

MIXED USE DEVELOPMENT

**2.82 AC FOR SENIOR/ASSISTED/MEMORY CARE
ADJACENT TO KAISER MEDICAL CENTER
EXPANSION NOW UNDER CONSTRUCTION**

NWC of Iris & Oliver, Moreno Valley, CA



THE OPPORTUNITY



The sale of this property represents a unique opportunity for development of up to 2.82 acres for Senior Assisted or Memory Care divisible to pad size directly adjacent to the Kaiser Permanent Medical Center in Moreno Valley. Pieces are available for sale, lease and BTS. The adjacent 1.31 acres is also available, contact broker for additional details. The site is zoned "NC" Neighborhood Commercial with a Medical Use Overlay (MUO) which presents a wide variety of permitted uses for development flexibility.

This site is perfectly situated to take advantage of the Kaiser Medical Center and their plans for expansion. The Kaiser adjacent to this site is currently developed as 130,000 SF 100-bed hospital and two medical office buildings totaling approximately 89,500 SF. Kaiser believes in the need of additional medical at this location and is planning a large phased expansion. The ultimate project buildout will be an approximately 460-bed hospital, outpatient medical office buildings, an energy center and structured parking for a total of 1,125,000 SF of development. **Expansion is now under construction.**

The overall demographics of this location are some of the best in the Inland Empire. There is a population of over 11,000 within a one mile radius and an **average household income of over \$110,000**. While the existing demographics are impressive there is significant growth coming to the immediate vicinity. There are **over 2100 residential units that are either approved or under construction within a 2 mile radius** mixed between both single family residential and multifamily. See map of proposed residential development attached in this OM.

In addition to residential growth there are other numerous economic drivers in the surrounding area. The site is well positioned to take advantage of growth the proposed World Logistics Center (WLC), a 40.6 million SF next-generation logistics campus designed to attract the world's leading companies. The site benefits from being only ¼ mile from the Via Del Lago entrance to Lake Perris with over 1 million visitors per year.

This site is part of an overall larger offering that contemplates a mixed-use development including senior living (age restricted, assisted and memory care are all permitted) and medical use. Each component of the overall development compliments the other and creates a unique wellness-oriented synergistic opportunity for development.

