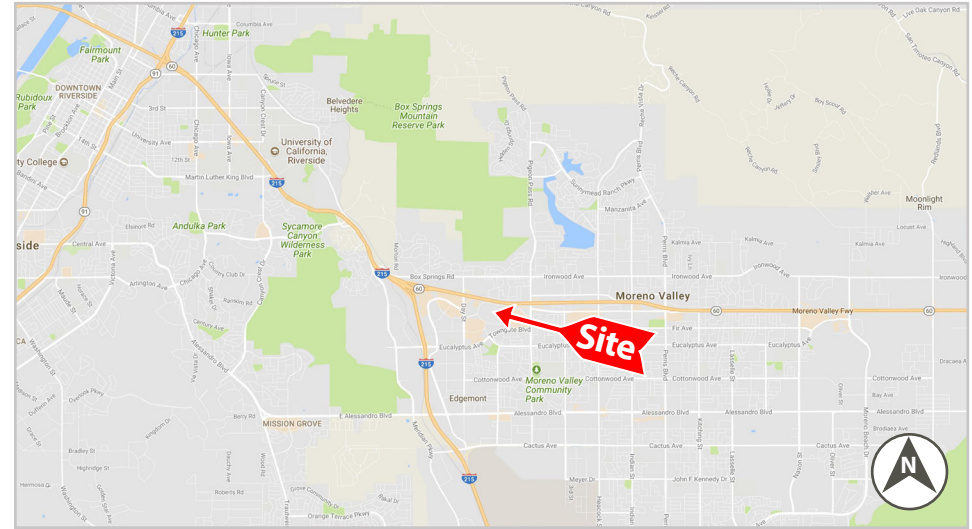


MORENO VALLEY MALL ANCHOR/BIG BOX OPPORTUNITIES

22500 TOWN CIRCLE MORENO VALLEY, CALIFORNIA 92553



MORENO VALLEY MALL - MORENO VALLEY, CA



PROPERTY OVERVIEW

With over 1,090,000 of GLA, Moreno Valley Mall is located in Moreno Valley, a diverse economic base with major employers such as Philips Electronics and Serta Mattress. Harkins Theatre, Round 1 Bowling & Amusements. Macy's, JCPenney, Sears, Crunch Fitness and Forever 21 anchor the mall.

DAILY TRAFFIC

Interstate 215 119,000 VPD
 State Route 60 132,000 VPD

DEMOGRAPHICS BY MILE

	1	3	5
Population	22,385	111,836	254,067
Households	6,519	31,257	71,037
Average HH Income	\$65,047	\$72,453	\$81,356

AREA RETAILERS

Bed, Bath & Beyond	Lowe's	TJMaxx
Best Buy	Marshalls	Target
Burlington Coat Factory	Michael's	The Home Depot
Costco	Petsmart	ULTA
Famous Footwear	Pier 1 Imports	Walmart
HomeGoods	Ross	World Market

PROPERTY RETAILERS

Bath & Body Works	Harkins Theatres	Round 1 Bowling
Crunch Fitness	JCPenney	Sears
Forever 21	Macy's	The Children's Place
Gamestop	Payless	Victoria's Secret



