

The District

MORENO VALLEY, CALIFORNIA

SPROUTS · FLOOR & DÉCOR · STARBUCKS · SR-60 & HEACOCK

Space from 897 to 18,120 square feet, plus four pads

01 — THE CENTER

Sprouts, Floor & Décor and the 60 Freeway.

The District sits at Hemlock Avenue and Heacock Street with direct access to the 60 Freeway, near the Moreno Valley Mall in the city's regional retail hub. Sprouts, Floor & Décor, Starbucks and IHOP draw daily trips, and the center has frontage on the 60 Freeway with 118,100 cars a day. Tenant improvements are available.

118,100
Cars a day on the 60 Freeway at the center

1.8M+
Visits a year (Placer.ai)

21,100
Cars a day on Heacock Street

4
Pads from 0.50 to 1.04 acres

+35.2%
Year-over-year visits, east phase

2.4M
People within 20 miles





02 — THE PADS

Four pads on the 60 Freeway corridor.

Four pads of 0.50 to 1.04 acres on Hemlock Avenue and within the center, offered for sale, ground lease or build-to-suit. Freeway visibility for drive-thru and quick service, with pylon signage opportunities.



Sprouts and Starbucks at The District, Hemlock Avenue and Heacock Street.

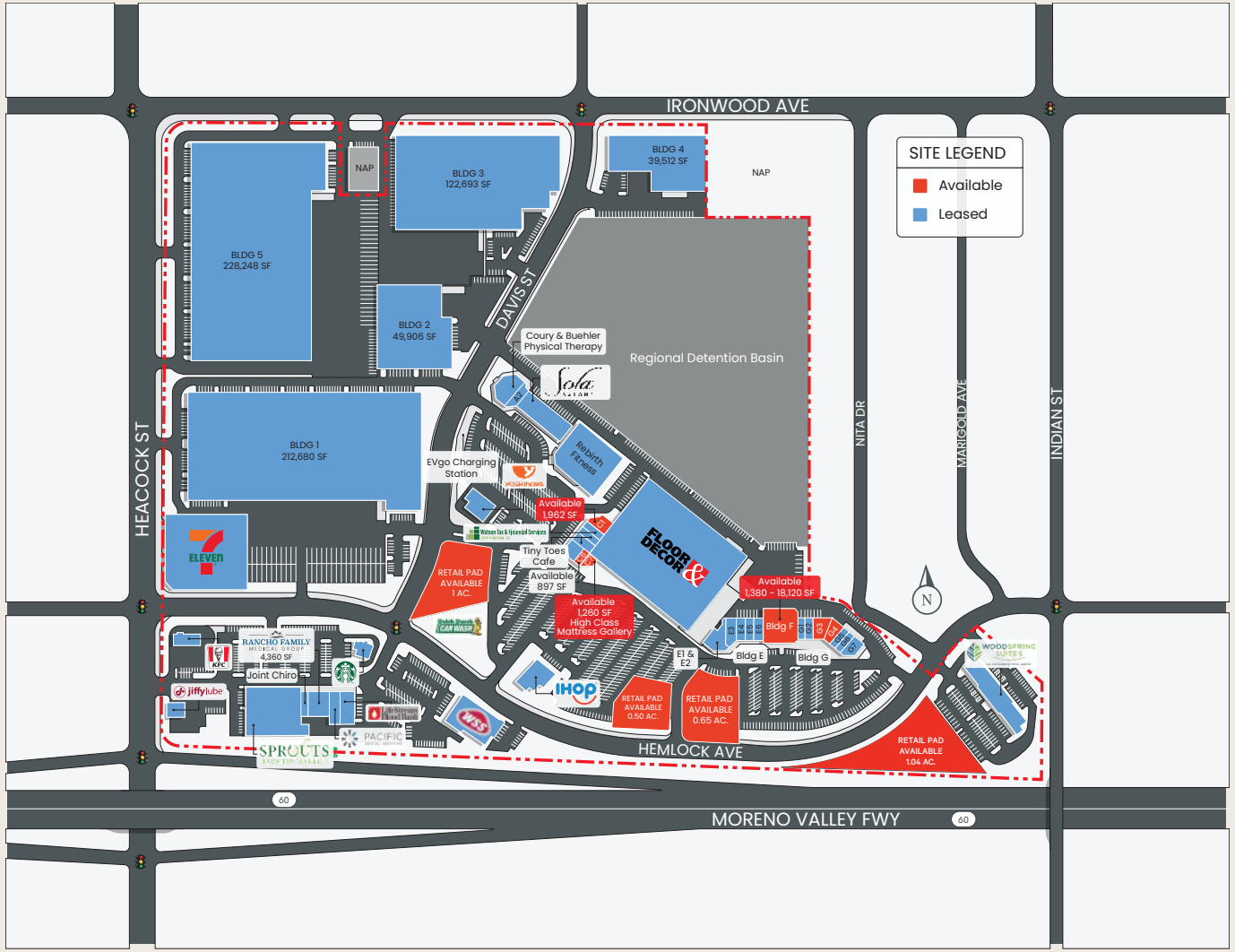
03 — WHERE YOU FIT

Room for drive-thrus, a junior anchor and shops.

Also at The District: 7-Eleven, WoodSpring Suites, The Joint Chiropractic, Rebirth Fitness, Tiny Toes Play Café and EVgo fast charging. A new business park next door adds daytime workers.

0.50–1.04 AC	**QSR & DRIVE-THRU** Pads with freeway visibility and pylon signage opportunities
18,120 SF	**JUNIOR ANCHOR** Bldgs F & G next to Floor & Décor, divisible from 1,380 SF
897–1,962 SF	**SHOPS** Restaurants, services and wellness
TI	**TENANT IMPROVEMENTS** Available. Ask the leasing team for details

Space from 897 to 18,120 SF, plus four pads.



Not to scale. NNN est. $0.45/SF/mo (2026). Contact the leasing team for rates. Tenant improvements available.

AVAILABLE NOW

SUITE C1 — 1,962 SF
Fast casual, café, medical

SUITE C7 — 1,260 SF
Beauty, wellness, quick-serve

SUITE C6 — 897 SF
Service, wireless, quick-serve

BLDGS F & G — 1,380–18,120 SF
Next to Floor & Décor, divisible

PADS

Pad by Bldg C	1.00 AC
Hemlock pad	0.65 AC
Hemlock pad	0.50 AC