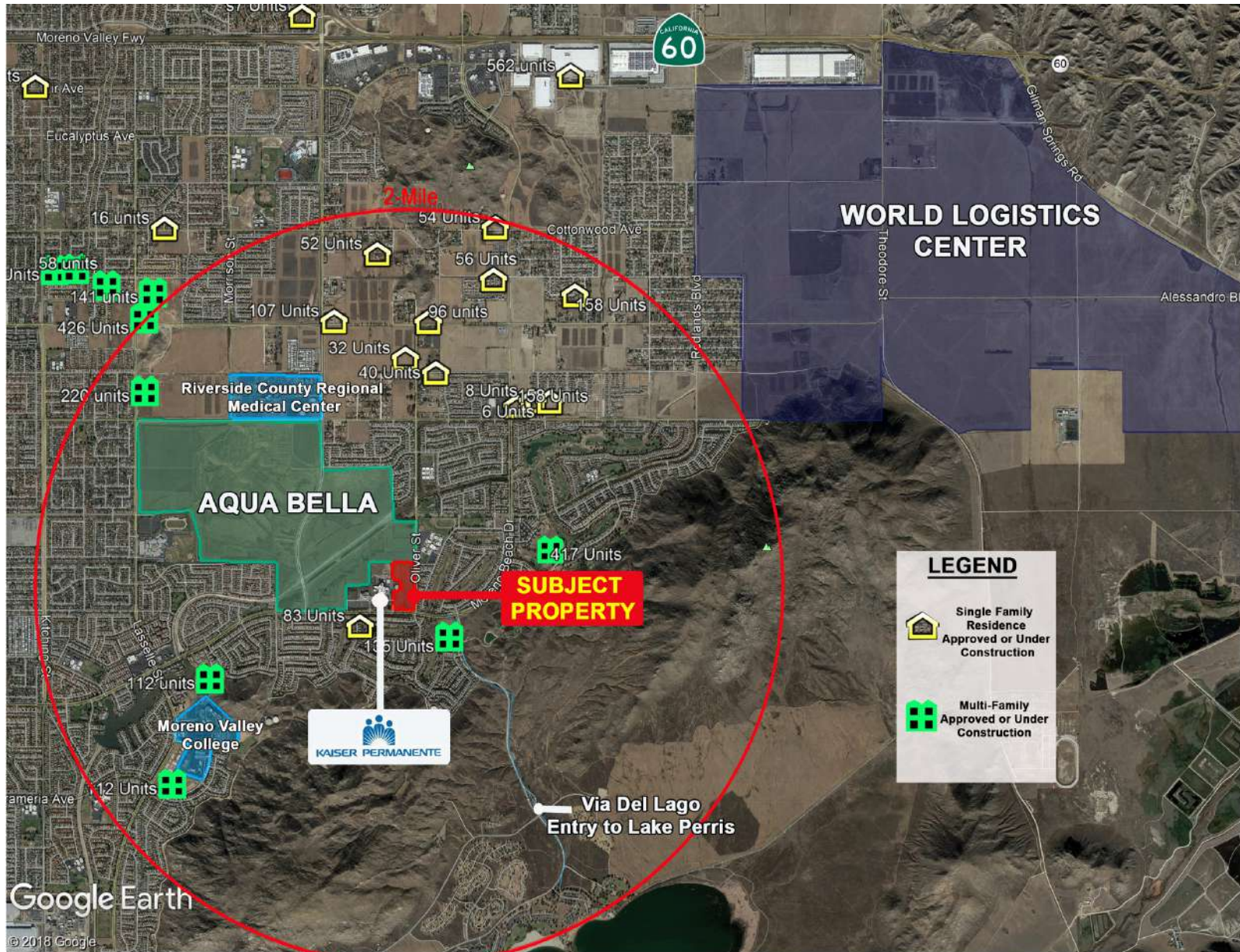
INVESTMENT SUMMARY



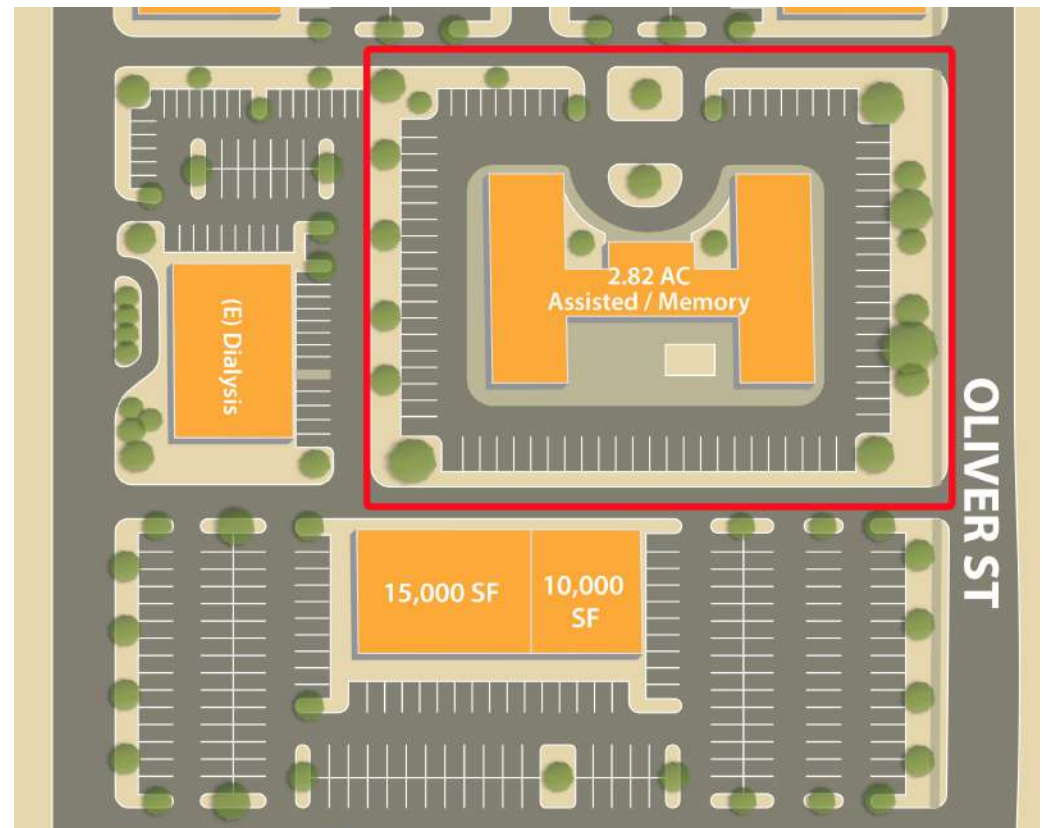
OFFERING SUMMARY	
Parcel 4 (2.82 AC) Sale Price:	\$2,459,000
Lot Size:	2.82 Acres

