



Redefining the Consumer Experience

MORENO VALLEY MALL

Moreno Valley, California



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www.igpbusinessgroup.com

About Our Company

IGP Business Group is a real estate company with a wide-range portfolio in retail and entertainment centers. Our expertise falls in the realm of commercial property acquisition, management, and redevelopment. Our company was founded in 2013 and is headquartered in Los Angeles, California. Our portfolio includes properties in Florida, Kansas, California, and Missouri, and continues to quickly expand across the United States.

Our Mission

Our mission is to enhance the retail and entertainment industry through the innovative redevelopment of commercial real estate. This is why our tagline, "Redefining the Consumer Experience," fits us so well. With the ever changing retail landscape, we must think ahead and outside of the box to meet the demands of today's consumers. Shoppers today are more aware and educated than ever before. IGP Business Group is determined to stay at the forefront of an increasing demand for unique experiences and desirable shopping environments.



Our Vision

Our vision is to transform the shopping and entertainment landscape by providing unparalleled unique experiences that inspire communities to support local businesses. IGP Business Group works closely with those communities and their Chambers of Commerce to come up with solutions that strengthen brick and mortar. We work to educate our tenants on the latest business tactics, marketing, and technology to help them achieve their goals and compete in our current market.

"At IGP Business Group, we set the standard for success by integrating our core values into everything we do in the workplace and throughout our personal lives. To us, these core values make up more than a mission statement- they are the inspiration for how we do business, treat each other and take care of the communities surrounding our properties. IGP values every voice and provides exceptional opportunities for personal and professional growth every day". - CEO and Partner, Matt Ilbak

Fast Growing

IGP Business Group's management team has a combined 25 years of experience in the retail and entertainment Industry. Driven by innovation and a passion for success, IGP's management team has expanded the corporate portfolio at an unprecedented rate.

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IGP Business Group's portfolio spans across 4 states: Florida, Kansas, Missouri, and California. In 2018, the company doubled its staff and portfolio. Today our entities include, 2 children's museums, 2 restaurants, 2 escape room companies, 2 entertainment centers, and 4 shopping malls.

12

Twelve entities make up the current portfolio and every single one has a success story to tell. One entity, the Oviedo Mall, had a \$6 Million investment in the first year of acquisition from IGP. Arcadia Kid's Fun Museum and District Eat & Play are two original business concepts by IGP. Launched in 2018, they have been well received in their communities. A growth plan for each entity is well underway and additional locations have been scheduled for the coming year.

300

With the number of acquisitions and new business ventures, IGP's workforce is fast growing. Today, the company employs an estimated 300 employees. All departments are managed internally from security to housekeeping. Through hard work and dedication IGP has developed a formula for successful internal property management.

People, Pride, Progress!

Built in 1992, Moreno Valley Mall stands on 80.15 acres and is conveniently located off I-60. Approximately 132,000 cars a day drive by the mall on the I-60. Moreno Valley Mall is an enclosed two-level shopping center that houses a state-of-the-art theatre with 16 screens and stadium style seating, and is home to national retailers. The Moreno Valley Mall draws a wide-range of clientele from over 5 counties, including San Bernardino, Riverside, San Diego, Orange County, and Los Angeles.



- ∞ County: Riverside County
- ∞ Opening Year: 1992
- ∞ Address: 22500 Town Cir, Moreno Valley, CA 92553
- ∞ Phone: (951) 653-1177
- ∞ Website: <https://www.morenovalleymall.com/>

Map View

Moreno Valley, California



Property Snapshot

Moreno Valley Mall has a combined total GLA of 1,090,000 as of January of 2019.

1,090,000 GLA

2 Levels

The property features 2 floors and is considered an indoor shopping mall.

132,000 VPD

State Route 60 has an average estimated daily traffic of 132,000 vehicles.

160 Tenants

With a total number of 160 tenants, anchors include, Macy's, Harkins Theatres, Sears, J.C.P.

3 Entrances

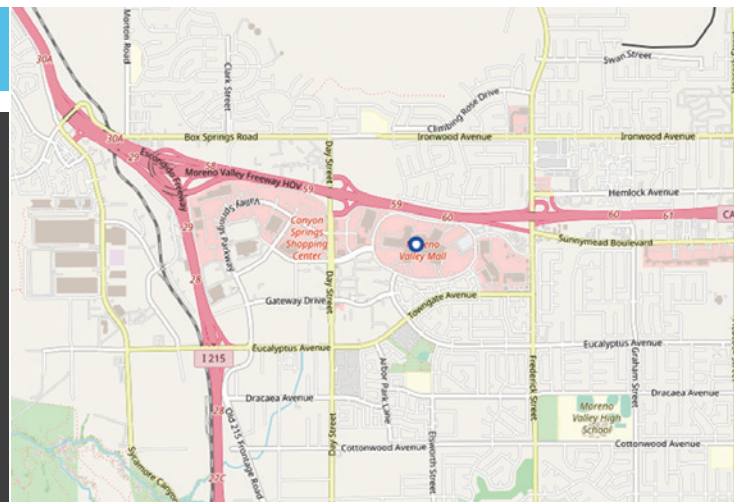
The property features convenient access with 3 main entrances throughout the mall.

