

NEW FREEWAY ADJACENT DEVELOPMENT MORENO VALLEY, CA

DRIVE THRU PADS & SHOP SPACE AVAILABLE 60 FREEWAY & NASON ST.



SITE INFORMATION

LOT SIZE AVAILABLE: 20,000-40,000 SF

SIGNAGE AVAILABLE: FREEWAY PYLON

- ADJACENT TO FREEWAY
- LOCATED DIRECTLY ACROSS REGIONAL TARGET RETAIL CENTER
- GAS (SHELL), FOOD PADS & RETAIL SHOP DEVELOPMENT

2017 ESTIMATED TRAFFIC COUNTS

17,100 CPD – NASON ST

74,000 CPD – MORENO VALLEY FWY



DEMOGRAPHICS

2017 ESTIMATED POPULATION

5 Minute: 30,225

10 Minute: 162,741

15 Minute: 239,162

2017 ESTIMATED AVG. HH INCOME

5 Minute: \$80,427

10 Minute: \$72,829

15 Minute: \$72,777

2017 ESTIMATED DAYTIME POPULATION

5 Minute: 6,839

10 Minute: 24,192

15 Minute: 55,277



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SPRINGSTEAD & ASSOCIATES, INC.

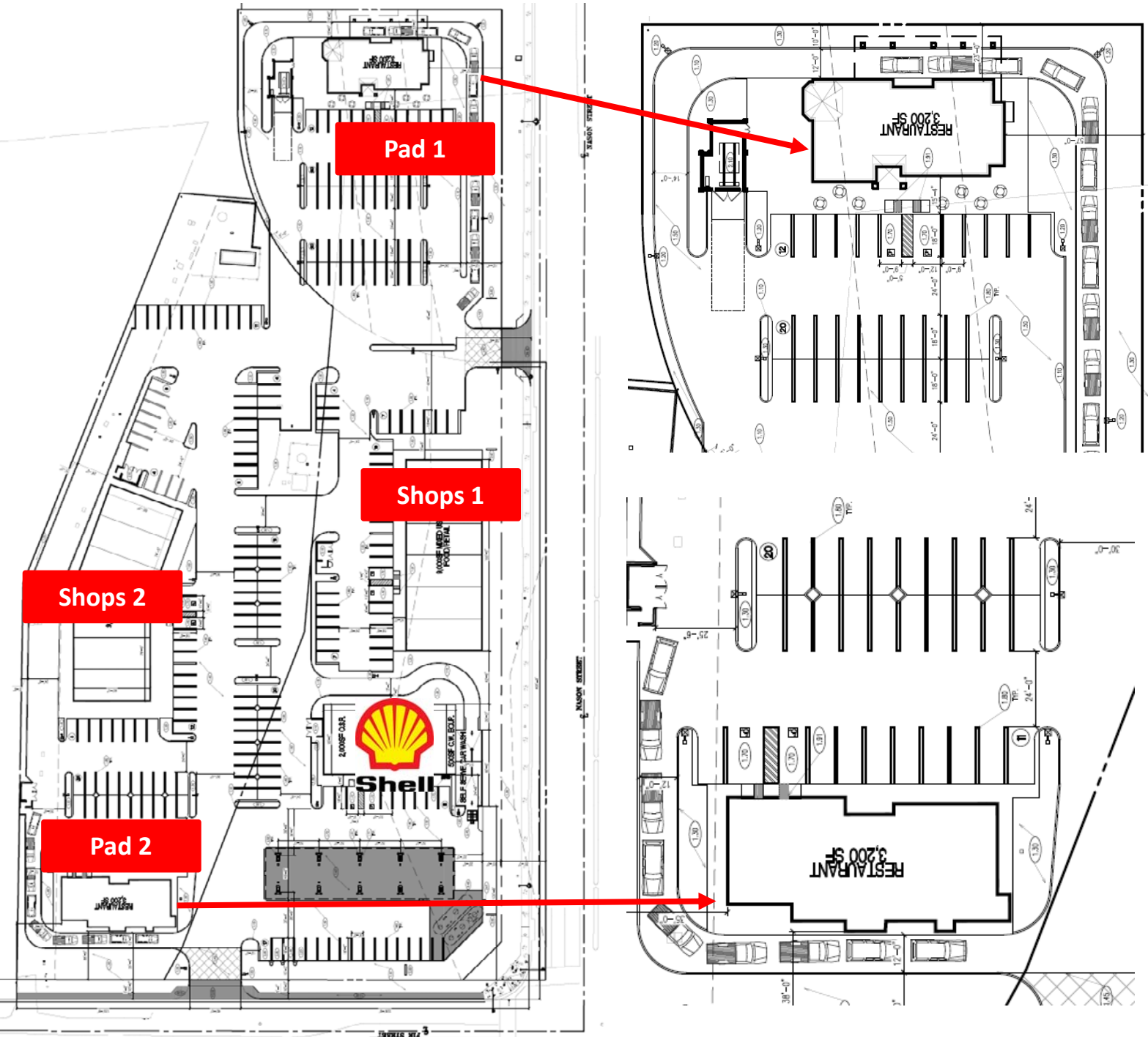
3300 IRVINE AVE. STE 250

NEWPORT BEACH, CA 92660

WWW.SPRINGSTEAD-ASSOCIATES.COM

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