- Property is adjacent to the **Kaiser Permanent Medical Center with expansion now under construction**
- Ideal location next to main entrance to Lake Perris which has **over 1 Million visitors annually**.
- Population of over 11,000 within a one mile radius and an **average household income of over \$110,000**
- There are **over 2100 residential units that are either approved or under construction within a 2 mile radius**.
- Public transportation (bus stop) is right at the corner of Iris and Oliver available to future residents.
- Property is zoned "O" (Office) with a Medical Use Overlay (MUO). A wide variety of uses are permitted with this zoning. Refer to City Zoning: http://qcode.us/codes/morenovalley/view.php?topic=9-9_07-i-9_07_040
- This offering represents the parcels designated as Senior Living but is part of a larger development concept including Retail and Medical Use offerings. Contact broker for additional opportunities at this site.
- Curbs, gutter and sidewalk installed with utilities available at the property line.

AERIAL MAP



OVERALL SITE PLAN



- This layout represents just one way that the property may be developed, Buyer to verify feasibility.
- Parking layout and requirements is schematic only. Parking requirements shall be determined by the community development director subject to an approved parking study. [https://qcode.us/codes/morenovalley/view.php?topic=9-9 11-9 11 040](https://qcode.us/codes/morenovalley/view.php?topic=9-9%2011-9%2011%20040)
- Parcel lines are subject to revision. Contact broker if additional acreage is desired.
- Overall Site Plan represents one way this property may be developed and is subject to change.

KAISER PERMANENTE

Kaiser Permanente Medical Center

The 101-bed Kaiser Permanente Medical Center features a 12-bed Emergency Department, and 14 labor and delivery room beds. With the continued growth expected in this geographic region, Kaiser Permanente is developing plans to expand access to high-quality care while incorporating advanced technologies and environmentally friendly features.

The ultimate project buildout will be an approximately **460-bed hospital**, outpatient medical office buildings, an energy center and structured parking for a **total of 1,1250,000 SF of development**. **Construction of Phase 1 & 2 now underway.**



Elements of Proposed Expansion

Hospital Support, ER, and Diagnostics & Treatment

- To accommodate 460 beds
- Will include radiology, laboratory, operating rooms
- Will include an emergency department with treatment rooms
- Administrative offices, conference rooms, cafeteria, and biomedical engineering to be included

Outpatient Medical Office Buildings

- Medical Offices to include:
- Exam rooms
 - Physician Offices
 - Outpatient Pharmacy
 - Laboratories
 - Radiology
 - Administrative Offices
 - Storage

Central Energy Center and Service Yard

The Central Energy Center, emergency generator, bulk oxygen, and cooling tower would be included in Phase I and would serve the hospital, the diagnostic treatment building, and the outpatient medical buildings.

