

FOR
LEASE

MEDICAL OFFICE DEVELOPMENT

MORENO VALLEY • CA

BUILDING 1 HIGHLIGHTS

- ±14,000 SF
- TWO STORIES
- MEDICAL OFFICE



BUILDING 2 HIGHLIGHTS

- ±37,000 SF
- THREE STORIES
- MEDICAL OFFICE



Lon Mapes, President

C: 909.648.4091 // DRE#: 01397926

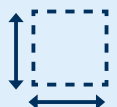
LMapes@LDMcommercial.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Corporate DRE#: 02074247



PROJECT HIGHLIGHTS

Located at the NEC of Nason St. and Cactus Ave. in Moreno Valley, this ±370,000 SF mixed-use development offers retail shop space and pads. The center features ±21,884 SF of retail and drive-thru spaces, along with ±51,000 SF of medical office space, providing significant value to the community.


±370,000 SF
 Total


Six
 Buildings

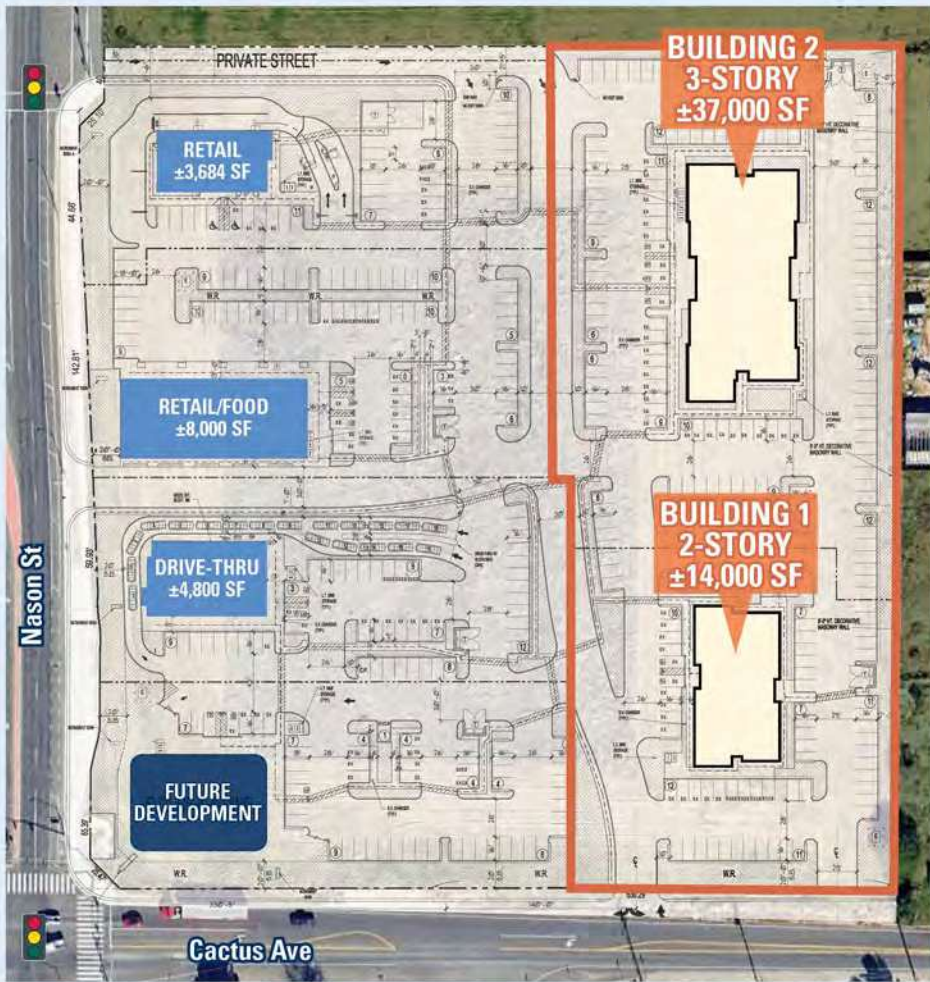

Ample
 Parking


Signalized
 Accessibility


Medical
 Office

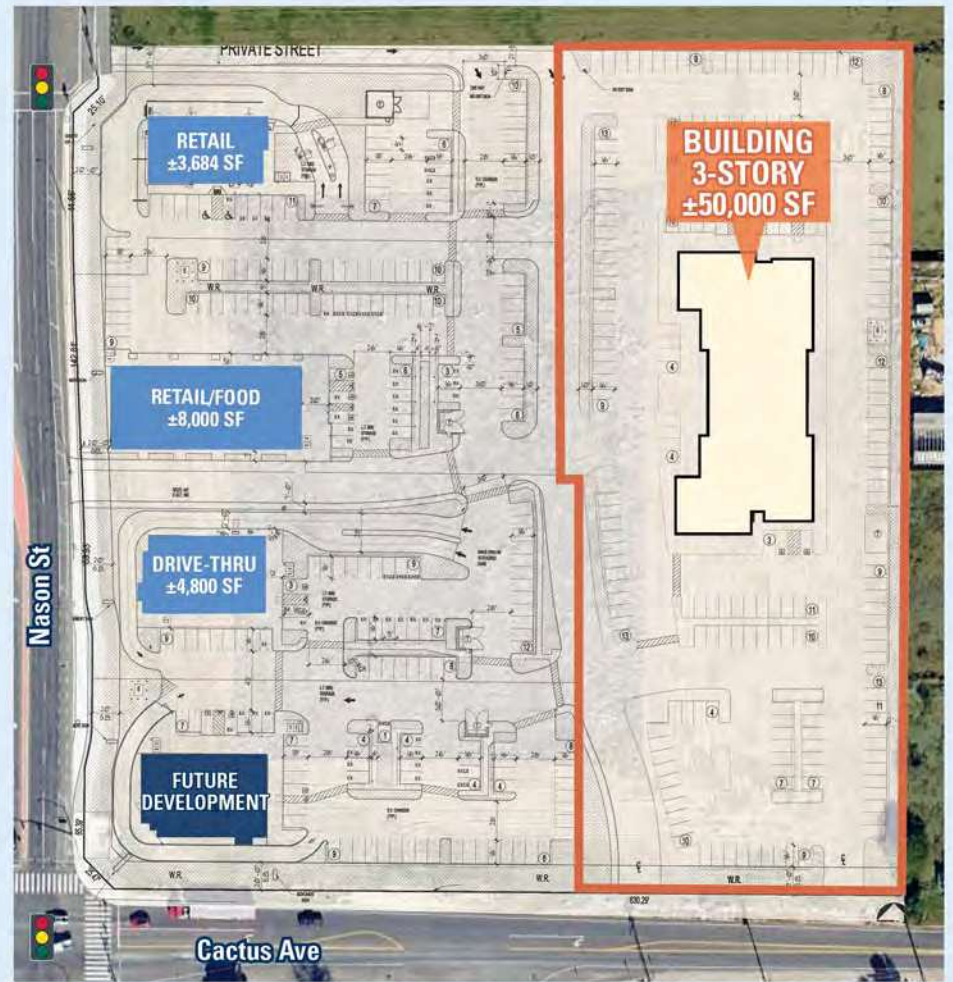

Retail
 Shops


Dining
 Options



OPTION A

	BUILDING 1	BUILDING 2
# of Stories	Two	Three
Approx. SF	±14,000 SF	±37,000 SF
Parking	4.5:1,000 SF	



OPTION B

	BUILDING 1
# of Stories	3
Approx. SF	±50,000 SF
Parking	5:1,000 SF

This development offers flexible design options to meet tenant needs, with Option A featuring a ±51,000 SF layout across two buildings, and Option B providing a single ±50,000 SF, 3-story building. Both configurations include ample parking ratios, ensuring adaptability for various uses.

MORENO VALLEY TOWN CENTER DEVELOPMENT
800 UNITS MAX.

745
IN PROCESS

Cottonwood Ave

31 UNITS
APPROVED

135 UNITS
IN PROCESS

55 UNITS
APPROVED

117 UNITS
UNDER CONSTRUCTION

256 UNITS
PLANNED

RETAIL
SHOPPING
CENTER

108 UNITS
APPROVED

200 APT. UNITS
UNDER CONSTRUCTION

Alessandro Ave

271 UNITS
UNDER CONSTRUCTION

96 UNITS
UNDER CONSTRUCTION

31 UNITS
