

FREDERICK ST

B.43 ACRE COMMERCIAL DEVELOPMENT B.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

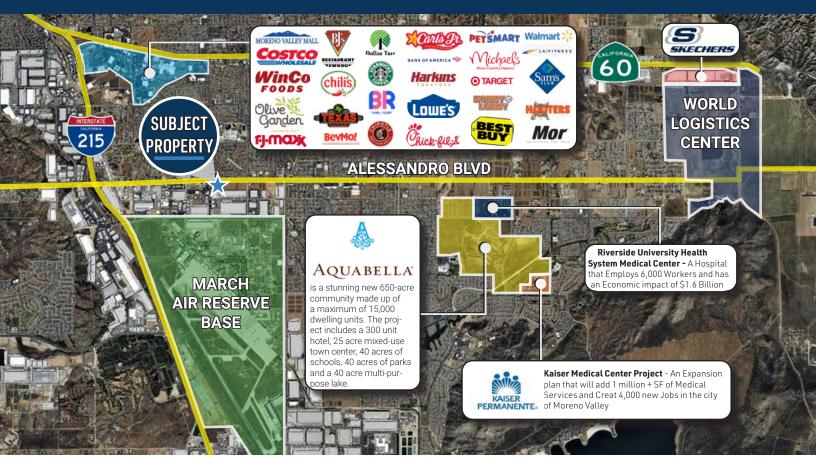
Type of Ownership	Fee Simple
Land SF	367,211
Land AC	8.43
Price/SF	N/A
Price/AC	N/A
Zoning	CC (Community Commercial)
Street Frontage	609' on Alessandro Blvd 570' on Frederick St

• 8.43 Acre Commercial Development Opportunity on a Signalized Hard Corner

ALESSANDRO

- 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