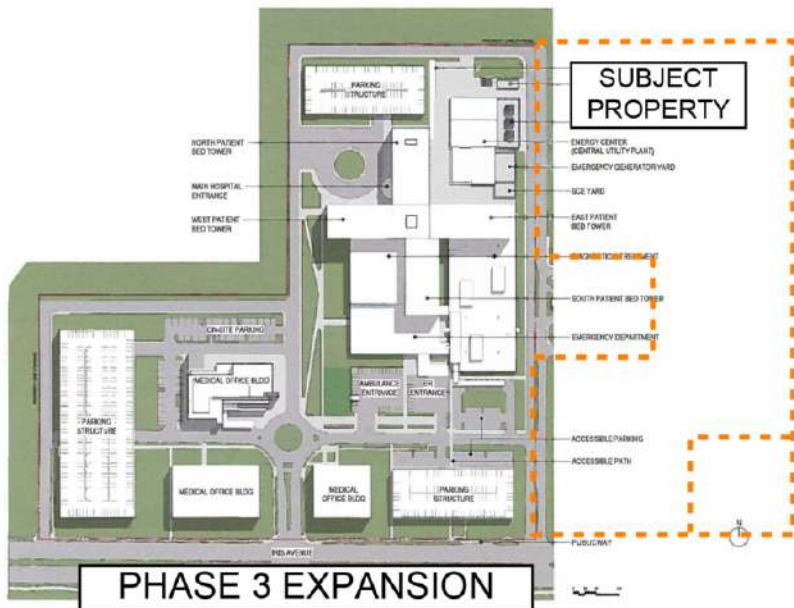
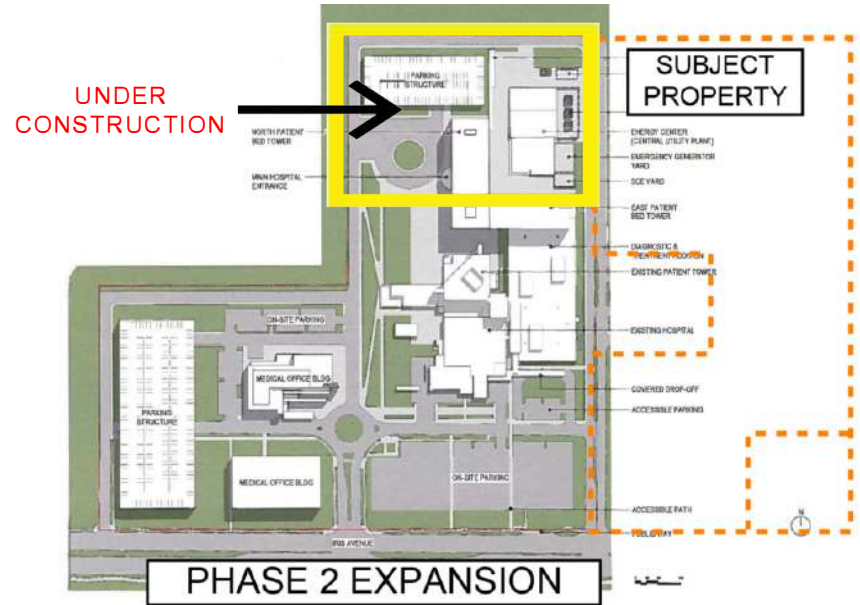
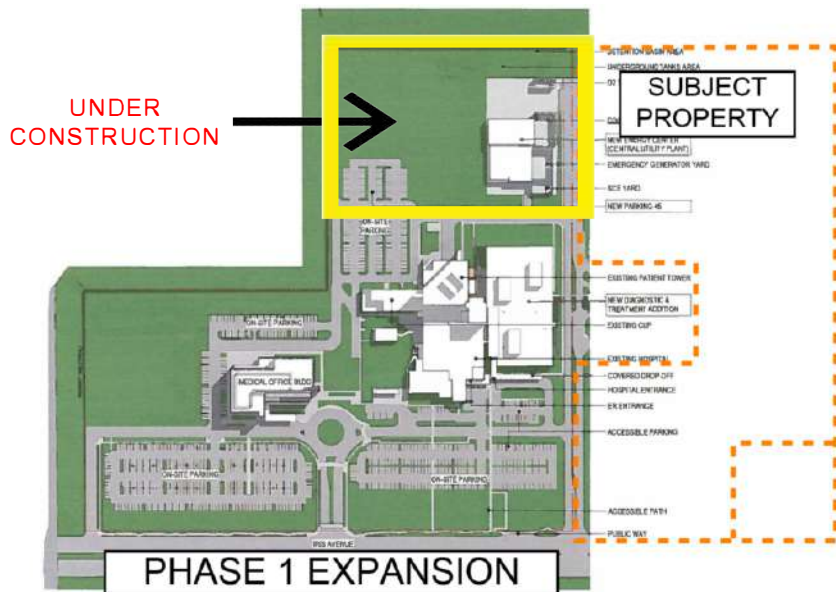
Parking Facilities & Access

