

# DRIVE-THRU RESTAURANT PAD FOR LEASE

SWC OF CACTUS AVE & INDIAN ST | MORENO VALLEY, CA

## *Property Highlights*

Located in Moreno Valley, a rapidly growing city for both residential and business, adjacent to a middle and elementary school

Delivered as entitled OSR of 2,400 square feet with drive-thru, rough graded and utilities stubbed

Parcel size of 1.02 acres

Offered for ground lease but will consider a build-to-suit

Strong traffic counts of 34,500 on Cactus Avenue per City and 9,900 on Indian Street per ESRI

→ [VIEW TRAFFIC REPORT](#)

→ [VIEW SURROUNDING PROJECTS  
& DEVELOPMENTS IN PROCESS](#)

→ [VIEW LAND USE MAP](#)

## *For more information, contact*

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# SWC OF CACTUS AVE & INDIAN ST



MARCH AIR RESERVE BASE

MARCH LIFECARE CAMPUS  
3.5M Hospital & Medical  
Research Treatment

CENTERPOINTE  
BUSINESS PARK

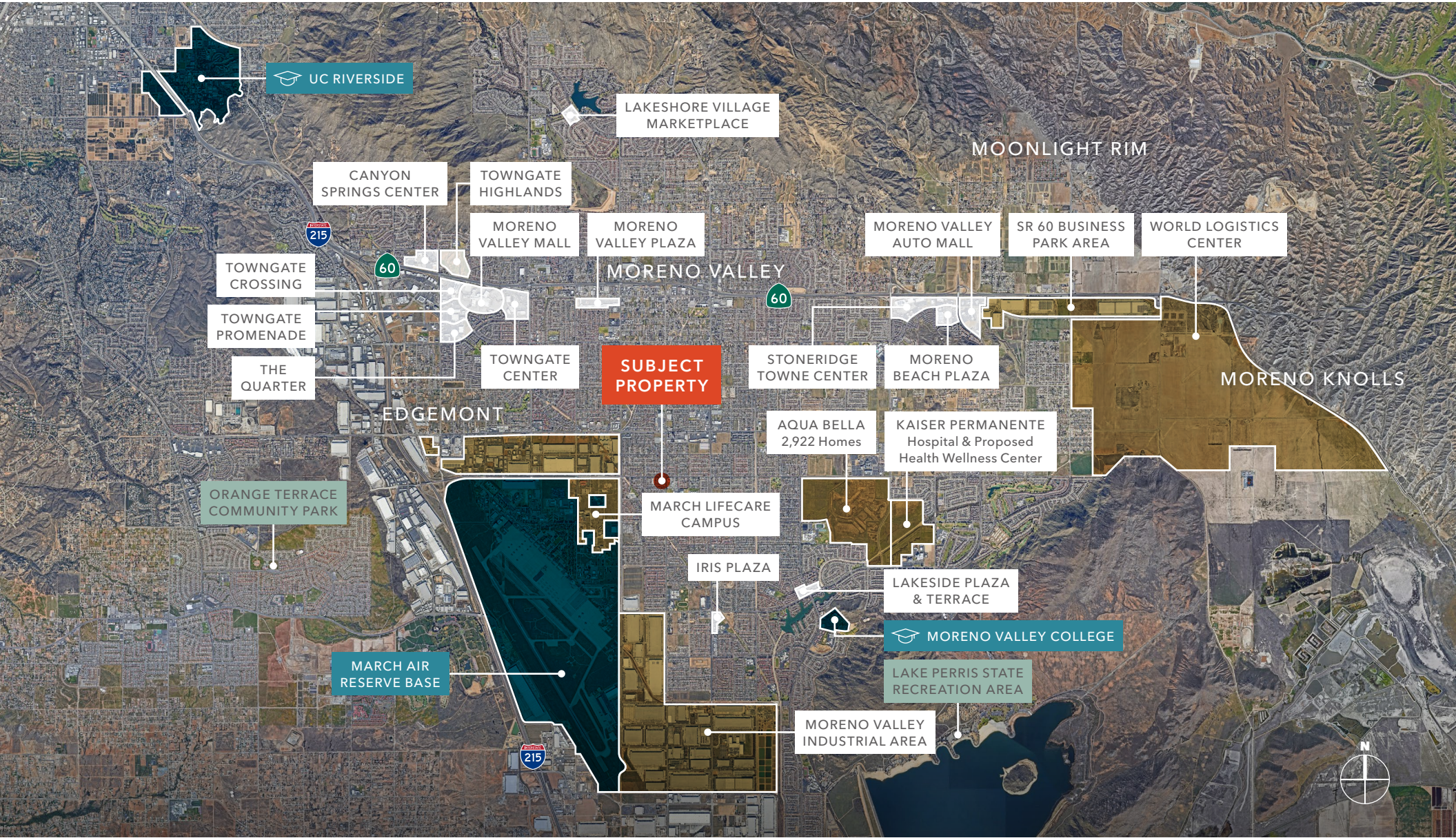
SUBJECT  
PROPERTY

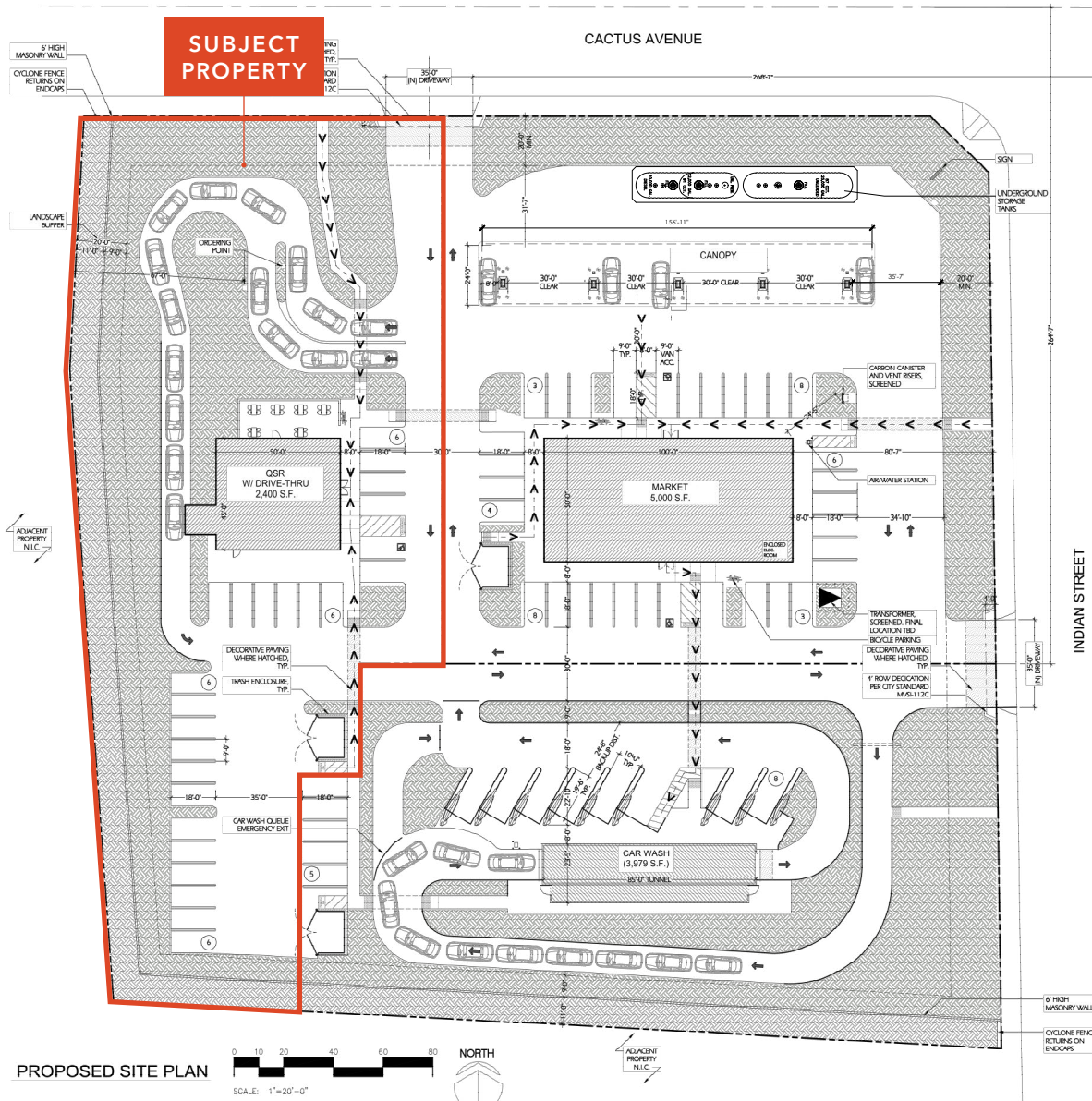
BADGER SPRINGS  
MIDDLE SCHOOL

BAYSIDE COMMUNITY  
DAY SCHOOL


CHAPARRAL HILLS  
ELEMENTARY SCHOOL

SWC OF CACTUS AVE & INDIAN ST





PROPOSED SITE PLAN

	
AGC DESIGN CONCEPT, INC. 70433 MAIN ST 2ND MORENO VALLEY, CA 92553 Phone: 951.944.1111	
