

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

MORENO VALLEY, CA 92555 | 27200 EUCALYPTUS AVE | #1125



- Strong co-tenancy
- Good visibility to Highway 60
- Good access - future Diamond Interchange
- Good growth area

## DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2017 Population	77,432	189,340	234,123
2017 Total Employees	14,304	38,535	61,342
2017 Average HH Income	\$78,297	\$72,617	\$80,034
2017 Median HH Income	\$62,265	\$57,376	\$60,998

## TRAFFIC COUNTS:

Eucalyptus Ave +/- 10,200 ADT  
 Nason St +/- 20,100 ADT  
 Moreno Beach Dr +/- 14,900 ADT  
 Highway 60 +/- 78,000 ADT

## AVAILABLE SF:

24,100 SF

## FRONTAGE:

98' (frontage) x 245' 3" (deep)

## ZONING:

CC

## RATES:

Contact Listing Agent

## AREA ANCHORS:

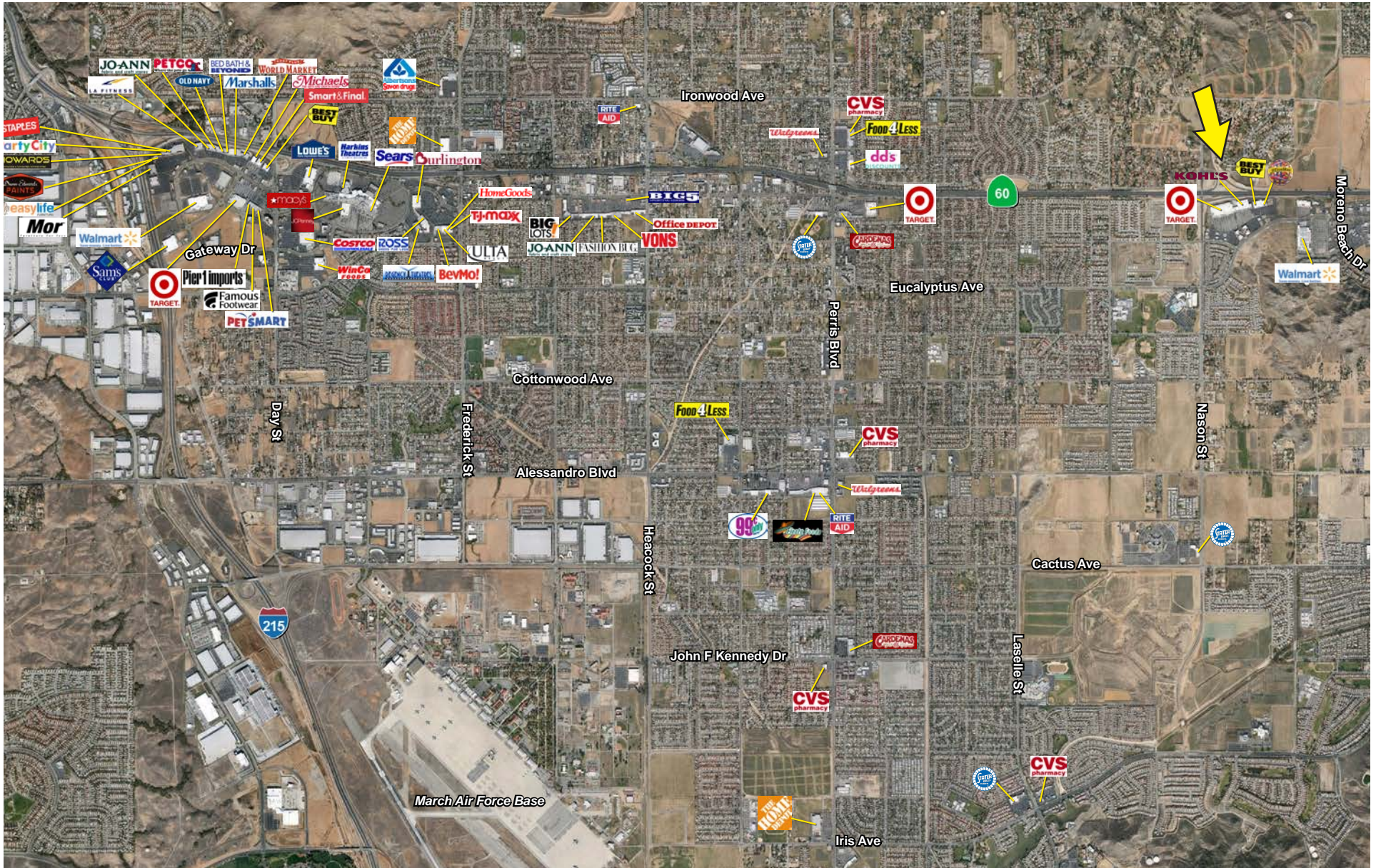


TARGET



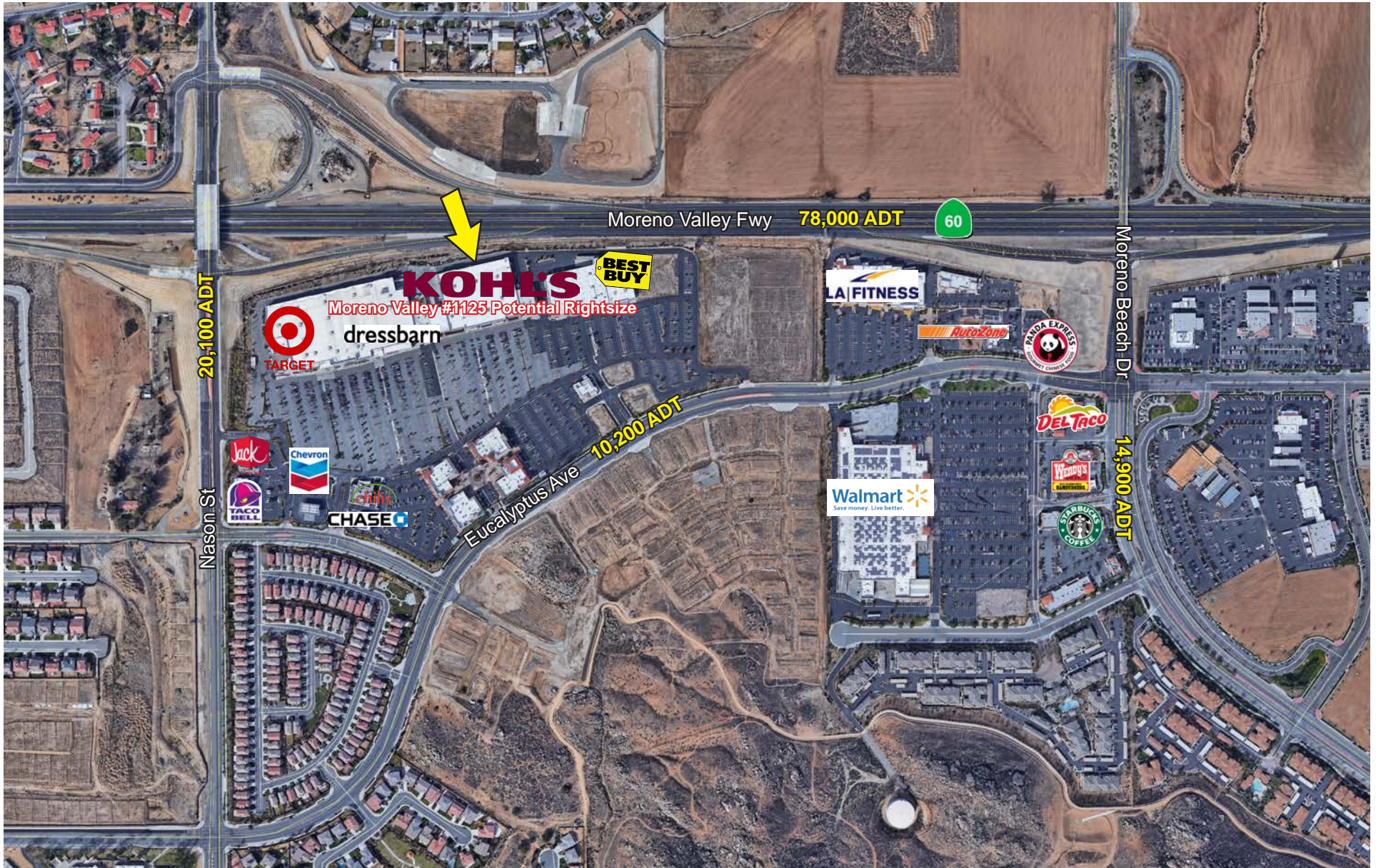
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