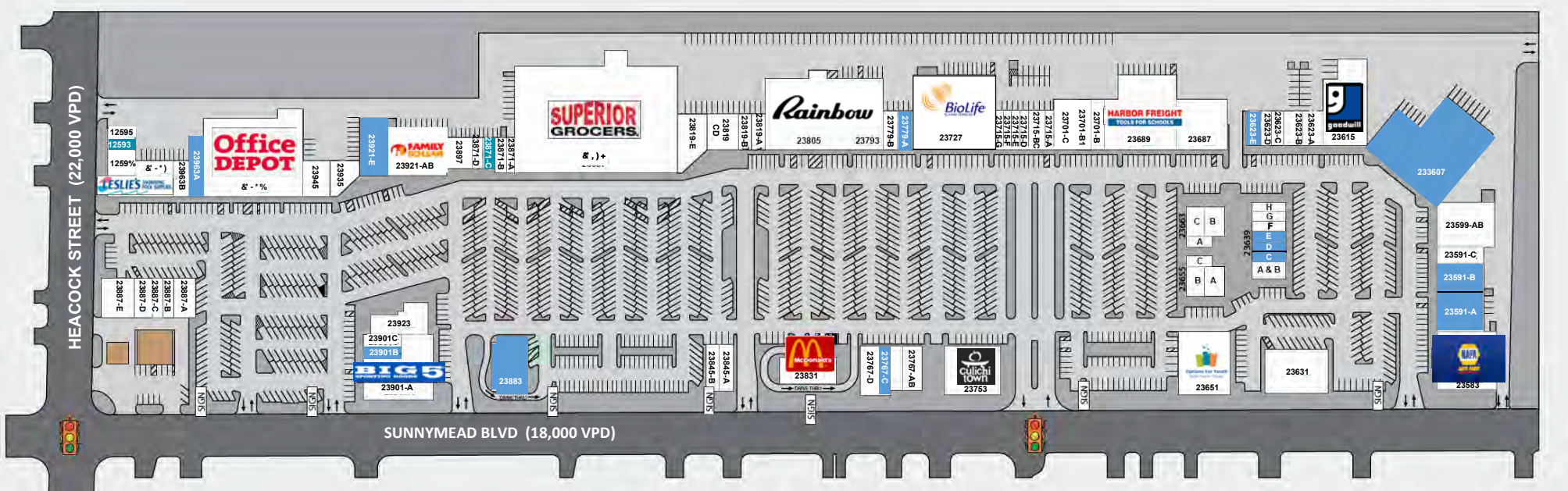
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SWC Heacock Street & Sunnymead Blvd. Moreno Valley, CA



BLDG SUITE	TENANT	SQ. FT.
12591	PAM'S DONUTS	1,600
12593	ARC FOSTER CARE - AVAILABLE 10/01/21	860
12595	KOUROUMA COMPUTER REPAIR	600
23583	NAPA AUTO PARTS	10,000
23591A	AVAILABLE	5,200
23591B	AVAILABLE	3,388
23591C	MOTHER'S NUTRITIONAL CENTER	2,852
23588AB	INTERIOR FURNITURE	7,500
233607	AVAILABLE	19,000
23615	GOODWILL STORES	10,125
23623A	SUNNYMEAD LAUNDRY	2,400
23623B	HAIR CREATIONS	1,200
23623C	ROYX'S NAILS	900
23623D	DM SHOE REPAIR	900
23623E	AVAILABLE	2,400
23631	COLDWELL BANKER	6,000
23639AB	BIG FISH MARKET	1,710
23639C	AVAILABLE	900
23639D	AVAILABLE	900
23639E	AVAILABLE	1,140

BLDG SUITE	TENANT	SQ. FT.
23639F	BOTANICA BOTICA	855
23639G	ALL ABOUT GROOMING	855
23639H	HERBALIFE	855
23651	OPTIONS FOR YOUTH	6,300
23655A	BERUMEN DANCE STUDIO	1,407
23655B	Z & M TAILORING	1,462
23655C	TACOS ARANDAS	956
23663A	METRO PCS	956
23663B	LA BELLA DIVA HAIR SALON	1,463
23663C	CAFE GOSSIP	1,462
23687	USA FURNITURE	6,800
23689-23701A	HARBOR FREIGHT TOOLS	15,280
23701B	SALLY BEAUTY	1,640
23701B1	VALLEY CAKE SUPPLY	1,640
23701C	VALLEY CAKE SUPPLY	2,000
23715A	NIP & CUT	900
23715BC	PHO SHACK	1,680
23715D	NINA'S BEST WATER	780
23715E	FERN'Z BARBERSHOP	840
23715F	LAWRENCE MASSAGE THERAPY	900
23715G	FARMER'S INSURANCE	900

BLDG SUITE	TENANT	SQ. FT.
23727	BIOLIFE	17,500
23753	CULICHI TOWN	6,853
23767AB	VALLEY CHIROPRACTIC	1,800
23767C	AVAILABLE	840
23767D	PLAZA DENTAL GROUP	1,800
23779A	AVAILABLE	1,440
23779B	RUBY'S BANGLES	1,560
23793	RAINBOW	24,161
23805	RAINBOW	24,161
23819A	STAFFING	1,200
23819B	SMOKE n CELL	900
23819CD	H & R BLOCK TAX SERVICES	2,460
23819F	RENT-A-CENTER WEST	5,167
23831	MCDONALD'S	6,520
23845A	ACE CASH EXPRESS	1,320
23845B	SUBWAY	1,080
23857	SUPERIOR GROCERS	9,660
23871A	H & P NAILS	1,140
23871B	IMMIGRATION OFFICE	720
23871C	AVAILABLE	840
23871D	RUBY'S HAIR	1,070

BLDG SUITE	TENANT	SQ. FT.
23383	AVAILABLE	4,238
23887A	THE LUCKY GREEK	2,000
23887B	ALCOCER ACUPUNCTURE ALCOCER	767
23887C	ACUPUNCTURE MEDICAL CLINIC	767
23887D	RED CARPET HAIR STUDIO	1,467
23887E	CASA BLANCA FURNITURE	2,500
23897	CHILDREN'S CHOICE DENTAL	3,030
23901A	BIG 5 SPORTING GOODS	10,990
23901B	AVAILABLE	1,100
23901C	ONE MAIN FINANCIAL	1,350
23921AB	FAMILY DOLLAR	7,996
23921E	AVAILABLE	5,000
23923	BIRRIERIA EL TIJUANAZO	4,060
23935	OUR PLACE RESTAURANT	2,477
23945	BST REALTY	2,680
23961	OFFICE DEPOT	22,768
23963A	AVAILABLE	2,209
23963B	R&R APPLIANCES	1,500
23965	LESLIE'S POOLMART	5,580



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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Argent Retail Advisors.