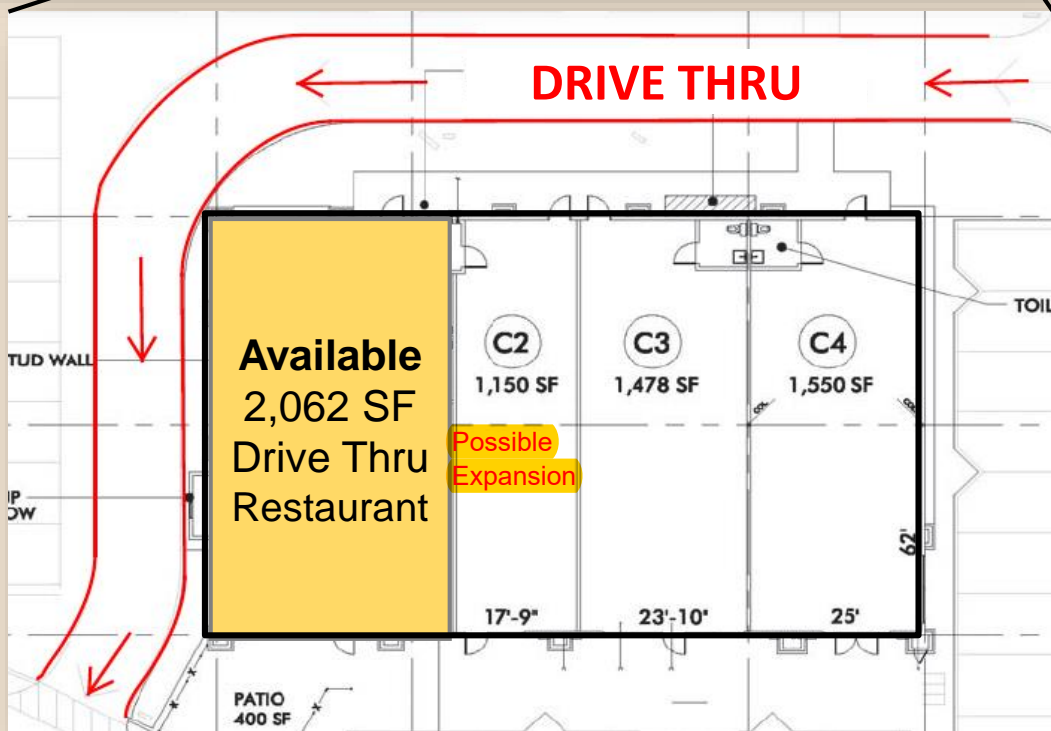
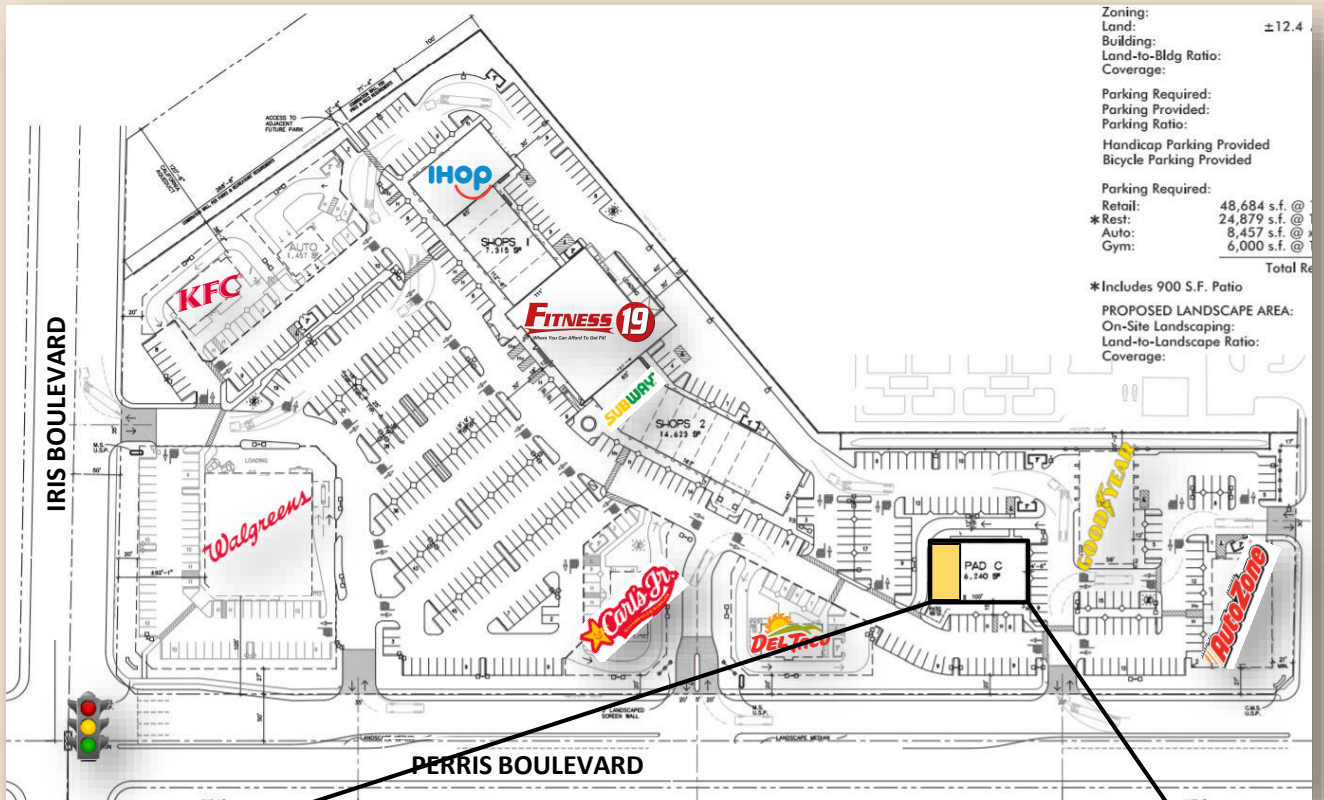


