

# ±0.99 AC - For Sale | Hotel Site

OLIVE WOOD PLAZA DRIVE

## Property Highlights

- Freeway frontage
- 120,000 CPD (Hwy 60)
- Offsite Improvements Completed

Moreno Valley Fwy



Sunnymead Boulevard

Moreno Valley, California



# Executive Summary

## PROPERTY FACTS

- LOCATION: Moreno Valley - Riverside County, CA
- TOTAL SITE AREA: ±0.99 Acres; 43,125 sqft
- APN: 292-241-015
- PURCHASE PRICE: \$1,225,000
- PRICE PER SF: \$28.40
- ZONING: Corridor Mixed Use (COMU)

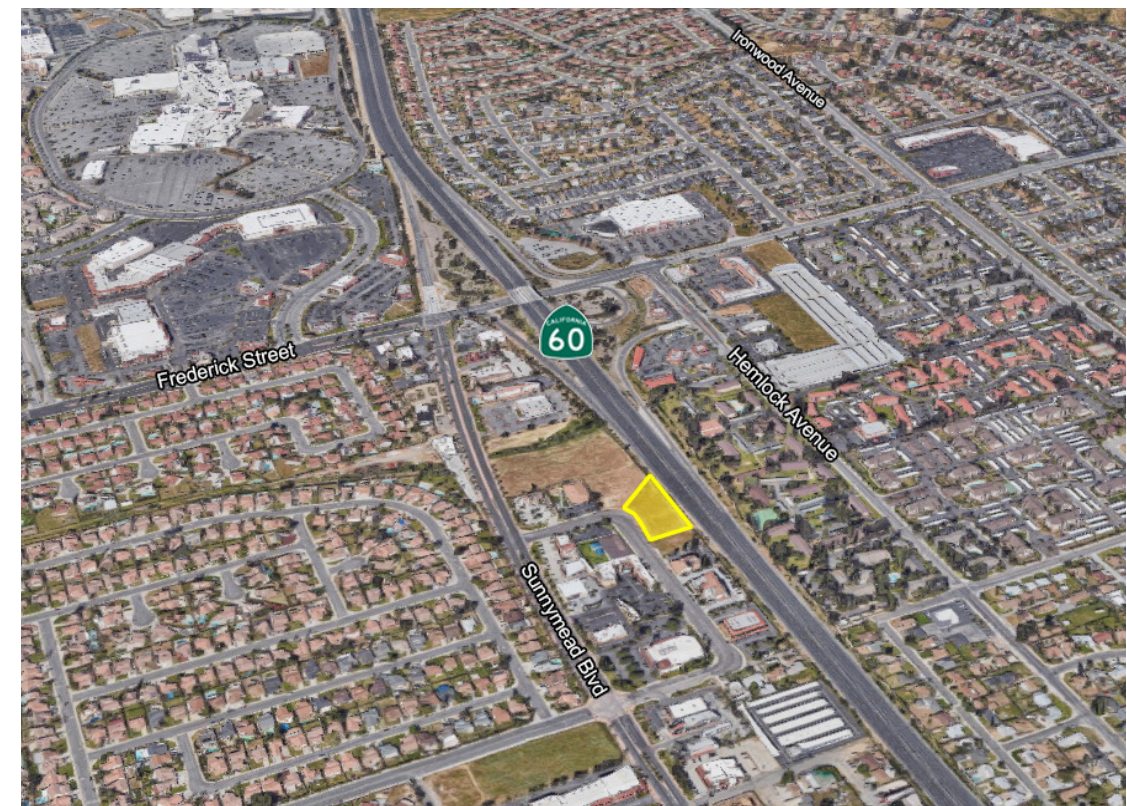
## PROPERTY OVERVIEW

The subject property consists of approximately 0.99 acres (43,125 sqft) located on Olive Wood Plaza Drive in Moreno Valley, CA. The property is adjacent to Highway 60 with excellent visibility and freeway frontage. Electronic billboard signage is allowed as well as building signage.

Highway 60 has traffic counts of approximately 120,000 cars per day. The property is located just north of Sunnymead Blvd, one of Moreno Valley's main retail corridors which has traffic counts of approximately 20,000 cars per day. The property is an infill lot with curb, gutter as well as all utilities, some on the property with the rest in the street. Sewer and water are serviced by EMWD. Surrounding the property are medical offices, restaurants, and auto-service retailers.

## ZONING

The property has the zoning and general plan land use designation of "Corridor Mixed Use (COMU)". This designation is intended to provide a mix of housing with supporting retail and services that cater to the needs of local residents. The site is proposed for hotel development which is a permitted use under the Corridor Mixed Use zoning.