The project would have a total of 2,550 parking spaces and would include 3 new multi-level parking structures. The project would continue to have access from the existing driveway on Iris Ave.

Sustainable Design Elements

- The project would pursue Kaiser's sustainable building standards including:
- Solar & thermal insulation
 - Utilization of rainwater
 - Recycling of waste
 - Energy recovery options
 - Use of local materials for landscape & construction

KAISER EXPANSION



WORLD LOGISTICS CENTER



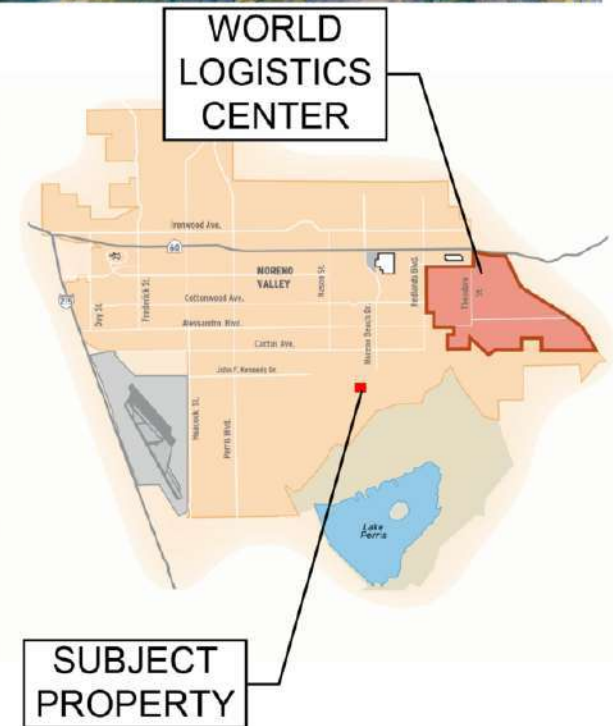
WORLD LOGISTICS CENTER

Designed for large, global company's operations, the 2,610-acre, WLC campus will feature advanced technologies, innovative architecture, environmental design, water-conservation strategies and clean technologies. The press release said WLC is poised to become one of the preeminent business centers nationally and globally and will be one of the most sustainable developments, incorporating the highest environmental standards, of its kind.

The WLC campus design calls for development of up to 40.6 million sq. ft. of industrial, high-cube logistics facilities, office space and other support facilities. This site is at the junction of two major highways (SR-60 and I-215), which places it within overnight delivery range to 11 western states and within expedient reach to over 200 million customers.

A Highland Fairview press release says Moreno Valley is home to such companies as Proctor & Gamble, Amazon, Sketchers USA, Deckers Outdoor, Philips Electronics, Harman Kardon, Walgreens, Serta Mattress, Aldi Foods and Fisker Automotive. The management company said WLC will yield an estimated 13,000 construction jobs and 20,000 permanent jobs and will contribute approximately \$2.5 billion annually in economic activity.

