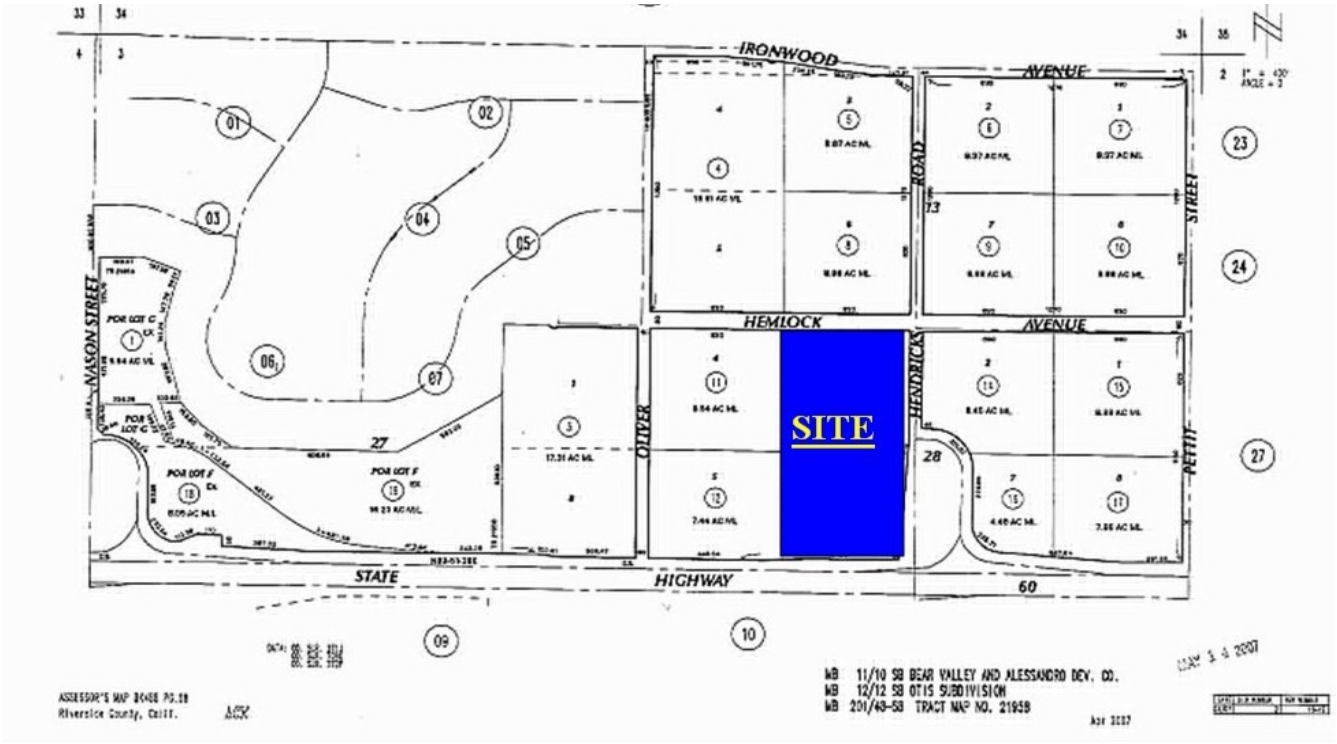
Diversified Realty, Inc

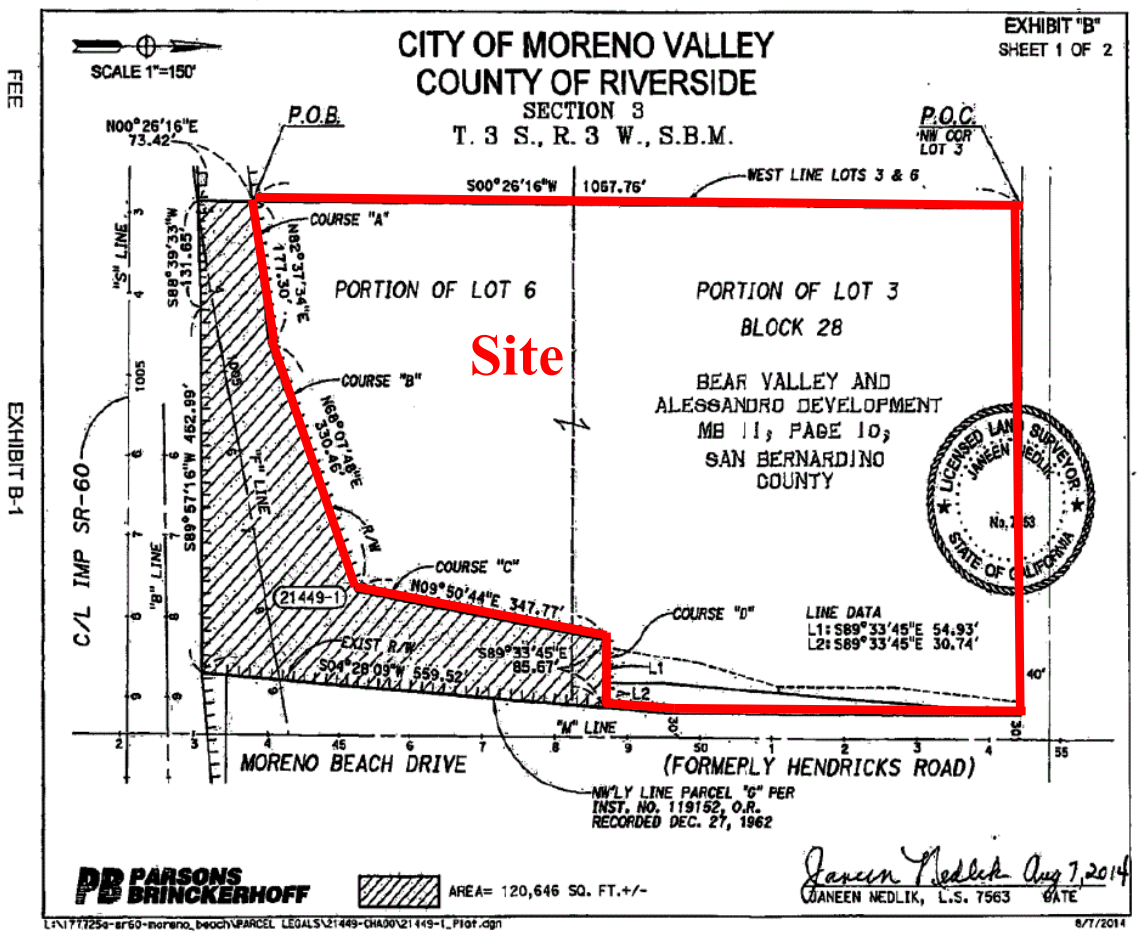
- **Freeway Frontage 13.47 Acre Retail Site**
- **NWC of 60 Freeway & Moreno Beach DR**
- **Adjacent to 60 Freeway On/Off Ramps**
- **Industrial Booming in Moreno Valley 2,600 Jobs Created**
- **Approx. 10 Million SQ.FT. in Planning or Under Construction**
- **Close to 60 Freeway Proposed 40M SQ.FT World Logistic Center**
- **Rancho Belago Area of Moreno Valley, CA**

Jerry Stephens
Broker DRE# 00546732
Direct: (951) 567-3849
Email: Jerry@div-re.com

