

THE SHOPPES IN MORENO VALLEY

NWC Indian St. & Alessandro Blvd.
Moreno Valley, CA



Now Pre-Leasing Phase II Retail Shops

- **Food4Less Anchored Neighborhood Center**
- **Strategically Located Along Alessandro Blvd., A major East/West thoroughfare.**
- **Excellent Opportunity for “Daily Needs” Users**
- **Projected Delivery Phase II – Q1 2008**

JOIN:



Demographics	1 Mile	2 Miles	3 Miles
Population	22,127	76,281	116,640
Annual Income	\$60,669	\$64,109	\$66,249

Traffic Counts At Intersection
26,500 CPD, per City of Moreno Valley

For Leasing Information, Please Contact:



Brandon Beauchemin
Bbeauchemin@naicapital.com

David Wick
DavidWick@naicapital.com

Lidia Talavera
Ltalavera@naicapital.com

Commercial Real Estate Services, Worldwide.

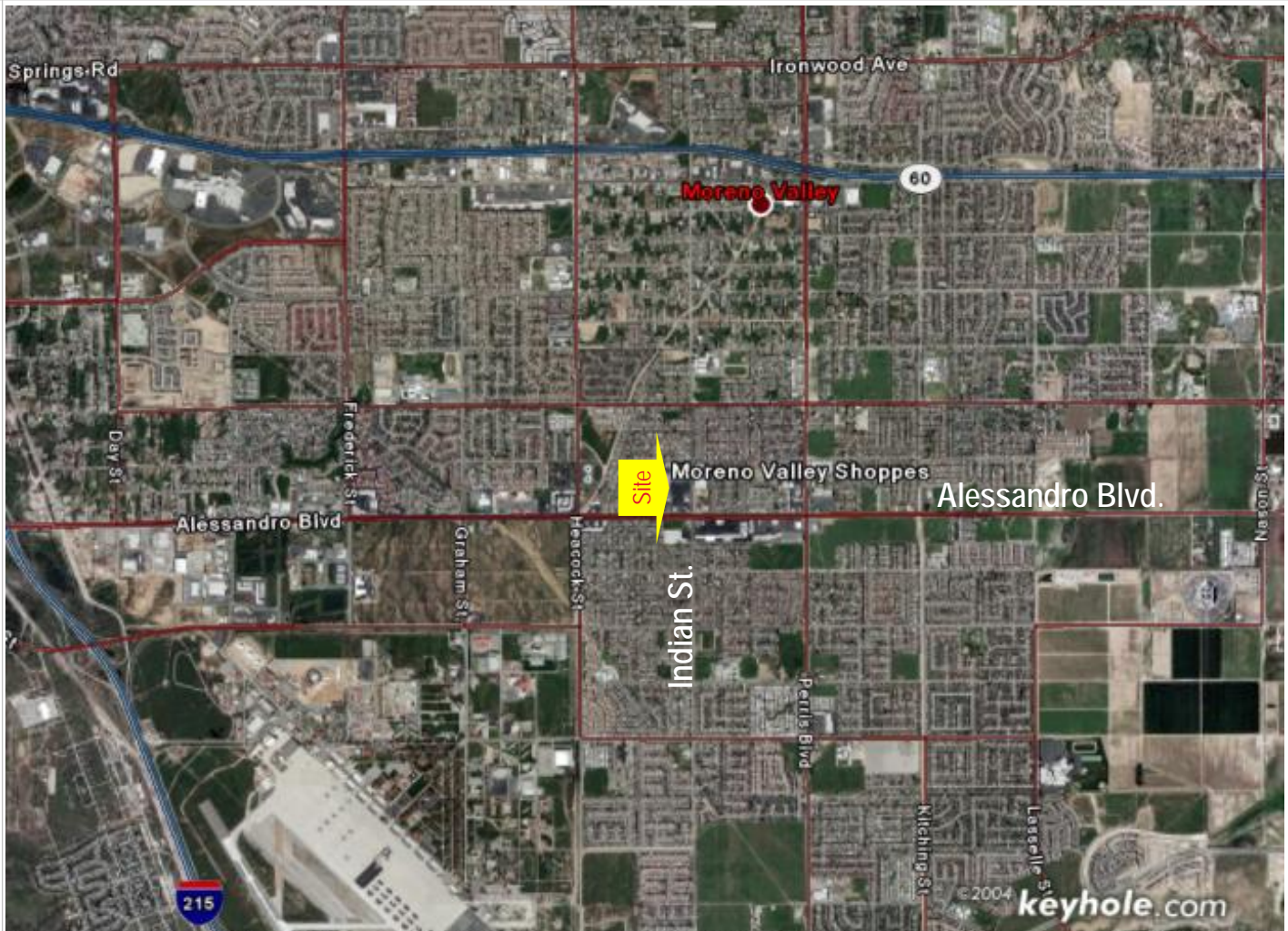
3281 East Guasti Rd. • Suite 225 • Ontario • CA 91761 • Fax: 909-945-2338
www.naicapital.com