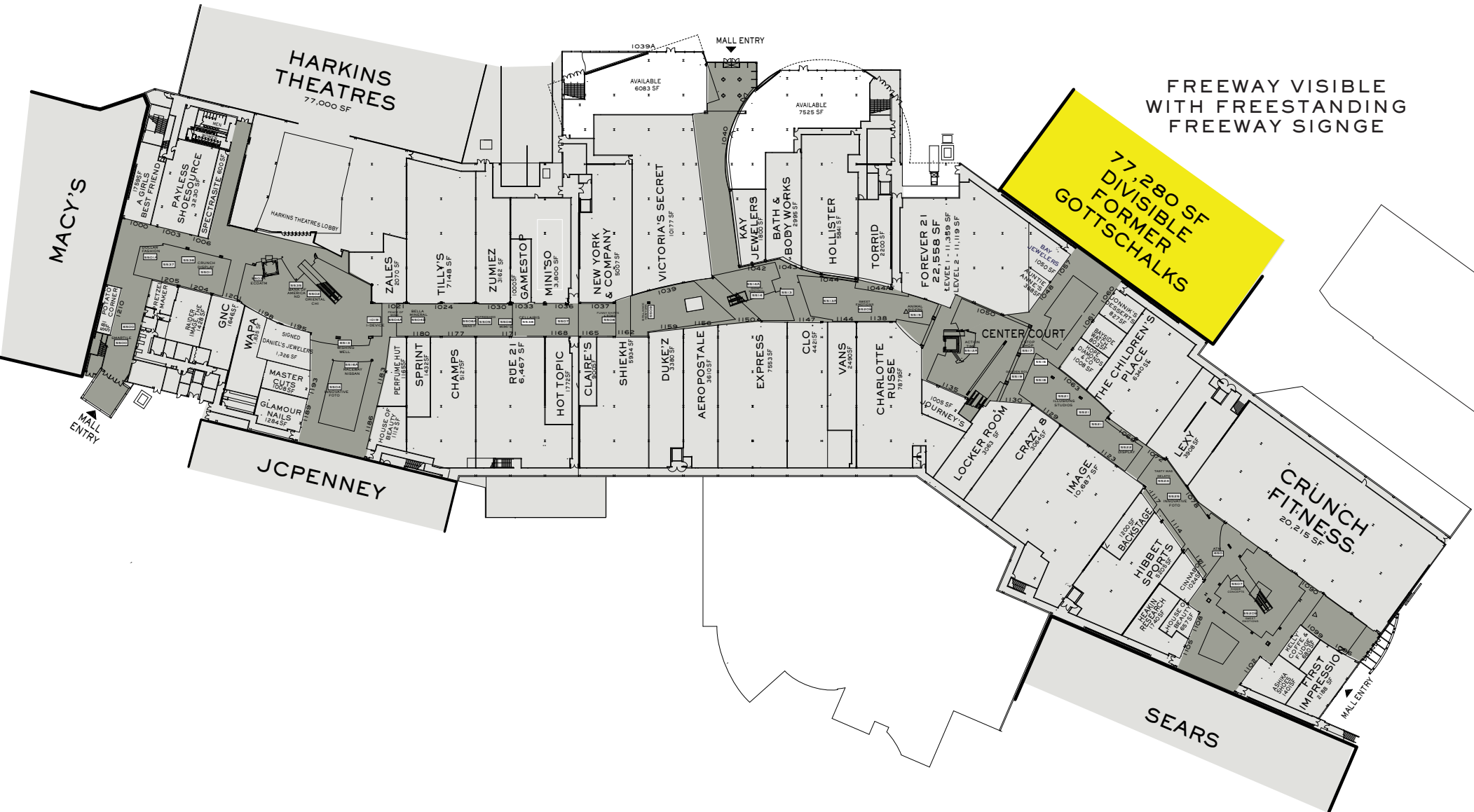
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LOWER LEVEL