# DRIVE THRU AVAILABLE



# Vacant Drive-Thru Restaurant



**SEC Iris Ave & Perris Blvd • Moreno Valley • CA**

For more information,  
Please contact:

**Wes Fifiel**  
Lic. 01008134  
909.931.3363 Ext. 3#  
[wes@panoramadev.com](mailto:wes@panoramadev.com)

PANORAMA DEVELOPMENT, LLC  
2005 WINSTON COURT  
UPLAND, CALIFORNIA 91784



- Signalized intersection of Perris Blvd & Iris Ave visible to 40,000 cars per day
- 1.25 miles from Moreno Valley College and 2 miles from Kaiser Hospital
- Demographics
 

	1 mile	3 miles	5 miles
Population	22,726	96,541	220,330
Avg Household Income	\$62,613	\$65,925	\$69,900
- Major Expanding Industrial Hub with Tremendous Job Growth
- Easy access to 215 & 60 Freeways

**Panorama ▲ Development, LLC**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



## Summary

Zoning: Commercial  
 Land: ±12.4 AC ±538,939 SF  
 Building: 87,120 SF  
 Land-to-Bldg Ratio: 6.19/1  
 Coverage: 16%

Parking Required: 563 stalls  
 Parking Provided: 614 stalls  
 Parking Ratio: 7.05/1000