6,500

Moreno Valley offers ample parking availability with a total of 6,500 spaces.

Regional Access

Moreno Valley is located in the Riverside- San Bernardino-Ontario region, which encompasses Riverside and San Bernardino Counties. The mall benefits from strong visibility along the State Route 60 and is well-situated in a predominately residential community, which encompasses a population of 113,496 residents within a 3 mile radius of the property.





Moreno Valley is a city located in Riverside County, California, and is part of the San Bernardino-Riverside Metropolitan Area. A relatively young city, its rapid growth from the 1980s to the early 2000s made it the second-largest city in Riverside County by population, and one of the Inland Empire's population centers. The city is closely tied to Riverside, California, the county seat and largest city in the county, which borders Moreno Valley directly to the west. Moreno Valley is also part of the Greater Los Angeles area. - Direct source- Wikipedia.



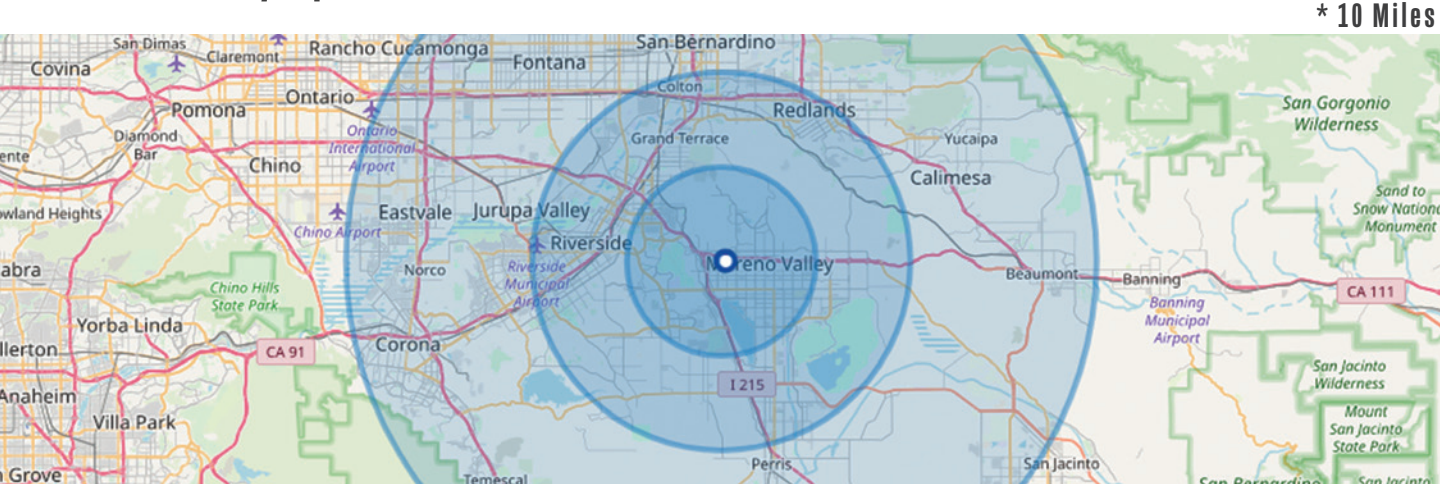
City Square Miles



Labor Force

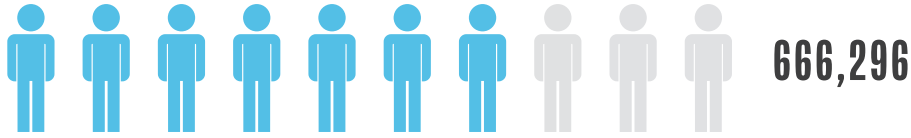


Businesses

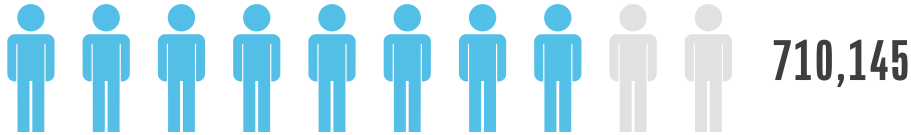


2018	Race and Ethnicity	3 Mile Radius	5 Mile Radius	10 Mile Radius
	White	41.6%	44.4%	48.2%
	African American	17.7%	15.9%	12.2%
	Hispanic	56.0%	49.2%	51.7%

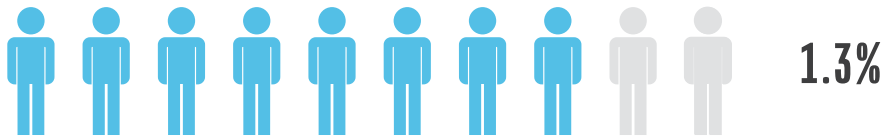
Demographics



Estimated population for Moreno Valley, CA 92553, within a 10 mile radius from the year 2018.



