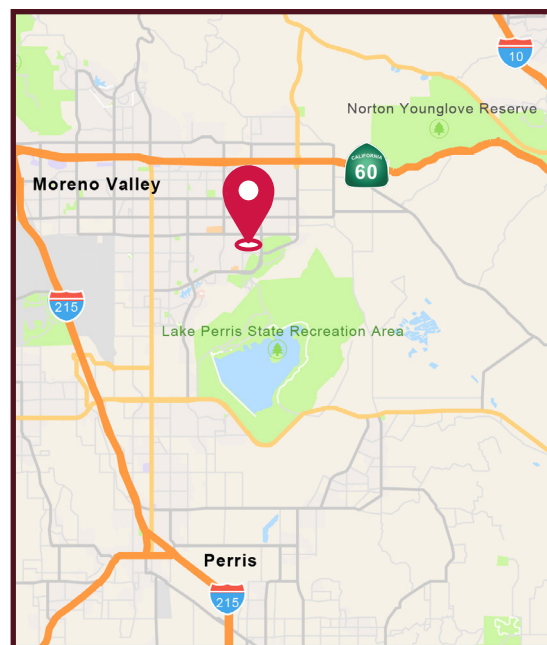# ±2.5 ACRES FOR SALE | $1,750,000 ($16/SF)
SIGNALIZED INTERSECTION (25,303 CPD)

SOUTHWEST CORNER OF MORENO BEACH DR & JFK DR

HIGHLIGHTS:

- Zoning: Commercial allowing a wide range of retail uses including gym, car wash, day care center, gas station, hotel, sit-down and fast-food restaurants, service,

- Moreno Beach Drive runs north-south connecting residential community to the 60 freeway

- Rectangular-shaped lot; over 300 ft of frontage on Moreno Beach Dr and over 340 ft on JFK Dr

- Strong Demographics: over 65,000 population with an average household income of over $120,000 within a 3-mile radius

- Located near Kaiser Permanente Hospital (113 beds)

- Surrounded by gated community, modern homes within Rancho Belago Neighborhood

- Moreno Valley is the second largest city in Riverside County with 212,000 Population

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PROPERTY *AERIAL*

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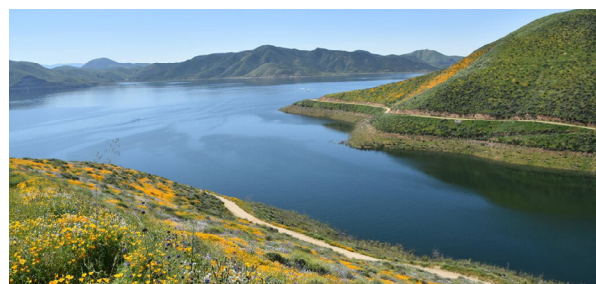
PROPERTY *AERIAL*

AREA *OVERVIEW*

The City of Moreno Valley is a growing city with a bright future. Strategically located in the Inland Empire of Southern California, with a market area of over two million people and abundant developable land, savvy developers and retailers continue to choose Moreno Valley for growth and success. The City of Moreno Valley is dedicated to fostering new businesses and well-managed growth to create a superb quality of life.

Having just surpassed 212,000 in population, Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the region.

Lake Perris State Recreational Area

Lake Perris State Recreation Area spans approximately three miles in length and two miles across, it's a well-known destination for visitors to enjoy a peaceful day relaxing on the shore or a thrilling speedboat adventure. With miles of pristine hiking to explore at Lake Perris Recreation Area, the lake's multi-use trail system accommodates both biking and horseback riding.

Rancho Del Sol Golf Club

The course that has been revamped from a challenging 27, to a more playable but still very exciting 18 hole course. Start on the subtle valley front nine winding between the houses and the lake. Then the spectacular finish on mountain nine, the course ascends into the hills above the houses giving many breathtaking views of the valley and the San Bernardino Mountain range in the distance. A truly historic course with a fresh new feel and look.

March Air Force Base

The March Field Air Museum today displays one of the largest collections of military aircraft on the West Coast. Staffed by some 100 volunteers and 12 full and part time employees, the museum strives to be a positive participant in its community. Accredited by the American Alliance of Museums, the March Field Air Museum is proud to be ranked as the #1 Attraction in Riverside by TripAdvisor.

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SOUTHWEST CORNER OF MORENO BEACH DR & JFK DR

AREA *OVERVIEW*

RIVERSIDE COUNTY

Riverside County is located in the southern region of California bordered by Orange, San Bernardino, San Diego and Imperial Counties. Named for the city in which the county's seat resides, the region is roughly the size of the State of New Jersey in total area. It is among the fastest-growing areas of the United States.

2.4M POPULATION	**#5** HIGHEST DENSITY IN CALIFORNIA	**#11** LARGEST COUNTY
28 CITIES	**7,300** AREA (MILES)	**886,822** COLLEGE-EDUCATED POPULATION
752,381 NUMBER OF HOUSEHOLDS	**$445,675** AVERAGE HOME VALUE	**1,118,946** LABOR FORCE
$89,082 AVERAGE HOUSEHOLD INCOME	**$58.0 BILLION** ANNUAL HOUSEHOLD EXPENDITURES BUDGET	**67,683** EMPLOYERS

LA **LEE &**
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±2.5 ACRES FOR SALE | $1,750,000 ($16/SF)
SIGNALIZED INTERSECTION (25,303 CPD)

SOUTHWEST CORNER OF MORENO BEACH DR & JFK DR

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	11,910	65,407	158,485
2029 Projected Population	13,188	67,241	161,650
2020 Census Population	10,710	64,081	158,257
Average Household Income	$136,576	$120,418	$111,533

65,407
POPULATION
(3 MILE)

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	3,382	17,386	41,172
2029 Projected Households	3,853	18,196	42,632
2020 Census Households	3,073	17,182	41,154

17,386
HOUSEHOLDS
(3 MILE)

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	26.5%	25.2%	25.3%
Hispanic or Latino	51.3%	58.4%	64.4%
Black or African American	23.4%	19.7%	16.0%
Asian	10.4%	8.6%	7.1%
Hawaiian or Pacific Islander	0.5%	0.5%	0.5%
American Indian or Alaska Native	1.3%	1.8%	1.8%
Other Race	20.5%	28.6%	33.6%

$120,418
AVERAGE
HOUSEHOLD INCOME
(3 MILE)

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