909.945.2339

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

THE SHOPPES IN MORENO VALLEY

NWC Indian St. & Alessandro Blvd.
Moreno Valley, CA



Moreno Valley Statistics

Size: 50 square miles

Located: in the Western portion of Riverside County

Surrounded by: Riverside, Perris, March Air Reserve Base, Lake Perris, and the Badlands.

Voted "Number One in Riverside County for Family Recreation" by the Press-Enterprise

THE SHOPPES IN MORENO VALLEY

Site Plan



Building A

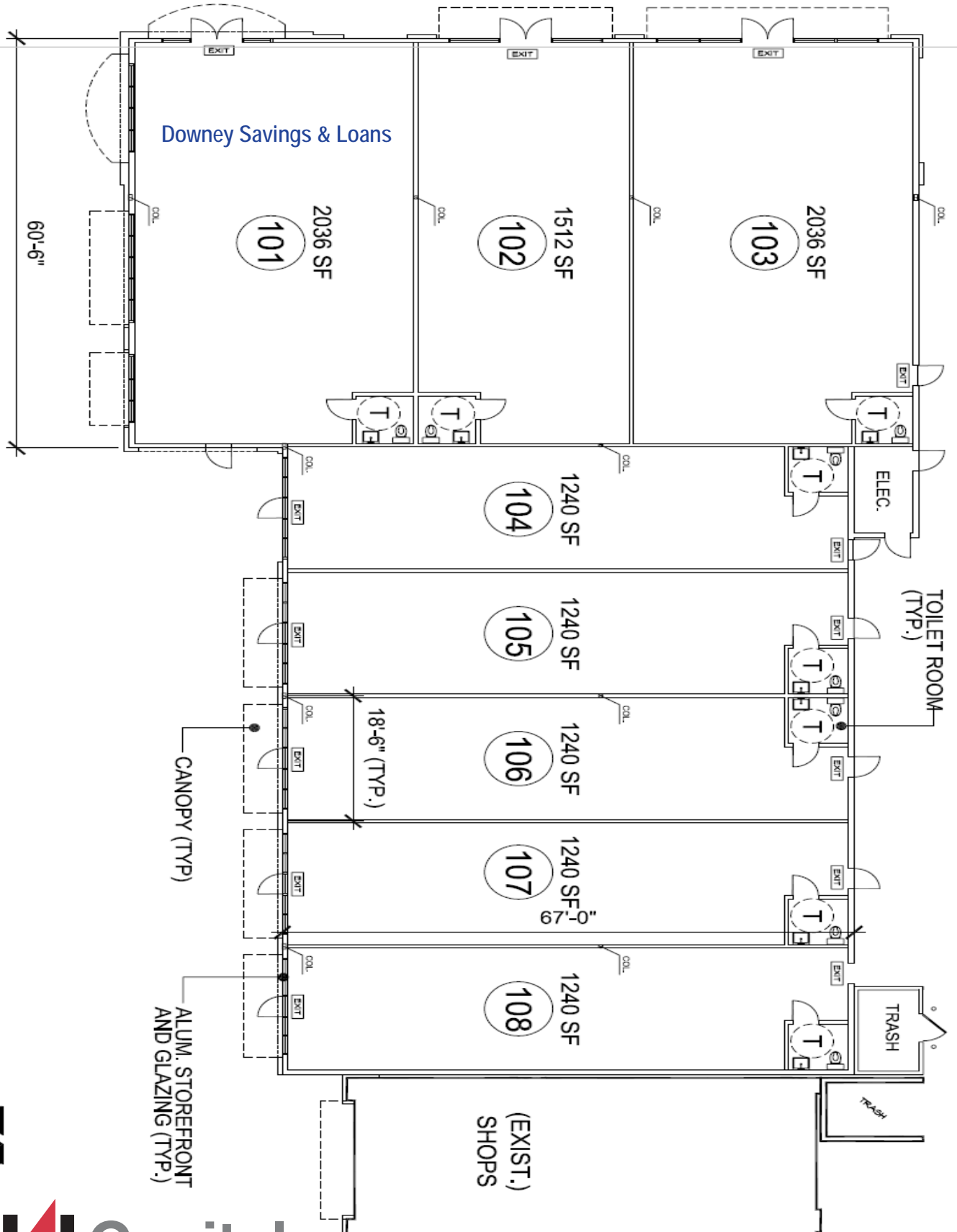
ST#	TENANT	SF
101	Downey Savings & Loans	2,036
102	Available	1,512
103	Available	2,036
104	Available	1,240
105	Available	1,240
106	Available	1,240
107	Available	1,240
108	Available	1,240

