



FOR SALE

2.31 ACRE COMMERCIAL SITE
 MORENO VALLEY CA 92555

PROPERTY ADDRESS

DIRECTLY ADJACENT TO SEC ALESSANDRO
 BLVD & MORENO BEACH DR
 MORENO VALLEY | CA 92555
 APN# 478-070-(026-027)

PRICE

\$2,000,000

Type of Ownership	Fee Simple
Land SF	100,624
Land AC	2.31
Price/SF	\$19.88
Price/AC	\$865,800
Zoning	CC (Community Commercial)
Street Frontage	340' on Moreno Beach Dr.

- Ideal 2.31 Acre Commercial Property for QSR's/Retail/Office
- New Freeway Interchange on Moreno Beach Drive to be Completed by Fall of 2023
- City of Moreno Valley Job Creation exceeding 30,000 over the Past 10 years
- An Additional 20,000 New Jobs coming from the Recently Approved World Logistics Center (WLC)
- WLC is a 40.6 Million Square Foot Project that will Provide a \$2 Billion Annual Economic Benefit to the City
- 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
- Multiple Residential Projects under Construction or Being Planned in the vicinity
- Seller will Consider Ground Lease


AERIAL HIGHLIGHTS & DEMOGRAPHICS




Town Center at Moreno Valley -
A mixed use project up to 800 Homes and 220,000 SF of Commercial Use. To be completed in 2025

Riverside University Health System Medical Center - A Hospital that Employs 6,000 Workers and has an Economic impact of \$1.6 Billion

SUBJECT PROPERTY


AQUABELLA
Aquabella - is a stunning new major resort life-style community. It is made up of a maximum of 2,922 dwelling units. The project includes associated recreational facilities, consisting of a main Clubhouse complex, Lakes, paseos, greenbelts, pocket parks and trails serving both residents and their guests.


Kaiser Medical Center Project - An Expansion plan that will add 1 million + SF of Medical Services and Create 4,000 new Jobs in the city of Moreno Valley

Population	2 Mile	5 Mile	10 Mile
2010 Population	23,330	148,931	415,871
2023 Population	26,187	163,412	458,513
2027 Population Projection	26,329	163,726	460,560
Annual Growth 2010-2023	0.9%	0.7%	0.8%
Annual Growth 2023-2028	0.1%	0%	0.1%

Household Income	2 Mile	5 Mile	10 Mile
< \$25,000	613	5,529	16,185
\$25,000 - 50,000	1,003	7,585	22,725
\$50,000 - 75,000	1,473	9,234	24,564
\$75,000 - 100,000	1,093	6,901	20,289
\$100,000 - 125,000	1,049	5,165	16,742
\$125,000 - 150,000	508	3,152	11,092
\$150,000 - 200,000	1,117	3,755	13,309
\$200,000+	652	2,265	10,409
Avg Household Income	\$109,719	\$89,946	\$98,674
Median Household Income	\$90,210	\$73,504	\$80,155

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	946	17,230	57,717
High School Graduate	1,554	21,309	82,657
Some College, No Degree	2,224	23,342	102,198
Associate Degree	369	4,419	18,300
Bachelor's Degree	913	8,160	47,908
Advanced Degree	543	4,429	34,164