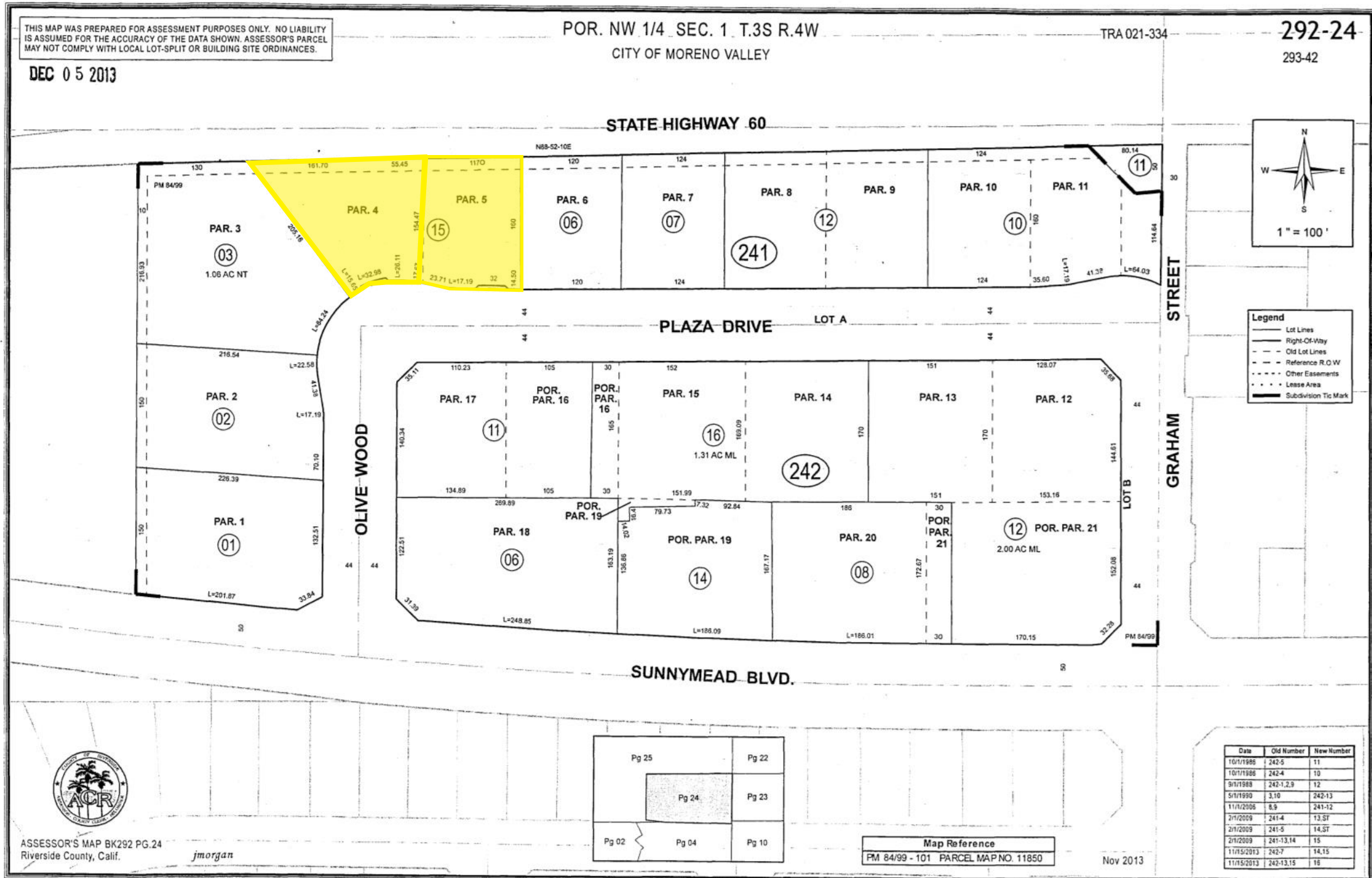


# Aerial Map

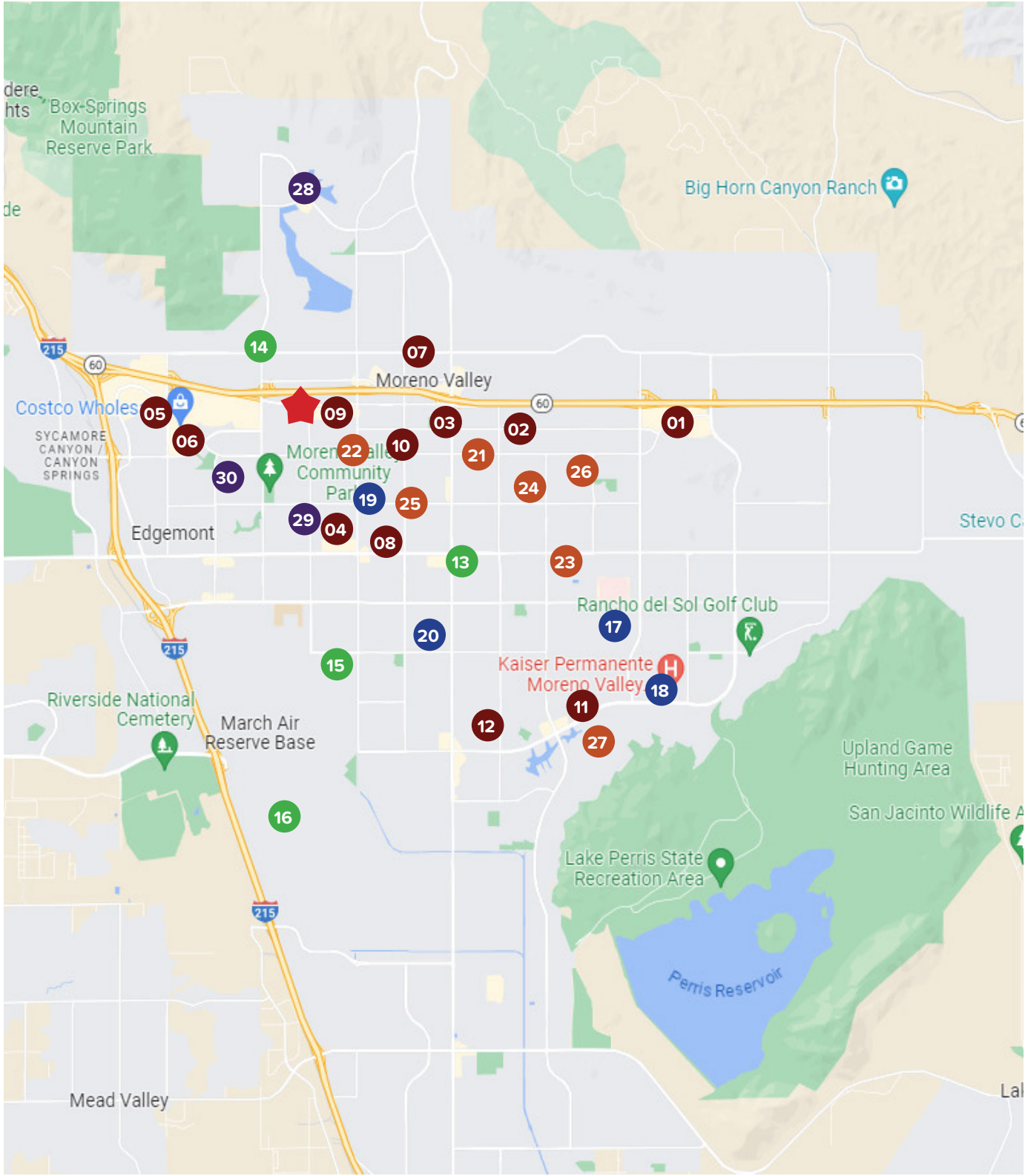


# Assessor's Map

## PROPERTY OVERVIEW



# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Moreno Beach Plaza
- 02 Rio Rancho Super Mall
- 03 Sunnymead Plaza
- 04 Alessandro Plaza
- 05 Moreno Valley Mall
- 06 Towngate Square
- 07 The District At Moreno Valley
- 08 Southpoint Center
- 09 Moreno Valley Plaza
- 10 Sundance Center
- 11 Lakeside Plaza
- 12 Westgate Shopping Center

## EDUCATION

- 21 Bear Valley Elementary
- 22 Sunnymead Elementary
- 23 The Journey Charter School
- 24 Mountain View Middle School
- 25 March Mountain High School
- 26 Valley View High School
- 27 Moreno Valley College

## GOVERNMENT FACILITIES

- 28 Riverside County Fire Dept.
- 29 Superior Court of California
- 30 Moreno Valley Police Dept.

## ENTERTAINMENT

- 13 El Rodeo de Moreno Valley
- 14 Round 1 Bowling & Amusement
- 15 Moreno Valley Civic Center Amphitheater
- 16 March Feild Air Museum

## MEDICAL FACILITIES

- 17 Riverside County Reginal Medical Center
- 18 Kaiser Permanente
- 19 Rancho Medical Clinic
- 20 Moreno Valley Community Health Center

# Moreno Valley, CA

Moreno Valley is a city located in Riverside County, California, United States. It is part of the Greater Los Angeles area and is situated in the Inland Empire region. Moreno Valley is located about 65 miles east of downtown Los Angeles. The city covers an area of approximately 51.5 square miles (133.4 km<sup>2</sup>), with about 0.6 square miles (1.6 km<sup>2</sup>) being water.

As of the 2020 census, Moreno Valley had an estimated population of around 215,000 people, making it the second-largest city in Riverside County after Riverside. The city has experienced significant growth over the years, and it is known for its diverse population and vibrant community.

Moreno Valley offers a range of amenities and attractions, including parks, recreational facilities, shopping centers, and restaurants. The city is also home to the March Air Reserve Base and is surrounded by scenic landscapes, including the Box Springs Mountain Reserve Park and Lake Perris State Recreation Area.




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## 2023 Summary

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

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## 2028 Summary Est.

Population	220,672
Households	59,358



**FOR MORE INFORMATION CONTACT:**

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