Highland Fairview says it will provide nearly \$7 million to promote education, a library, training and workforce development for Moreno Valley residents.



WHY MORENO VALLEY?



ACCELERATING OPPORTUNITIES

STRONG DEMOGRAPHIC GROWTH

Centrally located in the booming Inland Empire region of Southern California, Moreno Valley has a highly skilled and motivated workforce. The population exceeds 212,000 and approaches 2.4 million within a 20 mile radius. Average population growth is 4.99% annually, 4.53% within a 20 mile radius.

PRO-BUSINESS PHILOSOPHY

Pro-business environment and concierge business service. Able to fast track development and offer unparalleled plan check turn around. Boasts City owned electric utility that is top in industry for reliability.

HOT MORENO VALLEY MARKET

Home to many Fortune 500 and international companies. Two medical campuses: Riverside University Health System and Kaiser Permanente with a full-time workforce exceeding 4,900.

Student population 41,000: UC Riverside, Moreno Valley College, Cal Baptist University.

Senior care and medical development opportunities.

ATTRACTIVE INCENTIVES

Electrical rate discount for qualifying businesses. Workforce Recruitment and Training subsidy.

Moreno Valley is the 2nd largest city in Riverside County and the 21st largest in California. With a 4.9% annual growth rate, the population of 212,682 spans across 51 square miles. The average household income is \$78,090, with 4500 businesses providing 17,000 jobs. The city has 6 high schools, 6 middle schools, 25 elementary schools, and two private schools. The three colleges—the University of California, Riverside, California Baptist University and Moreno Valley College—attract more than 40,000 students each year. In total, 44 universities and community colleges educate 225,655 undergraduates within 50 miles of the City Moreno Valley and is accessible through the California 60 and 215 freeways. The Perris Valley line of the Metrolink runs through Moreno Valley, providing quick and easy access to most cities between Perris and Downtown Los Angeles. With access to these transportation routes, Moreno Valley is a hub for education, growth and development.

The top employers in Moreno Valley are March Air Reserve Base, Amazon's Distribution Center, Riverside County Regional Medical Center, Moreno Valley Unified School District, and Ross For Less' Distribution Center. It was announced that Riverside County's hospital headquarters (Riverside University Health System) along with Kaiser Permanente both are expanding their facilities to meet strong regional demand.