IN PROCESS

Site

Moreno Beach Dr

426 APT. UNITS
UNDER CONSTRUCTION

Riverside
University
HEALTH SYSTEM

Renaissance
Village

14 UNITS
UNDER CONSTRUCTION

Cactus Ave

Cactus Ave

CONSTRUCTION

220 APT. UNITS
UNDER CONSTRUCTION

AQUA BELLA
DEVELOPMENT
MASTER PLANNED
RESORT COMMUNITY

The nearby Aqua Bella project will include ±14,500 homes and apartments, (2) middle schools, (1) high school, a park, and a lake, attracting around ±50,000–70,000 people. Additional planned developments are expected to bring another ±100,000 residents within a mile over the next five to seven years.

RANCHO DEL SOL
GOLF COURSE

HEALTH & WELLNESS
DEVELOPMENT
(PROPOSED)

376 APT. UNITS
IN PROCESS

KAISER
PERMANENTE

Lasselle St



DEMOGRAPHICS

	2024	1 Mile	3 Mile	5 Mile
Estimated Population		6,535	110,440	187,999
Adjusted Daytime Demographics		3,879	44,687	82,591
Estimated Average House Hold Income		\$127,033	\$113,846	\$107,786

Source: Sites USA

±18,138 housing units are in the planning pipeline within a 3-mile radius of our site. When completed, this will increase the population by ±64,000.



MORENO VALLEY HIGHLIGHTS

Recently ranked as one of the fastest growing cities in the nation (cities with a population of 100,000 or more) and is the second largest city in Riverside County.

Ideally situated at the junction of SR-60 and I-215, Moreno Valley is the Inland Empire’s best opportunity for a new business or a development project. With over 4,500 businesses strong, Moreno Valley is home to many Fortune 500 and international companies.

TOP 10 EMPLOYERS



2023 DEMOGRAPHIC SUMMARY

Population	213,574
Households	57,308
Median Age	34
Median Household Income	\$79,243
Average Household Income	\$96,932

2030 DEMOGRAPHIC ESTIMATION

Population	220,672
Households	59,358