Property Description & Features

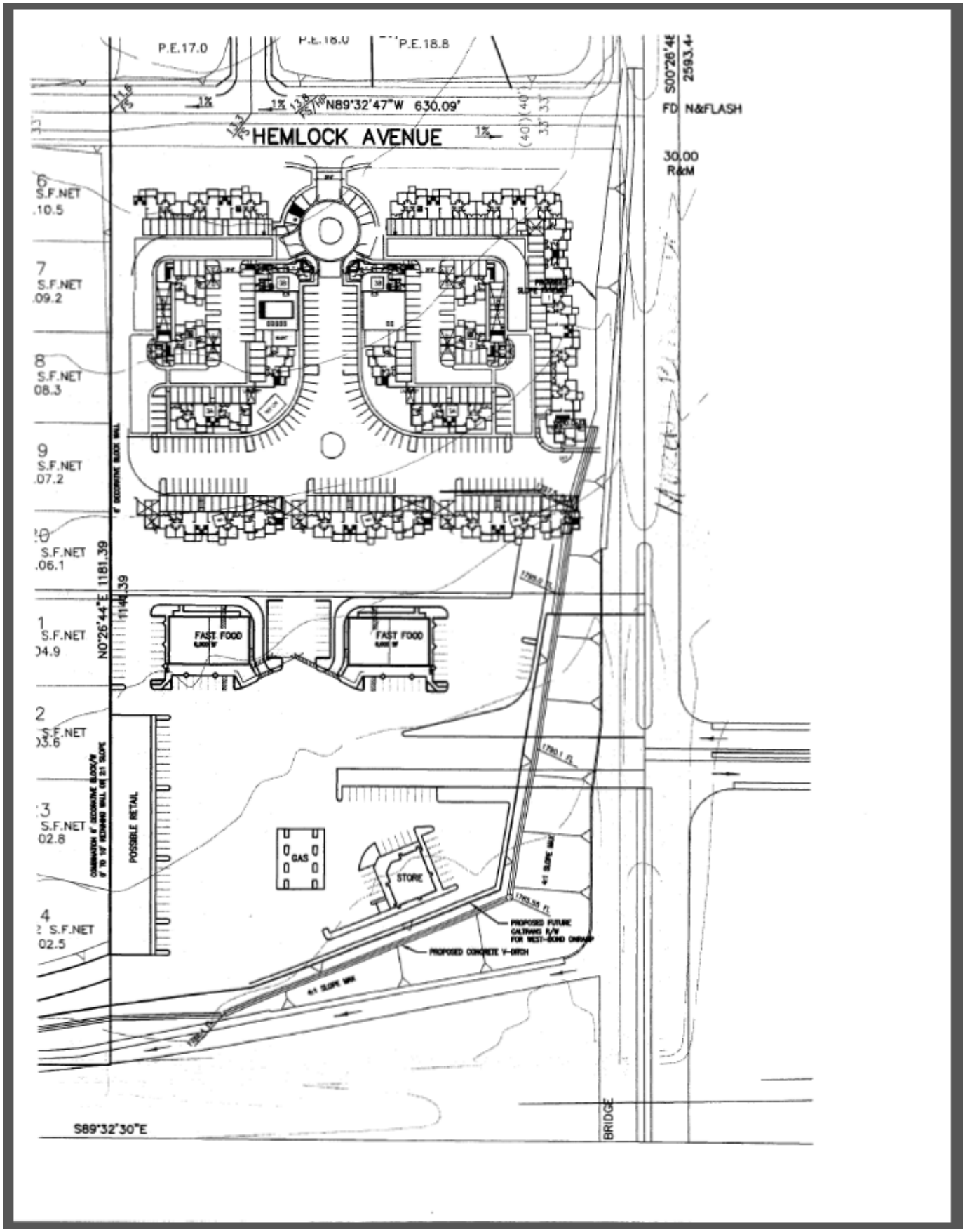
- Great Commercial Site in Rancho Belago Area
- AP# 488-080-013
- Moreno Valley General Plan Use designation is CC (Office Commercial)
- Close to Shopping, Schools and Hospitals
- Near Skechers 1.8M Distribution Center
- Traffic Count in 2014 was 80,000 Cars in Full Volume. Moreno Beach Dr traffic count for 2014 is 14,900 Cars Per Day
- **Price: $13.00 Per Sq Ft($7,628,000)**
- **Pads Submit**