Other Tenants N/A

TENANT	SF	TENANT	SF
Staffing Agency	1,216	WW Fashions	1,970
Mail Center	1,216	WW Fashions	1,335
Medical Dr.	1,216	Aztec Insurance	1,254
Dentist	1,216	TNT Pizza	1,315
BGI Nails	1,500	Beauty Spot Supply	2,296
Coin Laundry	3,010		

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

BUILDING A FLOOR PLAN



North

SCALE: 1"=20'-0"

NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Date: 02/01/06

Current Geography Selection: (3 Selected) 1, 2, 3 mile radii: ALESSANDRO
BLVD & INDIAN ST, MORENO VALLEY, CA 92553

Lat: 33.917170 Long: -117.234990

City: Moreno Valley city Pop: 171,118

County: Riverside County Pop: 1,929,673

Zip: 92553 Pop: 71,433

Demographic Detail Comparison Report

	1 Miles:	2 Miles:	3 Miles:
2005 Demographics			
Total Population	25,843	85,093	137,027
Total Households	6,590	22,515	37,421
Female Population	13,180	43,287	69,622
% Female	51.0%	50.9%	50.8%
Male Population	12,663	41,805	67,405
% Male	49.0%	49.1%	49.2%
Population Density (per Sq. Mi.)	8,226.0	6,771.5	4,846.4
Age:			
Age 0 - 4	8.8%	8.7%	8.4%
Age 5 - 14	20.0%	19.4%	19.0%
Age 15 - 19	9.8%	9.8%	9.6%
Age 20 - 24	8.8%	8.9%	8.8%
Age 25 - 34	14.6%	14.7%	14.5%
Age 35 - 44	14.6%	14.5%	14.8%
Age 45 - 54	11.7%	12.0%	12.4%
Age 55 - 64	6.2%	5.9%	6.2%
Age 65 - 74	3.3%	3.3%	3.4%
Age 75 - 84	1.8%	2.1%	2.1%
Age 85 +	0.6%	0.7%	0.7%
Median Age	26.7	26.9	27.7
Housing Units			
Total Housing Units	6,590	22,780	37,824
Owner Occupied Housing Units	67.4%	64.5%	66.9%
Renter Occupied Housing Units	32.6%	34.3%	32.0%
Vacant Housing Units	0.0%	1.2%	1.1%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.8%	0.8%	0.7%
Asian or Pacific Islander	5.7%	6.0%	6.3%
Black	17.1%	17.2%	17.1%
Hawaiian/Pacific Islander	0.7%	0.7%	0.6%
White	49.3%	50.8%	52.2%
Other	21.8%	19.9%	18.3%
Multi-Race	4.6%	4.7%	4.8%
Hispanic Ethnicity	50.1%	48.1%	45.5%
Not of Hispanic Ethnicity	49.9%	51.9%	54.5%

Marital Status:

Age 15 + Population	18,413	61,206	99,395
Divorced	9.5%	8.9%	8.9%
Never Married	33.1%	31.8%	30.8%
Now Married	46.2%	48.7%	50.2%
Separated	7.4%	6.7%	6.3%
Widowed	3.9%	4.0%	3.8%

Educational Attainment:

Total Population Age 25+	13,627	45,238	74,214
Grade K - 8	13.7%	13.4%	12.2%
Grade 9 - 12	12.5%	12.4%	11.7%
High School Graduate	22.8%	22.6%	22.8%
Associates Degree	8.1%	7.9%	8.0%
Bachelor's Degree	16.5%	16.1%	16.7%
Graduate Degree	7.0%	8.0%	8.7%
Some College, No Degree	19.4%	19.6%	20.0%

Household Income:

Income \$ 0 - \$9,999	7.2%	8.0%	7.0%
Income \$ 10,000 - \$14,999	4.6%	5.1%	4.6%
Income \$ 15,000 - \$24,999	14.7%	13.5%	12.2%
Income \$ 25,000 - \$34,999	11.5%	11.9%	11.5%
Income \$ 35,000 - \$49,999	21.0%	18.5%	17.9%
Income \$ 50,000 - \$74,999	21.6%	21.3%	22.1%
Income \$ 75,000 - \$99,999	10.3%	12.0%	13.6%
Income \$100,000 - \$124,999	5.5%	5.8%	6.4%
Income \$125,000 - \$149,999	1.9%	2.1%	2.5%
Income \$150,000 +	1.7%	1.8%	2.3%

