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FOR SALE

7.88 ACRE APARTMENT SITE
MORENO VALLEY | CA 92555

PROPERTY ADDRESS

ALESSANDRO BOULEVARD & NASON STREET
MORENO VALLEY | CA 92555
APN# 486-270-021

PRICE

Submit Offers

Type of Ownership	Fee Simple
Land SF	343,252
Land AC	7.88
Zoning	Downtown Center (DC)
Street Frontage	561.2' on Alessandro Blvd & 164.6' on Nason St

- Prime 7.88 Acre Apartment Site
- Favorable Downtown Center (DC) Zoning Allows for No Limits on Density
- DC Zoning Establishes a Flexible Environment for Creative/Transformative Projects
- Close Proximity to 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 Fall of 2023
- 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	69,770	185,925	462,223
2022 Population	79,601	208,793	514,217
2027 Population Projection	84,958	222,356	545,427
Annual Growth 2010-2022	1.2%	1.0%	0.9%
Annual Growth 2022-2027	1.3%	1.3%	1.2%

Household Income	2 Mile	5 Mile	10 Mile
< \$25,000	2,547	7,390	19,822
\$25,000 - 50,000	3,640	10,503	26,335
\$50,000 - 75,000	4,879	12,300	27,245
\$75,000 - 100,000	3,744	9,202	22,615
\$100,000 - 125,000	2,142	6,386	17,026
\$125,000 - 150,000	1,761	4,528	12,277
\$150,000 - 200,000	1,341	3,724	12,646
\$200,000+	800	2,332	11,670
Avg Household Income	\$84,965	\$84,914	\$96,045
Median Household Income	\$71,604	\$70,560	\$76,565

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	12,568	31,743	66,754
High School Graduate	14,830	37,185	83,306
Some College, No Degree	15,124	41,061	100,809
Associate Degree	3,088	7,972	18,875
Bachelor's Degree	4,881	13,623	44,305
Advanced Degree	2,484	7,158	34,589