All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein

Conceptual Site Plan



Site

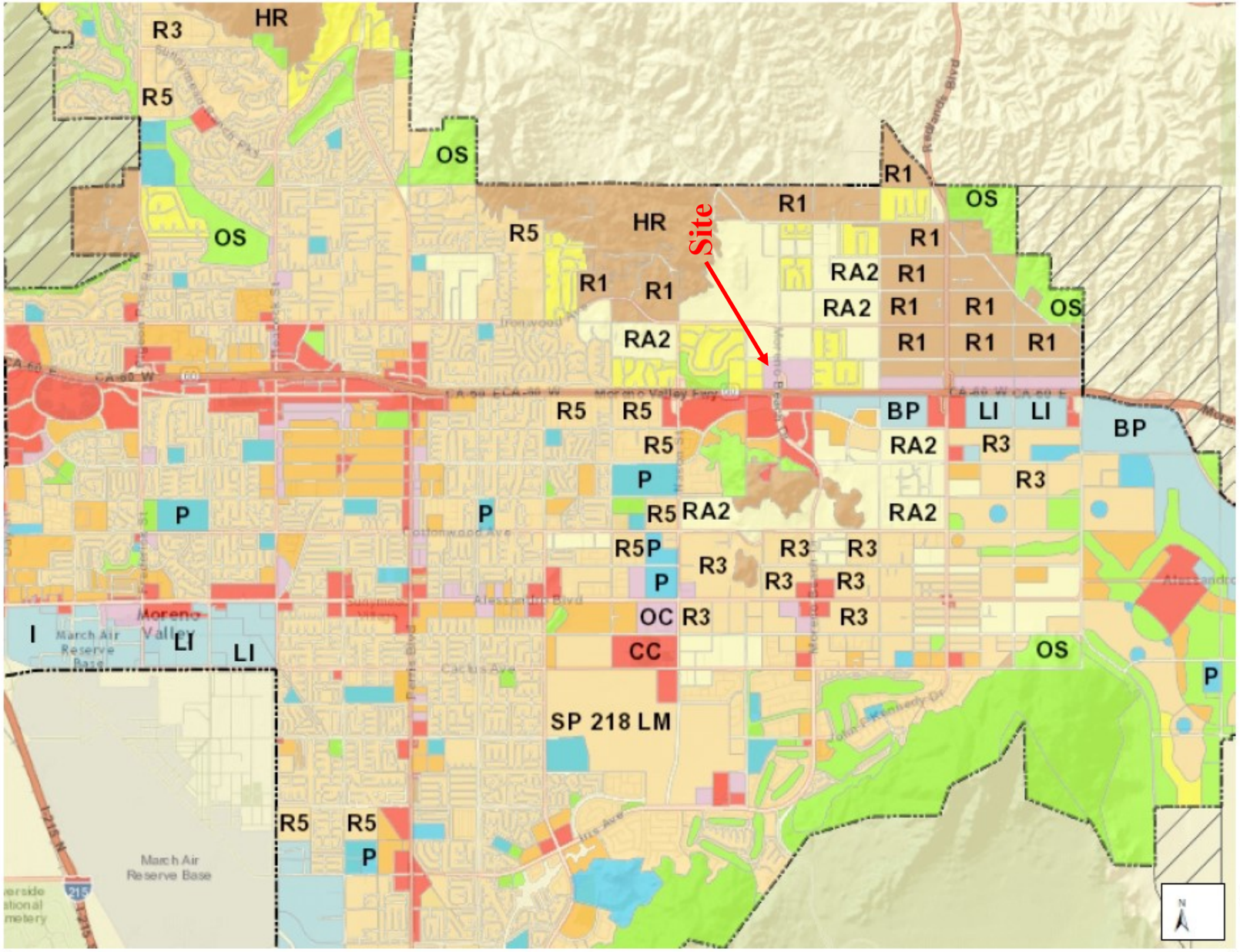
DIVERSIFIED
JERRY STEPHENS
951-255-3347
Site

New Kaiser 80K Sqft Medical Office
KAISER PERMANENTE
MEDICAL OFFICES

Kaiser Hospital

Riverside County Hospital

13.47 Acre Site



Legend

Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

City Boundary

Sphere of Influence

Notes

11,686.2 0 5,843.08 11,686.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 2/20/2015

DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

Close to 60 Freeway Skechers North American Headquarters 1.8M Sq.Ft. Building

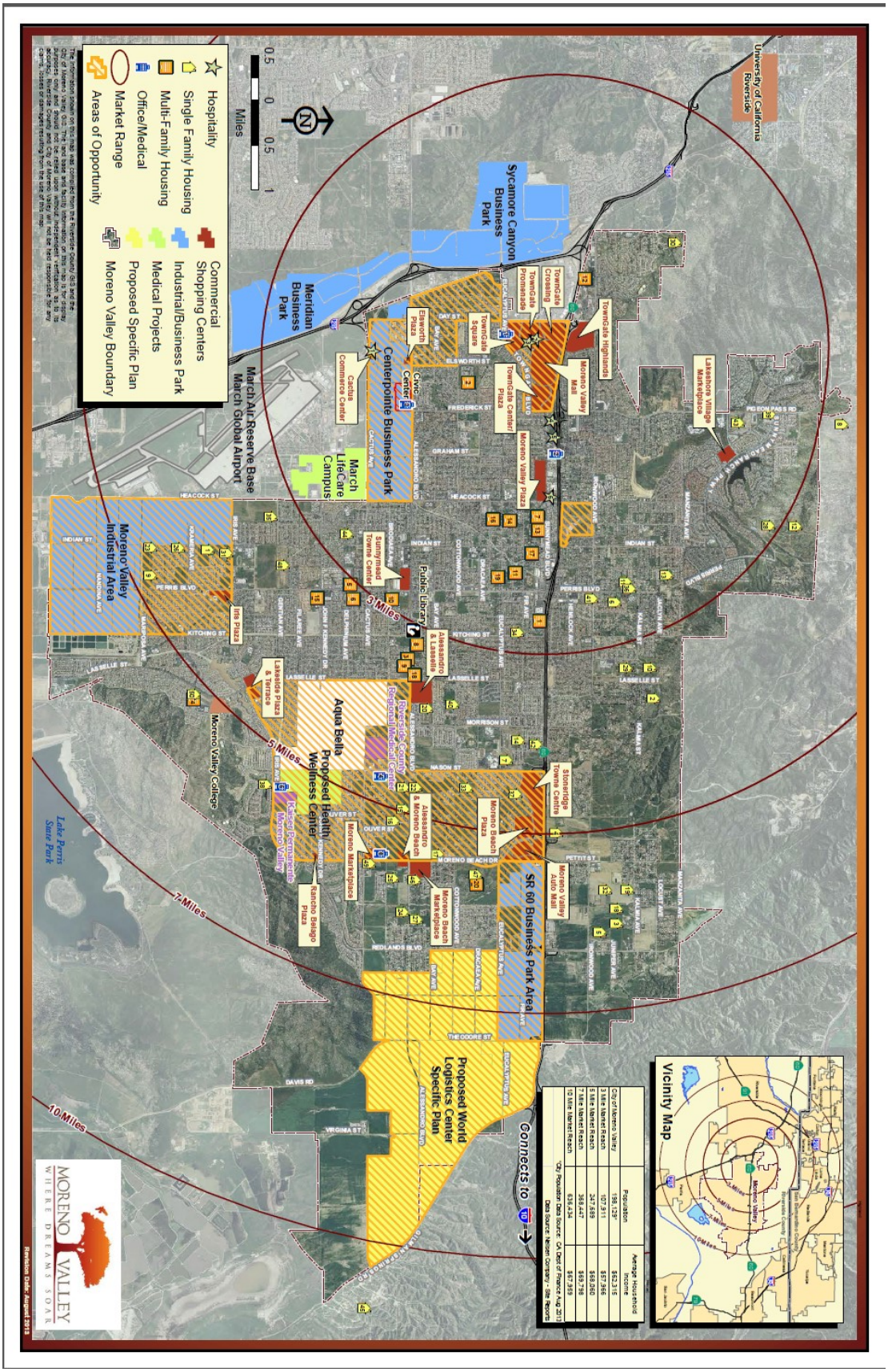
Close to 60 Freeway proposed World Logistic Center 40 Million Sq.Ft. Project and 20,000 jobs

I-215 Corridor- Industrial
Moreno Valley and Perris

Prepared By:
Colliers International
Ian DeVries- Executive V.P.
Chris DeVries- Associate

Diversified Realty, Inc.
Jerry Stephens- Owner

Close to New Jobs on I-215 and Moreno Valley booming Jobs/Industrial growth. . Approx 10 Million Sq.F.t in planning or under construction



Site
WAL★MART
BEST BUY
LOWE'S
Moreno Valley Mall
TARGET
Applebee's
chili's
COSTCO WHOLESALE
Perris Blvd.
CALIFORNIA 60
TARGET
KOHL'S
chili's
LA FITNESS
WAL★MART
SKECHERS
Redlands Blvd
Lasselle St
Nason St.
Moreno Beach Dr
Day St
Frederick St
CVS/pharmacy
Walgreens
Alessandro Blvd
INTERSTATE CALIFORNIA 215
City Hall
RITE AID
Cactus Ave
SUBWAY
Chevron
STATER BROS.
Riverside County Hospital
jack in the box
Moreno Valley Ranch Golf Course
March Air Reserve Base
THE HOME DEPOT
CVS/pharmacy
STATER BROS.
Kaiser Hospital

MORENO VALLEY TRAFFIC COUNTS