Average Household Income	\$56,924	\$57,018	\$60,109
Median Household Income	\$43,733	\$44,200	\$47,164
Per Capita Income	\$14,726	\$15,340	\$16,644

Vehicles Available:

0 Vehicles Available	5.7%	6.0%	5.5%
1 Vehicle Available	29.5%	29.6%	28.2%
2+ Vehicles Available	64.9%	64.4%	66.3%
Average Vehicles Per Household	2.00	2.00	2.10
Total Vehicles Available	13,356	45,195	77,030

Business and Employment:

Number of Employees	12,595	20,982	30,171
Number of Establishments	410	1,403	2,108

	1 Miles:	2 Miles:	3 Miles:
--	----------	----------	----------

2010 Demographics

Total Population	29,574	96,382	156,924
Total Households	7,424	25,082	42,173
Female Population	15,016	48,801	79,362

% Female	50.8%	50.6%	50.6%
Male Population	14,558	47,581	77,562
% Male	49.2%	49.4%	49.4%

Age:

Age 0 - 4	9.0%	8.9%	8.7%
Age 5 - 14	18.3%	17.7%	17.3%
Age 15 - 19	9.8%	9.8%	9.6%
Age 20 - 24	8.9%	9.1%	8.8%
Age 25 - 34	14.7%	14.7%	14.6%
Age 35 - 44	13.7%	13.6%	14.0%
Age 45 - 54	12.7%	13.0%	13.4%
Age 55 - 64	7.3%	7.0%	7.3%
Age 65 - 74	3.4%	3.4%	3.5%
Age 75 - 84	1.7%	2.0%	2.0%
Age 85 +	0.6%	0.7%	0.7%
Median Age	27.5	27.8	28.5

Housing Units Trend

Total Housing Units	7,424	25,217	42,358
Owner Occupied Housing Units	66.5%	64.6%	67.3%
Renter Occupied Housing Units	33.5%	34.9%	32.3%
Vacant Housing Units	0.0%	0.5%	0.4%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.5%	0.5%	0.5%
Asian	6.7%	7.0%	7.4%
Black	16.0%	16.0%	16.0%
Hawaiian/Pacific Islander	0.8%	0.7%	0.7%
White	55.1%	56.7%	58.0%
Other	17.2%	15.4%	13.9%
Multi-Race	3.6%	3.6%	3.6%
Hispanic Ethnicity	52.7%	50.8%	48.2%
Not of Hispanic Ethnicity	47.3%	49.2%	51.8%

Marital Status:

Age 15 + Population	21,505	70,738	116,121
Divorced	10.2%	9.5%	9.6%
Never Married	32.6%	31.5%	30.6%
Now Married	44.4%	46.8%	48.2%
Separated	8.9%	8.2%	7.8%
Widowed	4.0%	4.1%	4.0%

Educational Attainment:

Total Population Age 25+	15,623	51,472	85,642
Grade K - 9	12.9%	12.7%	11.5%
Grade 9 - 12	11.6%	11.6%	10.9%
High School Graduate	24.3%	24.1%	24.3%
Associates Degree	8.2%	8.0%	8.1%
Bachelor's Degree	17.9%	17.4%	18.1%
Graduate Degree	7.7%	8.7%	9.5%
Some College, No Degree	17.3%	17.5%	17.8%

Household Income:

Income \$ 0 - \$9,999	7.1%	7.7%	6.8%
Income \$ 10,000 - \$14,999	4.2%	4.5%	4.0%
Income \$ 15,000 - \$24,999	13.7%	12.2%	10.7%
Income \$ 25,000 - \$34,999	11.1%	11.8%	11.2%
Income \$ 35,000 - \$49,999	16.4%	15.0%	14.8%
Income \$ 50,000 - \$74,999	23.0%	21.1%	20.8%
Income \$ 75,000 - \$99,999	11.0%	12.3%	14.1%
Income \$100,000 - \$124,999	6.5%	8.1%	9.1%
Income \$125,000 - \$149,999	4.3%	4.1%	4.5%
Income \$150,000 +	2.8%	3.2%	3.9%
Average Household Income	\$61,356	\$62,066	\$65,907
Median Household Income	\$48,433	\$49,006	\$52,407
Per Capita Income	\$15,610	\$16,417	\$17,949

Vehicles Available

0 Vehicles Available	4.5%	4.8%	4.4%
1 Vehicle Available	28.4%	28.5%	27.1%
2+ Vehicles Available	67.1%	66.7%	68.6%
Average Vehicles Per Household	2.40	2.40	2.50
Total Vehicles Available	16,022	53,755	92,709