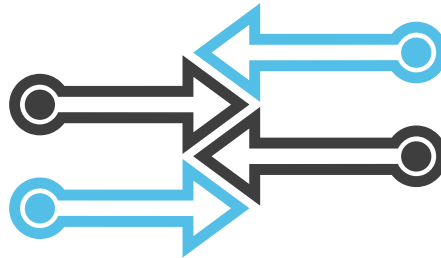
Projected population for 2023 for Moreno Valley, CA 92553, within a 10 mile radius. Released in statistical data from 2018.



Projected annual population growth rate from 2018-2023 for Moreno Valley, CA 92553, within a 10 mile radius. Released in statistical data from 2018.

198,682 Estimated number of households within a 10 mile radius.

\$75K Estimated average household income within a 3 mile radius.



32 Median age within 10 miles from a total population of 622,784.

22.9% Holds a Bachelor degree or higher within a 10 mile radius.



\$875 M

2018 annual consumer retail expenditure- 3 mile radius.



\$ 284,691*

Owner-occupied median home value- 3 mile radius.

*2015 assessment



\$158 M

2018 annual consumer retail expenditure of apparel - 5 mile radius.



\$252 M

2018 annual consumer retail expenditure in entertainment -5 mile radius.



\$652 M

2018 annual consumer retail expenditure of food and beverage- 5 mile radius.

SOURCE INFORMATION:

COMPLETE PROFILE AVAILABLE UPON REQUEST. 2000-2010 Census, 2018 Estimates with 2023 Projections. Calculated using Weighted Block Centroid from Block Groups. Lat/Lon: 33.9378/-117.2709.

Property Gallery

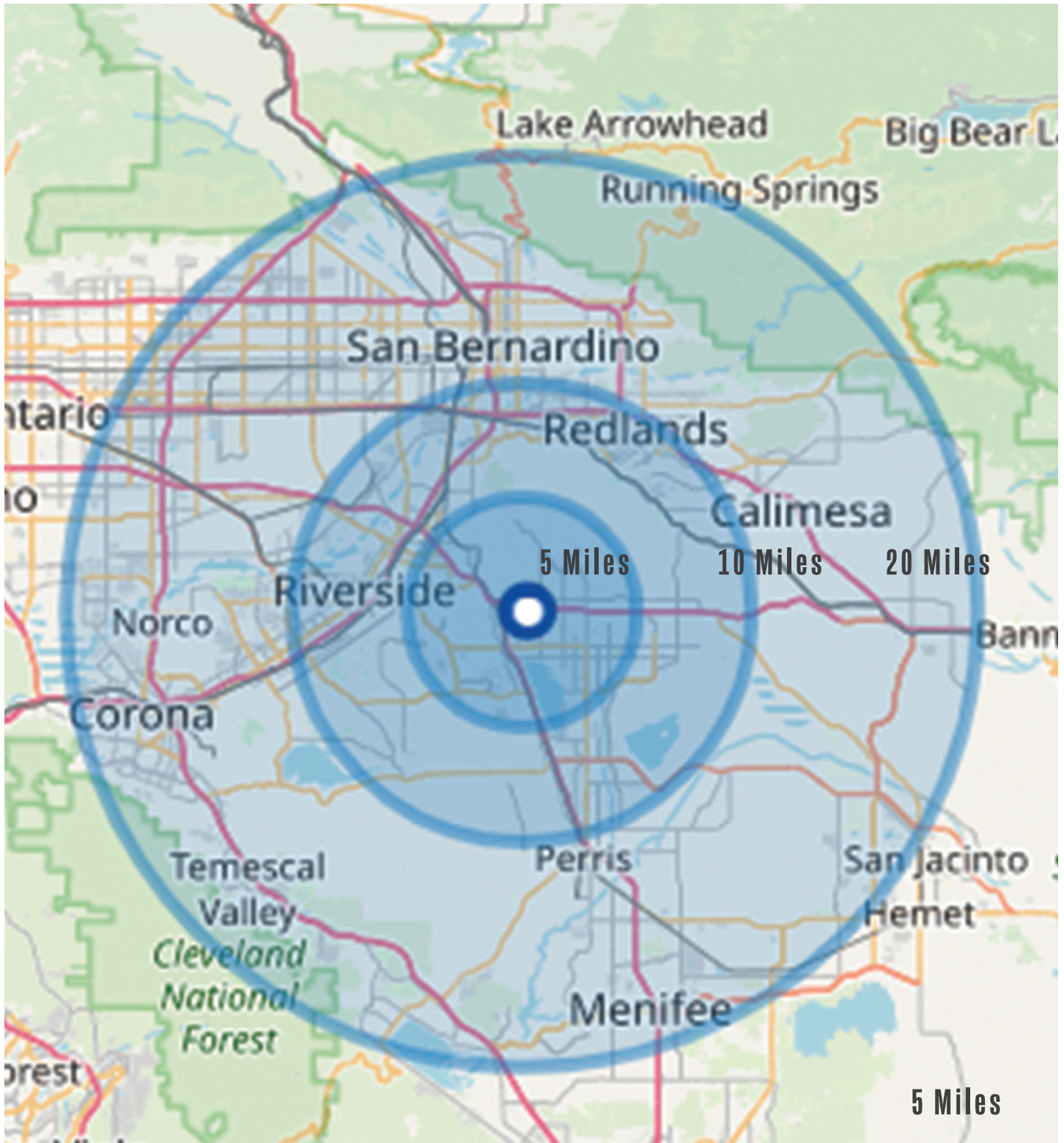
Moreno Valley Mall currently has 160 total tenants. Anchors include Macy's, Sears, Harkins Theatres, JCPenney. National tenants include Aeropostale, Bath & Body Works, Champs Sports, Express, The Children's Place, F21 Red, Tilly's, Victoria's Secret, Round 1 Bowling & Amusement and many more.