East pad by WoodSpring	1.04 AC

All four pads available for sale, ground lease or build-to-suit.



Moreno Valley along the 60 Freeway.

05 — WHAT'S COMING

20,500+ planned homes and new jobs along the 60.

- Homes
- Retail
- Jobs
- Hotels

6 MI EAST	World Logistics Center. 40.6M SF on 2,610 acres, 20,000 jobs planned at full build-out	IN REVIEW	Rancho Belago Estates. 3,150 homes
APPROVED	Kaiser Permanente. 1.125M SF hospital expansion	IN REVIEW	Moreno Meadows, Belago Park and Sunset Crossing. 1,100+ homes
UNDERWAY	Skechers Phase III. 950,530 SF distribution center	UNDERWAY	Tru by Hilton. Home2, Hilton Garden Inn and TownePlace in review
APPROVED	Aquabella. 15,000 homes	NEW	Portillo's and WinCo at TownGate Square
APPROVED	Town Center. 70 acres, up to 800 homes, hotel and parks	NEW	Burlington and Five Below at Sunnymead Towne Center

Sources: City of Moreno Valley Community Development and Economic Development (2026). Units are planned maximums; timing varies.

06 — THE MARKET

More than 1.8 million visits a year.

Shoppers are coming more often and staying longer, and the trade area keeps adding rooftops and jobs. Bigger, younger households mean more trips for groceries, quick meals, kids' activities and services.

1.86M
Visits a year: east phase, Sprouts and Starbucks

+35.2%
Year-over-year visits, east phase

40 min
Average visit length

96th
Percentile among U.S. Starbucks

82nd
Percentile among U.S. Sprouts

3.67
Visits per shopper a year, east phase

Visits: Placer.ai, Nov 2025–Oct 2026. East phase (Floor & Décor, IHOP, Yoshinoya, Quick Quack) 856K, Sprouts 477K and Starbucks 526K, each tracked separately; other tenants not included. Demographics: Esri via CBRE (15-minute drive) and Placer.ai True Trade Area (Census 2024).

WHO SHOPS HERE

15-MINUTE DRIVE

Population	286,646
Households	82,631
Average household income	$110,764
Daytime population	276,231

TRADE AREA

Median household income	$90,700
People per household	3.81
Median age	31.5



The District

HEMLOCK AVE & HEACOCK ST AT THE 60 FREEWAY
MORENO VALLEY, CALIFORNIA

View the listing online

pablorodriguez.com

LEASING CONTACTS

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