BY	
REVISIONS	
NO	DATE
NEW BEYOND GAS STATION SEC CACTUS AVE AND INDIAN AVE MORENO VALLEY, CA 92553 PROPOSED SITE PLAN	
consultant: jpc	
master release date	
project	master
final date	drawn by
Filename: AGC Facility/Project	
sheet name	
SP.1	

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	26,416	154,775	241,475
2024 TOTAL DAYTIME POPULATION	19,923	128,545	207,602
WORKERS	3,879	39,470	72,527
RESIDENTS	16,044	89,075	135,075

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE	\$84,694	\$95,418	\$110,642
2029 PROJECTED	\$99,784	\$111,381	\$128,505

→ VIEW COMPLETE REPORT

Data Source: ©2024 Esri



# CITY OF MORENO VALLEY



Average Household Income \$96,932 and more than 21,000 households earn above \$100,000

Home to UC Riverside, Cal Baptist University and Moreno Valley College - Student population 53,000+

Home to the March Air Reserve Base with a full-time workforce exceeding 7,500

For details on the March Life Care Campus, visit [www.marchlifeusa.com](http://www.marchlifeusa.com)

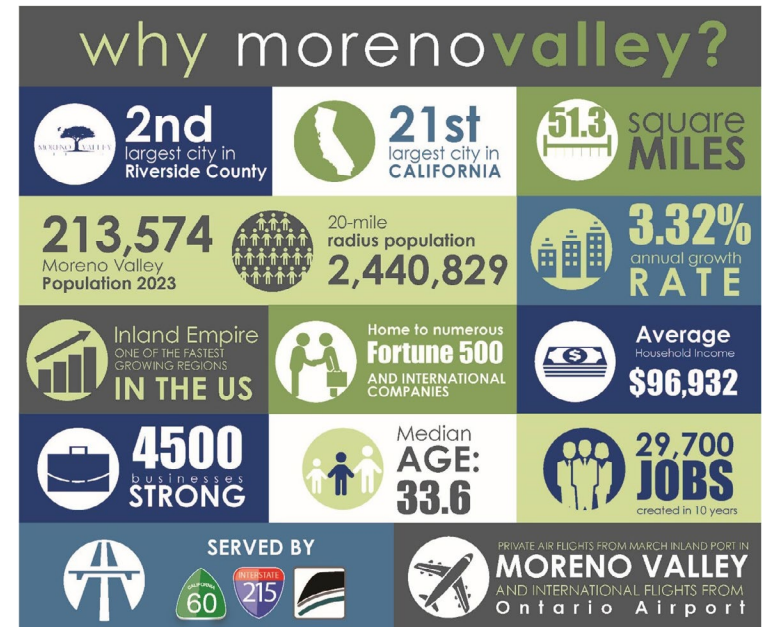
Two medical campuses - Riverside University Health System and Kaiser Permanente with a full-time workforce exceeding 6,500

## EMPLOYMENT CENTERS: BOOMING

Centrally located at the junction of two major transportation corridors (I-215 and SR-60) in Southern California, the City provides swift access to Los Angeles,

Orange, and San Diego Counties, and key markets in Las Vegas and Arizona. The City is also a designated Foreign Trade Zone.

Moreno Valley consistently proves to be the best industrial market for business in the region with four robust industrial development areas to choose from including: Moreno Valley Industrial Area, Centerpointe Industrial Area, SR-60 Freeway Corridor, and the newly approved 40.6 million sq. ft. World Logistics Center. Home to numerous Fortune 500 and International companies, Moreno Valley proudly celebrates daytime workforce growth by new corporate neighbors: Aldi Foods, Amazon, B-ON, Deckers Outdoor, Gate City Beverage, Greenball Tires, Karma Automotive, Harbor Freight Tools, Keeco, Medline, Nautilus Fitness, O'Reilly Automotive, Procter & Gamble, ResMed, Ross Dress For Less, Serta Simmons Bedding, Skechers USA, Solaris Paper, Toolots, and Walgreens.



Infographic Source: City of Moreno Valley

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