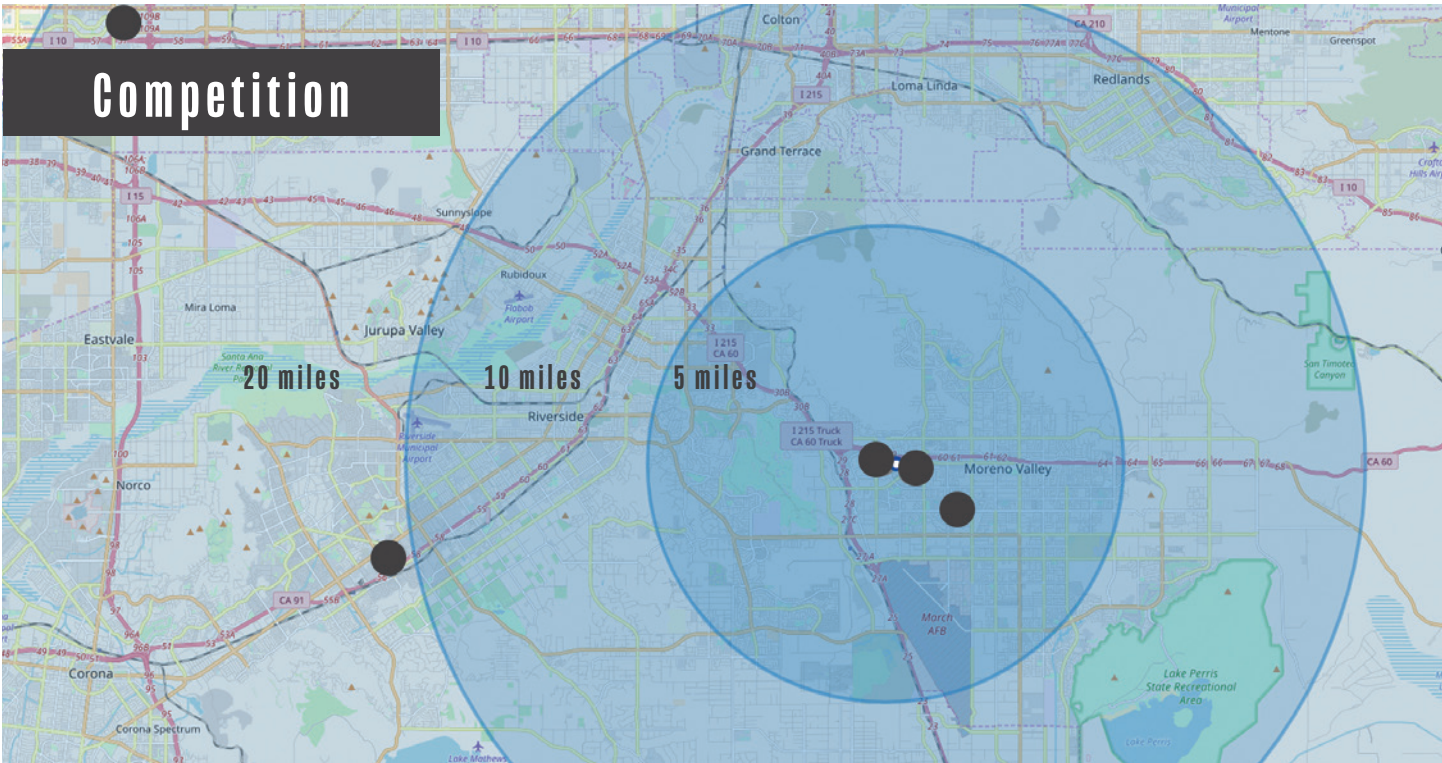




Around Town

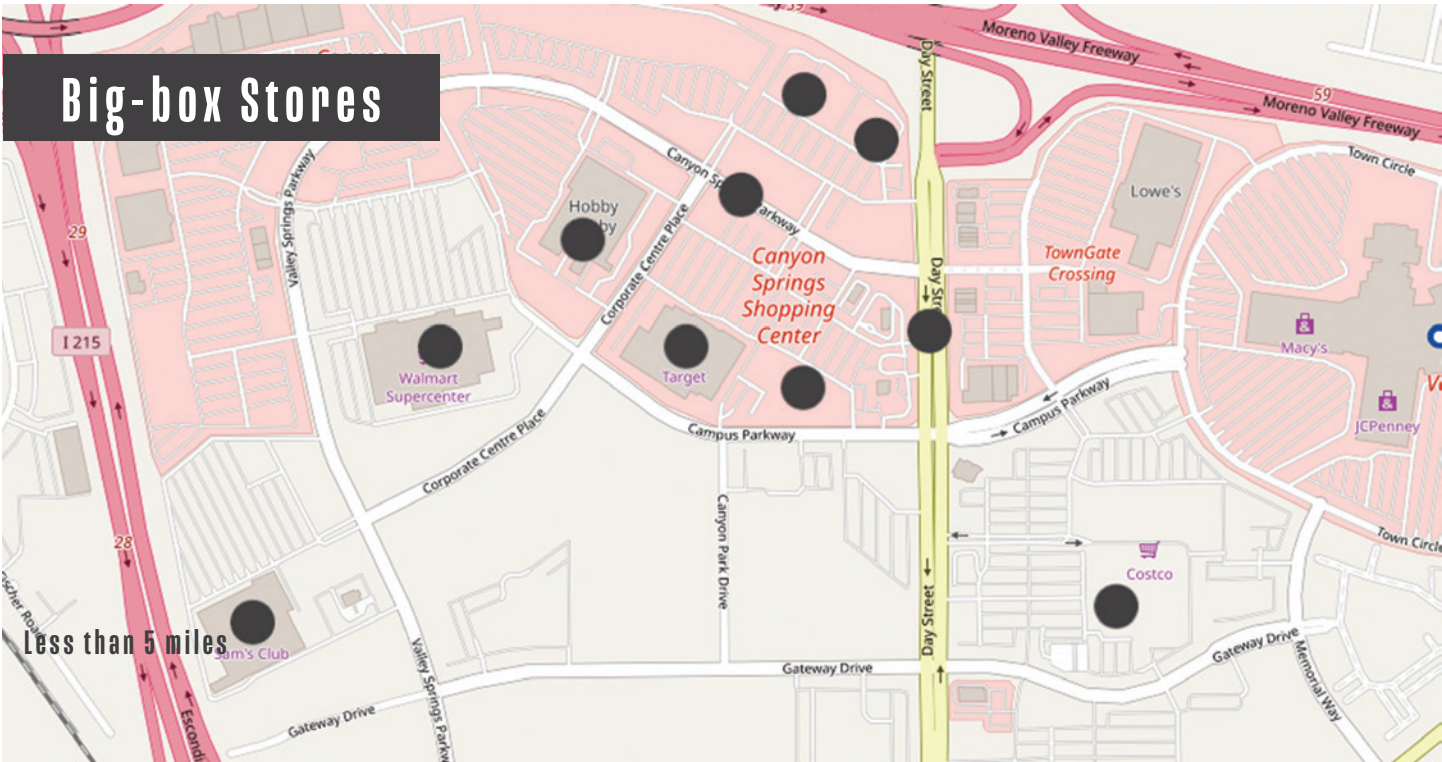
Learn the area with a view of a 5, 10, and a 20 mile radius from Moreno Valley Mall. See the competition, big-box stores, chain restaurants, hotels, entertainment facilities, and the closest airports.





