



CLICK TO PLAY VIDEO



FREDERICK ST

ALESSANDRO

# FOR SALE

8.43 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY ON A SIGNALIZED HARD CORNER MORENO VALLEY CA 92553

## PROPERTY INFO

SEC OF FREDERICK STREET  
& ALESSANDRO BOULEVARD  
MORENO VALLEY CA 92553  
APN # 297-170-034

## PRICE

# SUBMIT OFFER

|                   |   |
|-------------------|---|
| Type of Ownership | Fee Simple                                      |
| Land SF           | 367,211   |
| Land AC           | 8.43  |
| Price/SF          | N/A   |
| Price/AC          | N/A   |
| Zoning            | CC (Community Commercial)                       |
| Street Frontage   | 609' on Alessandro Blvd<br>570' on Frederick St |

- 8.43 Acre Commercial Development Opportunity on a Signalized Hard Corner
- Ideal Development Site for Hotels, Gas Stations, QSR's & other Commercial Uses
- Located on a Signalized Hard Corner Across the Street from Moreno Valley City Hall & Police Department
- Traffic Counts Exceeding 40,000 Cars Per Day at the Intersection
- Dense, Infill Location for Commercial Development with little Competition on the West End of Moreno Valley
- Great Access to both the 215 Freeway to the West & 60 Freeway to the North
- In Close Proximity to the March Air Reserve Base that is the Largest Employer in Moreno Valley
- 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



# AERIAL HIGHLIGHTS & DEMOGRAPHICS



## POPULATION

|                            | 2 Mile | 5 Mile  | 10 Mile |
|----------------------------|--------|---------|---------|
| 2010 Population            | 57,025 | 236,477 | 573,666 |
| 2023 Population            | 62,528 | 255,743 | 621,677 |
| 2028 Population Projection | 62,640 | 255,641 | 622,698 |
| Annual Growth 2010-2023    | 0.7%   | 0.6%    | 0.6%    |
| Annual Growth 2023-2028    | 0%     | 0%      | 0%      |

## HOUSEHOLD INCOME

|                         | 2 Mile   | 5 Mile   | 10 Mile  |
|-------------------------|----------|----------|----------|
| < \$25,000              | 3,179    | 8,581    | 25,538   |
| \$25,000 - 50,000       | 3,740    | 11,700   | 32,579   |
| \$50,000 - 75,000       | 4,101    | 14,315   | 33,962   |
| \$75,000 - 100,000      | 2,116    | 10,912   | 26,615   |
| \$100,000 - 125,000     | 1,522    | 9,056    | 21,914   |
| \$125,000 - 150,000     | 853      | 5,855    | 14,891   |
| \$150,000 - 200,000     | 817      | 6,827    | 15,336   |
| \$200,000+              | 344      | 4,759    | 13,266   |
| Avg Household Income    | \$69,583 | \$95,817 | \$94,151 |
| Median Household Income | \$56,997 | \$78,222 | \$74,977 |

## EDUCATION

|                              | 2 Mile | 5 Mile | 10 Mile |
|------------------------------|--------|--------|---------|
| Some High School, No Diploma | 11,813 | 33,730 | 82,063  |
| High School Graduate         | 10,908 | 44,117 | 104,161 |
| Some College, No Degree      | 10,585 | 52,175 | 124,250 |
| Associate Degree             | 2,413  | 10,353 | 24,988  |
| Bachelor's Degree            | 2,952  | 19,597 | 52,404  |
| Advanced Degree              | 1,498  | 13,088 | 37,994  |