

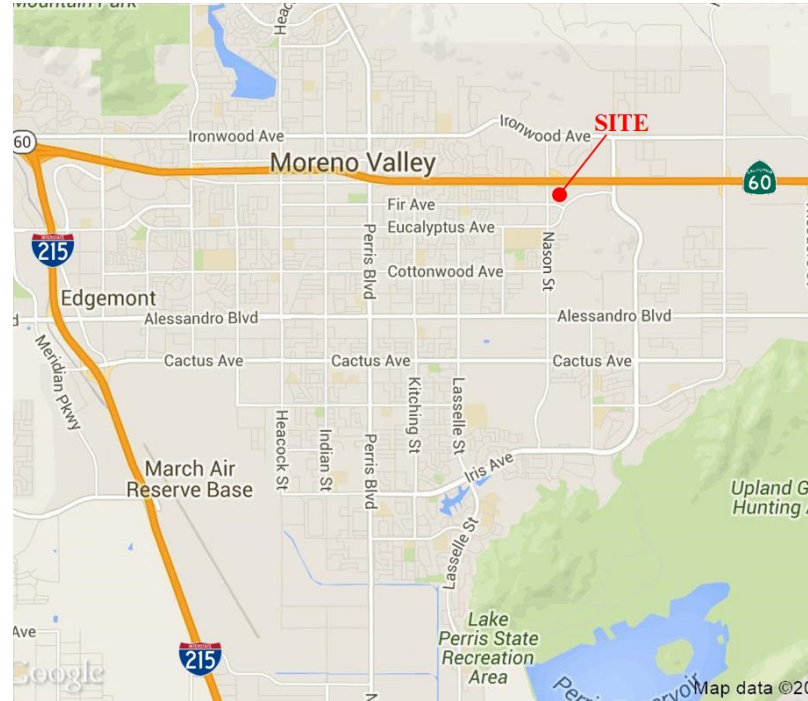
# STONERIDGE TOWNE CENTER

SEC HWY 60 & NASON ST  
MORENO VALLEY, CA



150 EL CAMINO REAL, SUITE 100, TUSTIN, CA 92780

## ANCHOR & SUB-ANCHOR SPACES AVAILABLE



### DEMOGRAPHICS

1 MILE	
POPULATION:	9,224
AVG HH\$:	\$71,966
DAYTIME POP:	1,405
3 MILE	
POPULATION:	80,278
AVG HH\$:	\$66,438
DAYTIME POP:	13,122
5 MILE	
POPULATION:	173,408
AVG HH\$:	\$67,954
DAYTIME POP:	27,978

### TRAFFIC COUNTS

HWY 60	167,000 CPD
NASON ST	20,100 CPD
EUCALYPTUS AVE	10,200 CPD

### PROPERTY FEATURES

- » GREAT FREEWAY EXPOSURE
- » GOOD RESIDENTIAL AREA
- » REGIONAL RETAIL DRAW
- » SPACE LOCATED IN SUPER TARGET/ KOHL'S CENTER

### ACTIVITY GENERATORS



CONTACT FOR MORE INFORMATION:

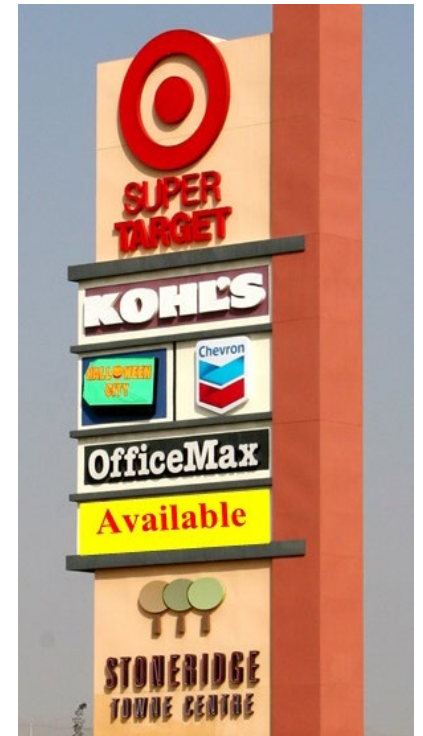
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## PRESENT VALUE PROPERTIES

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= PROPOSED MULTI-FAMILY DEVELOPMENT



= PROPOSED SINGLE-FAMILY DEVELOPMENT