- ∞ Galleria at Tyler
- ∞ Ontario Mills
- ∞ TownGate Promenade

- ∞ TownGate Crossing
- ∞ TownGate Shopping Center

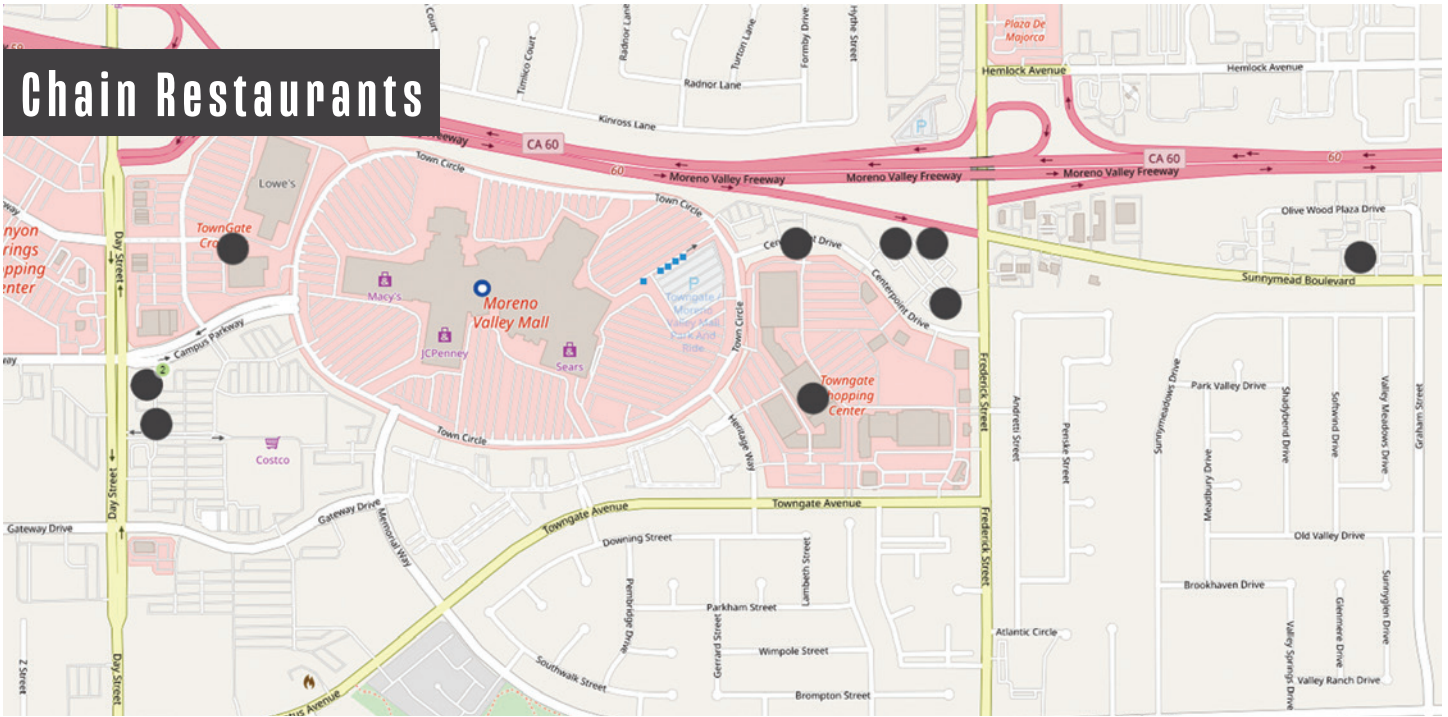


- ∞ Costco
- ∞ Target
- ∞ PetSmart
- ∞ Best Buy

- ∞ Smart & Final Extra!
- ∞ Michael's
- ∞ Hobby Lobby
- ∞ Walmart

- ∞ Sam's Club
- ∞ Jerome's Furniture