FREEWAY VISIBLE WITH FREESTANDING FREEWAY SIGNAGE

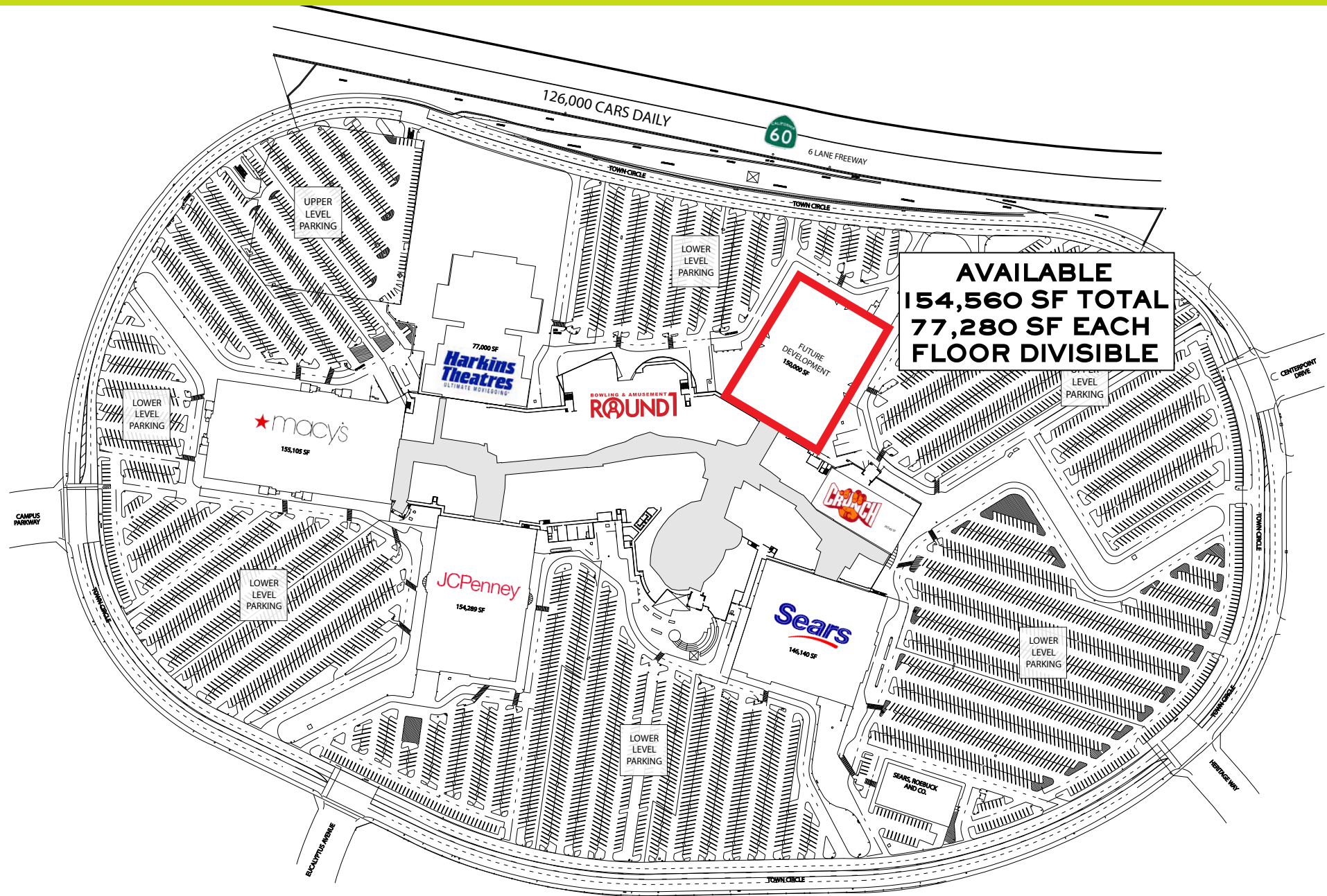


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CANYON CROSSINGS

- STAPLES
- PARTY CITY
- Toys R Us
- MATTRESS FIRM
- Guitar Center

CANYON SPRINGS MARKETPLACE

- Marshalls
- carter's
- Justice
- BED BATH & BEYOND
- PETCO
- OLD NAVY
- JOANN stores inc.
- LANE BRYANT

MORENO VALLEY MALL

- macy's
- FOREVER 21
- sears
- jcp
- Harkins Theatres
- VICTORIA'S SECRET
- CRUNCH
- UNITED STATES POSTAL SERVICE

CALIFORNIA STATE ROUTE 60 - 126,000 VPD



INTERSTATE 215 - 124,000 VPD



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