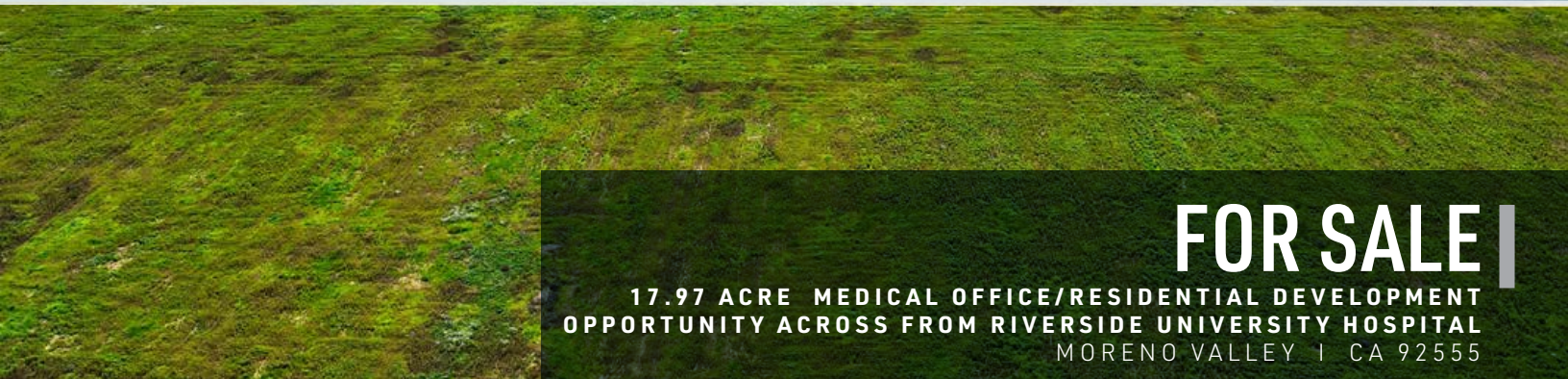




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FOR SALE

17.97 ACRE MEDICAL OFFICE/RESIDENTIAL DEVELOPMENT OPPORTUNITY ACROSS FROM RIVERSIDE UNIVERSITY HOSPITAL
MORENO VALLEY | CA 92555

PROPERTY ADDRESS

SEC OF NASON STREET & BRODIAEA AVENUE
MORENO VALLEY | CA 92555
APN 486-290 - (036 - 037)

PRICE

Submit Offer

Type of Ownership	Fee Simple
Land SF	782,773
Land AC	17.97
Zoning	Downtown Center (DC)
Street Frontage	620' on Nason St. 1,268' on Brodiaea Ave.

- Rare 17.97 Acre Site Suitable for Medical Office or High Density Residential Development
- Previously Entitled for over 300,000 SF of Medical Office Space & Skilled Nursing Facilities (Entitlements Expired 4/17/21)
- City has Indicated Support for Similar Medical Use Development or High Density Residential
- Across the Street from the Riverside University Health System Medical Center, a Hospital That Employs 6,000 Workers and Has an Economic Impact of \$1.6 Billion
- Favorable Downtown Center (DC) Zoning Allows for No Limits on Density for Residential Developments
- DC Zoning Establishes a Flexible Environment for Creative/Transformative Projects
- 1/2 mile to the Town Center at Moreno Valley - A Mixed Used Project With up to 800 Homes and 220,000 SF of Commercial Use, to Be Completed in 2025
- 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 the Spring of 2024
- 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	50,757	175,694	433,752
2023 Population	56,307	192,382	474,874
2028 Population Projection	56,512	192,688	476,392
Annual Growth 2010-2023	0.8%	0.7%	0.7%
Annual Growth 2023-2028	0.1%	0%	0.1%

HOUSEHOLD INCOME	2 Mile	5 Mile	10 Mile
< \$25,000	1,711	6,865	17,557
\$25,000 - 50,000	2,364	9,030	23,507
\$50,000 - 75,000	3,495	11,122	24,720
\$75,000 - 100,000	2,355	8,170	20,501
\$100,000 - 125,000	1,870	6,360	16,752
\$125,000 - 150,000	1,072	3,703	11,449
\$150,000 - 200,000	1,543	4,196	13,097
\$200,000+	919	2,481	10,889
Avg Household Income	\$94,930	\$88,110	\$98,130
Median Household Income	\$76,003	\$72,549	\$79,209

EDUCATION	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	7,525	29,418	62,304
High School Graduate	9,739	34,631	78,198
Some College, No Degree	11,425	37,649	93,743
Associate Degree	2,225	7,579	18,364
Bachelor's Degree	4,253	12,569	40,174
Advanced Degree	2,651	6,311	30,808