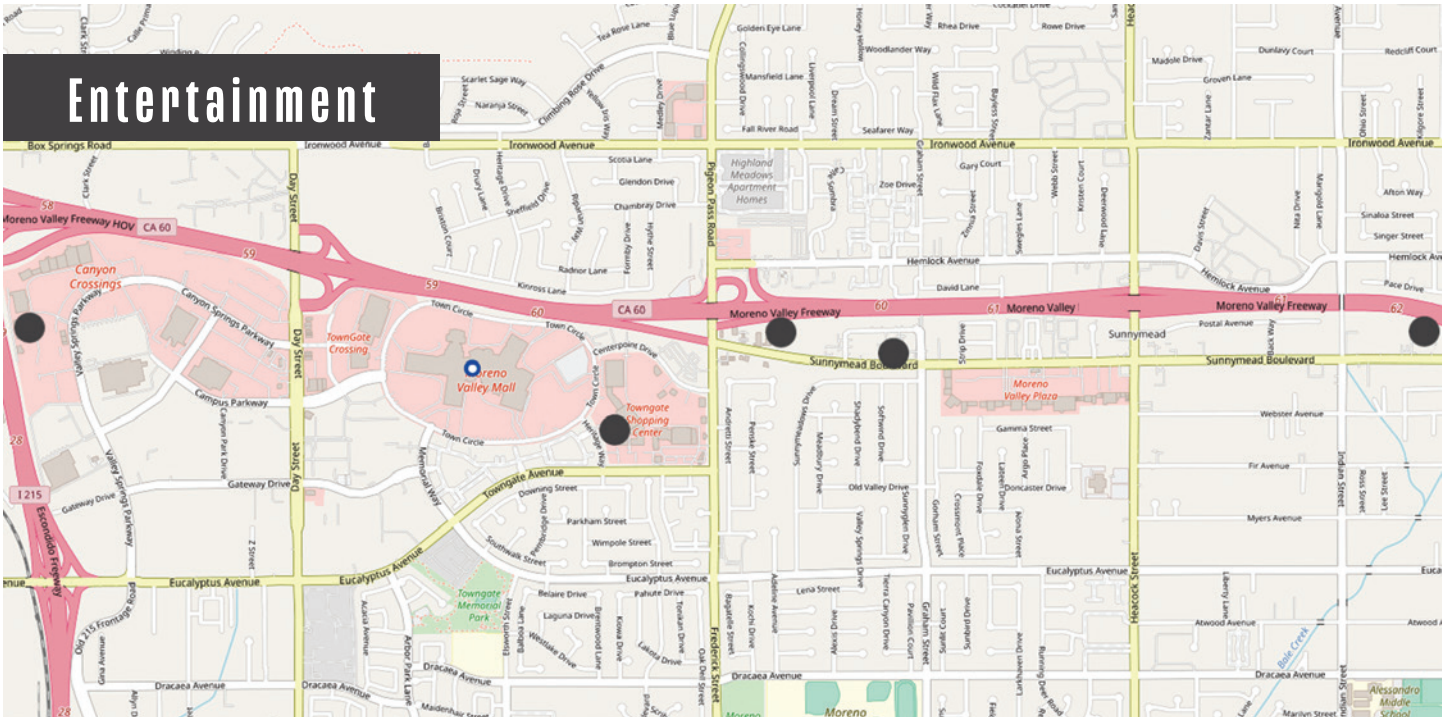
Chain Restaurants



- ∞ Tilted Kilt Pub & Eatery
- ∞ Applebee's Grill & Bar
- ∞ Buffalo Wild Wings
- ∞ Polly's Pies Restaurant
- ∞ BJ's Restaurant & Brewhouse

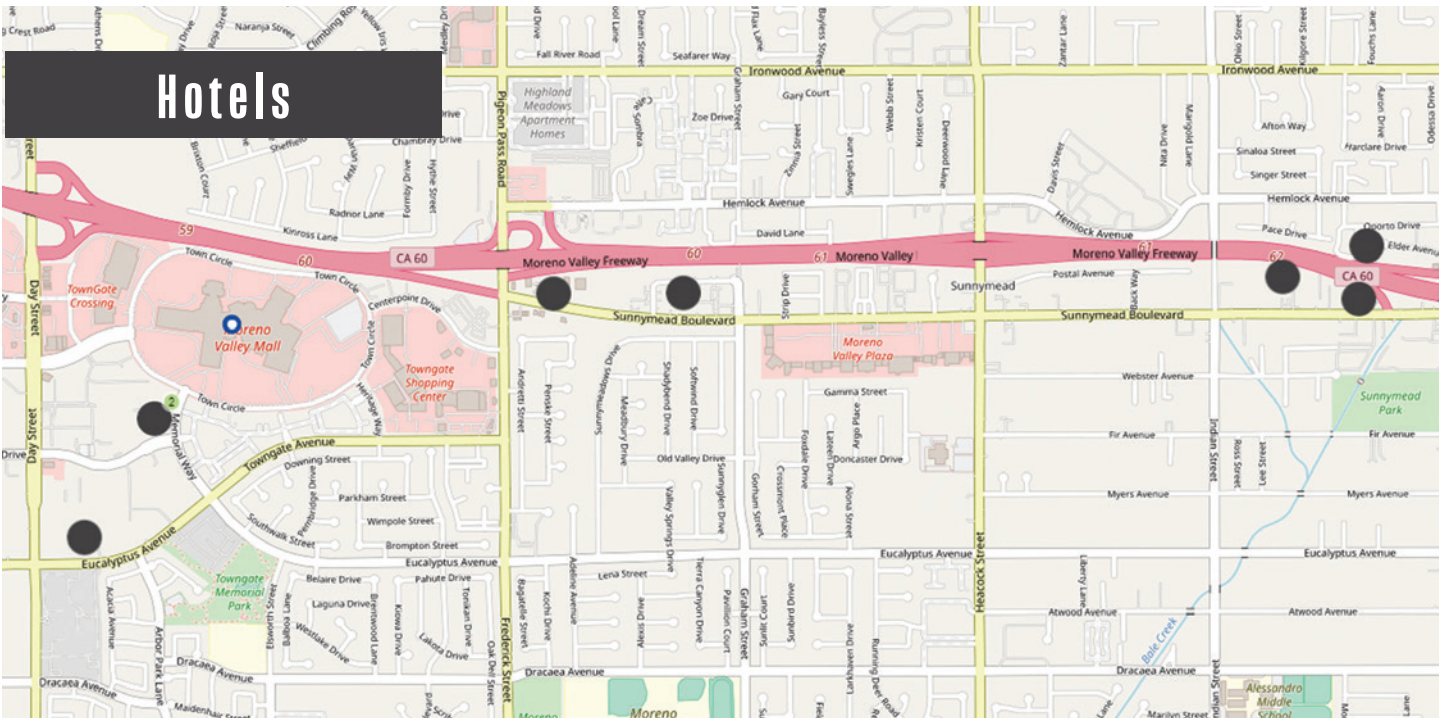
- ∞ Olive Garden
- ∞ Chili's Grill and Bar
- ∞ Outback Steakhouse
- ∞ Mimi's Cafe
- ∞ Shakey's Pizza Parlor

