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FOR SALE

13.90 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555

PROPERTY ADDRESS

NWC 60 FREEWAY & MORENO BEACH DRIVE
MORENO VALLEY | CA 92555
APN# 488-080-025

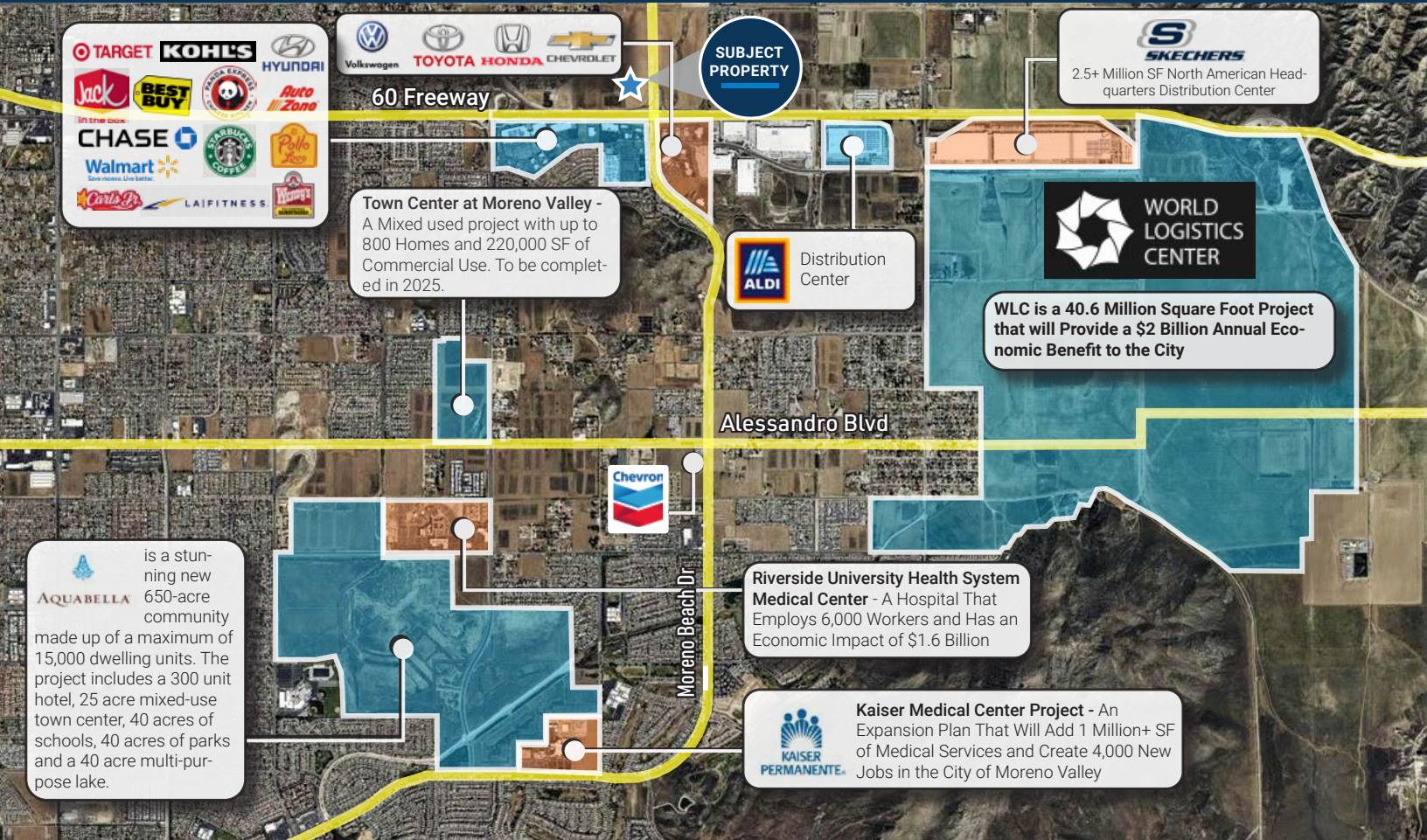
PRICE

Submit Offers

| | |
|-------------------|----------------------------------|
| Type of Ownership | Fee Simple |
| Land SF | 605,484 |
| Land AC | 13.90 |
| Zoning | Highway/Office Commercial (H/OC) |
| Street Frontage | 576' on Moreno Valley Beach Dr |

- 13.90 Acre Commercial Site Near 60 Freeway On/Off Ramps
- Great Visibility From the 60 Freeway With Pylon Sign Opportunity
- Adjacent to Future 531 Unit Residential Project from Pacific Communities that Features a City Aquatic Center
- Immediate Proximity to the 60 Freeway With Traffic Counts Exceeding 76,000 Cars per Day
- Brand New Freeway Interchange on Moreno Beach Drive completed in 2024
- City of Moreno Valley Job Creation Exceeding 30,000 Over the Past 10 Years
- Nearby World Logistics Center (WLC), a 40.6 Million Square Foot Project That Will Provide a \$2 Billion Annual Economic Benefit to the City
- An Additional 20,000 New Jobs Coming From the Recently Approved WLC Project That Is Scheduled to Break Ground in Fall of 2024
- 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 | 22,357 | 165,053 | 502,155 |
| 2022 Population | 26,249 | 185,279 | 558,768 |
| 2027 Population Projection | 28,127 | 197,298 | 590,844 |
| Annual Growth 2010-2022 | 1.5% | 1.0% | 0.9% |
| Annual Growth 2022-2027 | 1.4% | 1.3% | 1.1% |

| Household Income | 2 Mile | 5 Mile | 10 Mile |
|-------------------------|-----------|----------|----------|
| < \$25,000 | 582 | 6,406 | 23,022 |
| \$25,000 - 50,000 | 944 | 9,360 | 29,580 |
| \$50,000 - 75,000 | 1,452 | 10,749 | 31,172 |
| \$75,000 - 100,000 | 1,389 | 8,457 | 25,702 |
| \$100,000 - 125,000 | 804 | 5,668 | 19,336 |
| \$125,000 - 150,000 | 723 | 3,957 | 14,318 |
| \$150,000 - 200,000 | 844 | 3,308 | 14,063 |
| \$200,000+ | 502 | 2,183 | 12,406 |
| Avg Household Income | \$103,505 | \$85,671 | \$94,704 |
| Median Household Income | \$86,555 | \$71,317 | \$75,997 |

| Education | 2 Mile | 5 Mile | 10 Mile |
|------------------------------|--------|--------|---------|
| Some High School, No Diploma | 3,330 | 27,931 | 64,350 |
| High School Graduate | 4,550 | 33,695 | 90,033 |
| Some College, No Degree | 5,670 | 36,749 | 114,126 |
| Associate Degree | 945 | 7,141 | 20,598 |
| Bachelor's Degree | 2,178 | 12,040 | 54,074 |
| Advanced Degree | 1,270 | 6,130 | 39,468 |