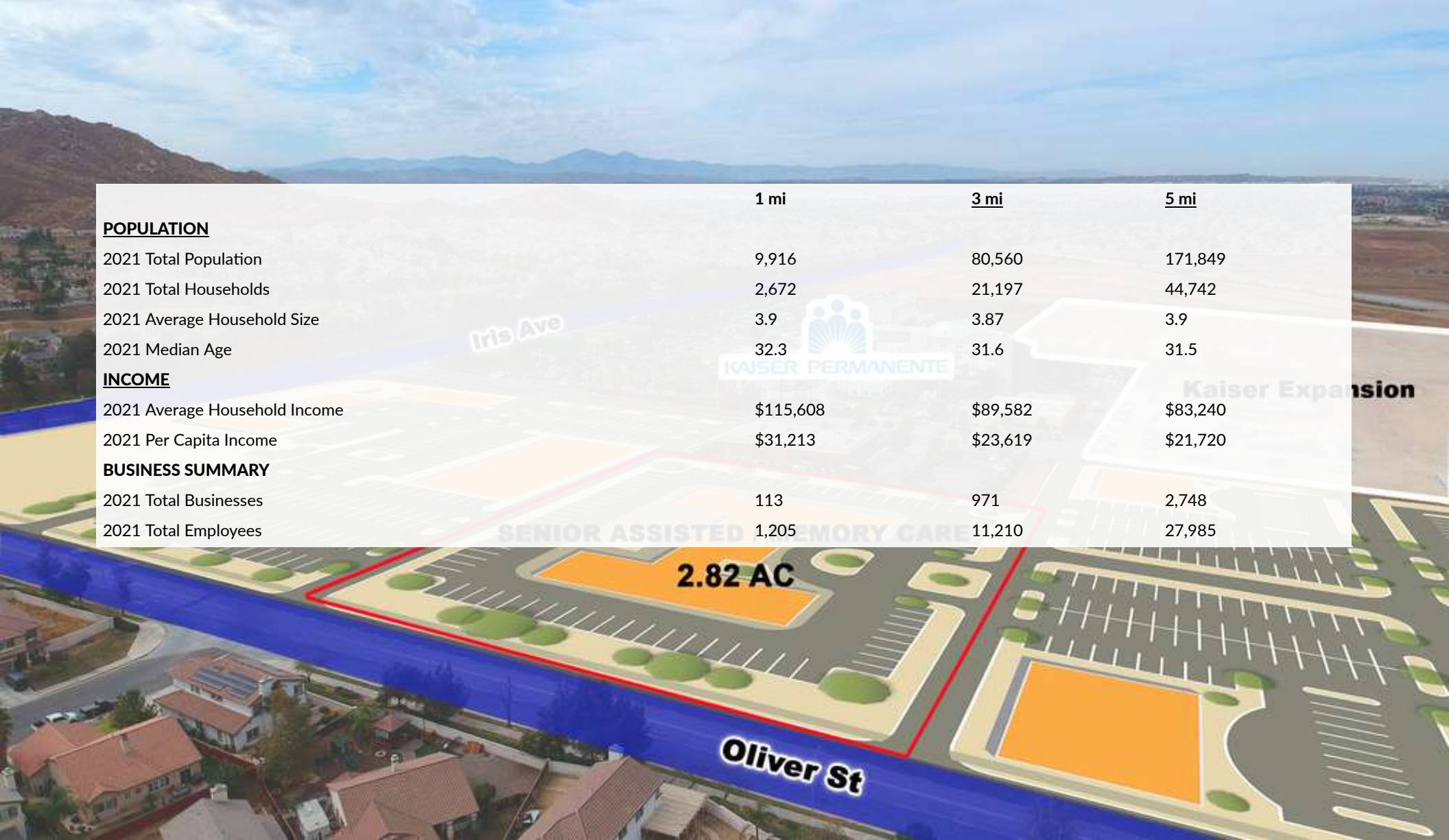
As the City continues to grow, the commercial & retail sector is exploding. Currently Moreno Valley is home to over 2 regional malls and 40 shopping plazas. The largest regional mall is The Moreno Valley Mall with over 1.1M SF of retail activity and is anchored by Harkin Theaters, JC Penney, Macy's, & Sears. The second largest is Stoneridge Town Center at 579,000 SF of retail activity and anchored by Kohl's Super Target, Dress Barn, and Best Buy Outlet. Along with commercial & retail there are also Medical/Office as well as Industrial developments under way which would bring additional jobs and tax revenue to the growing city. Moreno Valley led the region in absorption of more than 8.4 million square feet of new industrial corporate facilities in the past two years. The proposed World Logistics Center alone offers 40.6 million square feet—and would be the largest industrial corporate business campus in California.



Moving at the Speed of Business | 951.413.3460 | edteam@morenovalleybusiness.com

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2021 Total Population	9,916	80,560	171,849
2021 Total Households	2,672	21,197	44,742
2021 Average Household Size	3.9	3.87	3.9
2021 Median Age	32.3	31.6	31.5
INCOME			
2021 Average Household Income	\$115,608	\$89,582	\$83,240
2021 Per Capita Income	\$31,213	\$23,619	\$21,720
BUSINESS SUMMARY			
2021 Total Businesses	113	971	2,748
2021 Total Employees	1,205	11,210	27,985



Presented By



CHRIS LINDHOLM

Investment Sales & Land
Specialist

T 909.230.4500 | C 951.965.9021
chris@progressiverep.com
CalDRE #02047355



9471 Haven Avenue Suite 110
Rancho Cucamonga, CA 91730

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Co-operating brokers should contact us directly for fee

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,200+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+