Entertainment



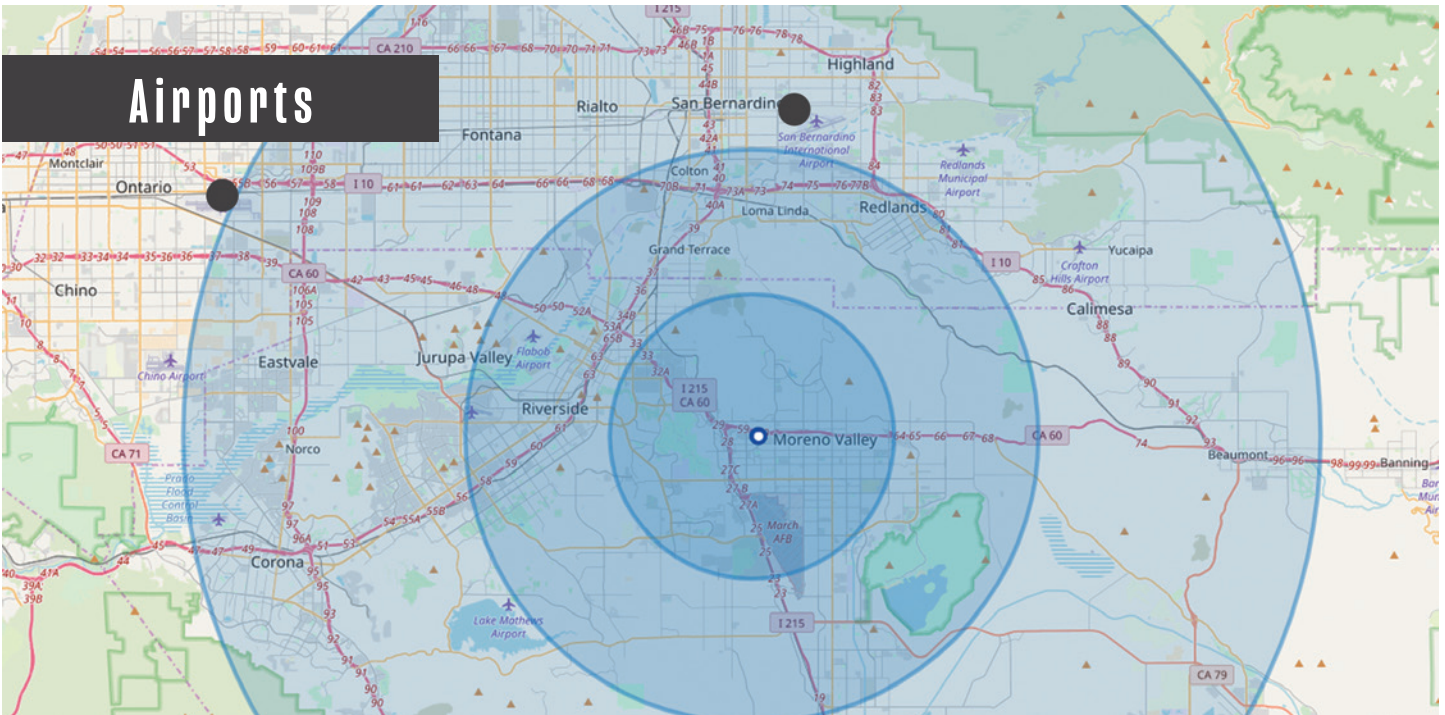
- ∞ Regency Theatres
- ∞ Chuck E. Cheese
- ∞ Shakey's Pizza Parlor

- ∞ Brunswick Zone
- ∞ John's Incredible Pizza



- ∞ Hampton Inn & Suites
- ∞ Ayres Hotel & Spa
- ∞ La Quinta by Wyndham
- ∞ Comfort Inn

- ∞ Best Western
- ∞ Regency Inn & Suites
- ∞ Courtyard by Marriott
- ∞ Holiday Inn Express & Suites



- ∞ Ontario International Airport
- ∞ San Bernardino International Airport

CEO and Partner

— Matt Ilbak

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We work hard to cultivate a culture that promotes family and friendship, which translates into success in the property management industry. IGP has accomplished a lot of successful projects in a very short time since its establishment. By working together as a team, we create unsurpassed experiences for our retailers, employees, consumers and communities. With the power of our success and experience on property management we believe that IGP is going to transform the industry.



Our Team

IGP Business Group's management team has a combined 25 years of experience in the retail and entertainment industry. Driven by innovation and a passion for success, IGP's management team has expanded the corporate portfolio at an unprecedented rate.

Moreno Valley Mall

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