

PROPERTY ADDRESS

SWC 60 FREEWAY & REDLANDS BOULEVARD

MORENO VALLEY | CA 92555

APN# 488-330-030, 036, 054 & 056

PRICE

Submit Offers

Type of Ownership	Fee Simple
Land SF	484,387
Land AC	11.12
Zoning	Community Commercial District (CC)
Street Frontage	369' on 60 Freeway
Electric	Available on Aldi Pl, Redlands Blvd & Eucalyptus Ave
Water	12" Line Available next to 60 Freeway
Sewer	8" Line on Aldi Pl

- Prime 11.12 Acre Commercial Site Near 60 Freeway On/Off Ramps
- Great Visibility From the 60 Freeway With Pylon Sign Opportunity
- Immediate Proximity to the 60 Freeway With Traffic Counts Exceeding 76,000 Cars per Day
- Unique Commercial Development Opportunity as the Entryway to the World Logistics Center (WLC) which is currently grading
- WLC Is a 40.6 Million Square Foot Project That Will Provide a $2 Billion Annual Economic Benefit to the City
- 20,000 New Jobs to Be Created From the WLC
- City of Moreno Valley Job Creation Exceeding 30,000 Over the Past 10 Years
- In Close Proximity to the Riverside University Health System Medical Center, a Hospital That Employs 6,000 Workers and Has an Economic Impact of $1.6 Billion
- Nearby the New Kaiser Medical Center Project, an Expansion Plan That Will Add 1,125,000 Square Feet of Medical Services and Create 4,000 New Jobs in the City

AERIAL HIGHLIGHTS **& DEMOGRAPHICS**



Population	2 Mile	5 Mile	10 Mile
2010 Population	9,576	110,492	446,570
2022 Population	11,668	124,894	498,327
2027 Population Projection	12,564	133,127	527,187
Annual Growth 2010-2022	1.8%	1.1%	1.0%
Annual Growth 2022-2027	1.5%	1.3%	1.2%

Household Income	2 Mile	5 Mile	10 Mile
< $25,000	253	4,022	19,546
$25,000 - 50,000	454	5,734	26,294
$50,000 - 75,000	520	7,059	28,386
$75,000 - 100,000	568	5,994	23,245
$100,000 - 125,000	351	3,804	18,015
$125,000 - 150,000	372	2,761	13,115
$150,000 - 200,000	586	2,441	12,344
$200,000+	334	1,719	10,586
Avg Household Income	$116,115	$89,644	$94,578
Median Household Income	$96,654	$74,820	$76,656

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	1,208	18,461	58,818
High School Graduate	1,926	23,032	82,994
Some College, No Degree	2,785	24,620	101,593
Associate Degree	435	4,711	18,284
Bachelor's Degree	1,147	8,415	46,638
Advanced Degree	690	4,508	33,029

DIVERSIFIED Realty, Inc

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