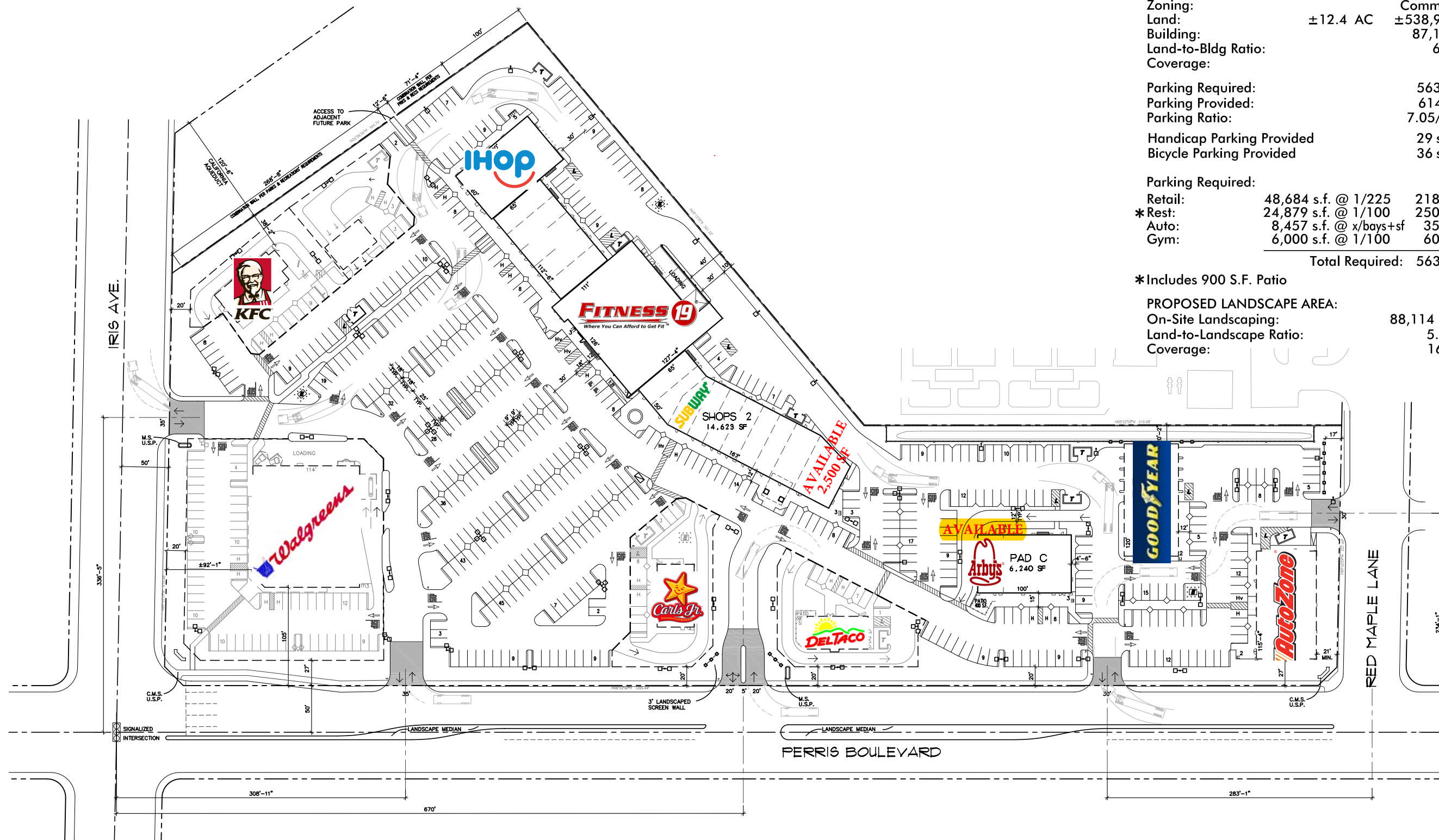
Handicap Parking Provided: 29 stalls  
 Bicycle Parking Provided: 36 stalls

Parking Required:  
 Retail: 48,684 s.f. @ 1/225 218 stalls  
 \*Rest: 24,879 s.f. @ 1/100 250 stalls  
 Auto: 8,457 s.f. @ x/bays+sf 35 stalls  
 Gym: 6,000 s.f. @ 1/100 60 stalls

Total Required: 563 stalls

\*Includes 900 S.F. Patio

PROPOSED LANDSCAPE AREA:  
 On-Site Landscaping: 88,114 S.F.  
 Land-to-Landscape Ratio: 5.12/1  
 Coverage: 16.4%



SITE LIGHTING TO BE DESIGNED AT MIN. 1 FOOT CANDLE.

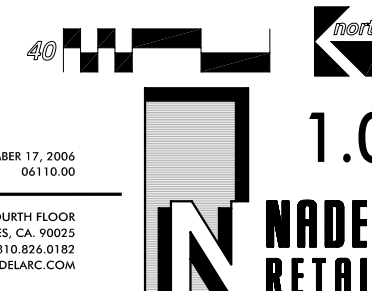
ALL PARKING STALLS TO BE DOUBLE STRIPED (SEE DETAIL ABOVE)

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS INC AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

DATE: NOVEMBER 17, 2006  
 NADEL JOB#: 06110.00

1990 S. BUNDY DR., FOURTH FLOOR  
 LOS ANGELES, CA. 90025  
 T:310.826.2100 F:310.826.0182  
 WWW.NADELARC.COM



## SITE PLAN

IRIS PLAZA  
 MORENO VALLEY, CA.

PANORAMA DEVELOPMENT, LLC

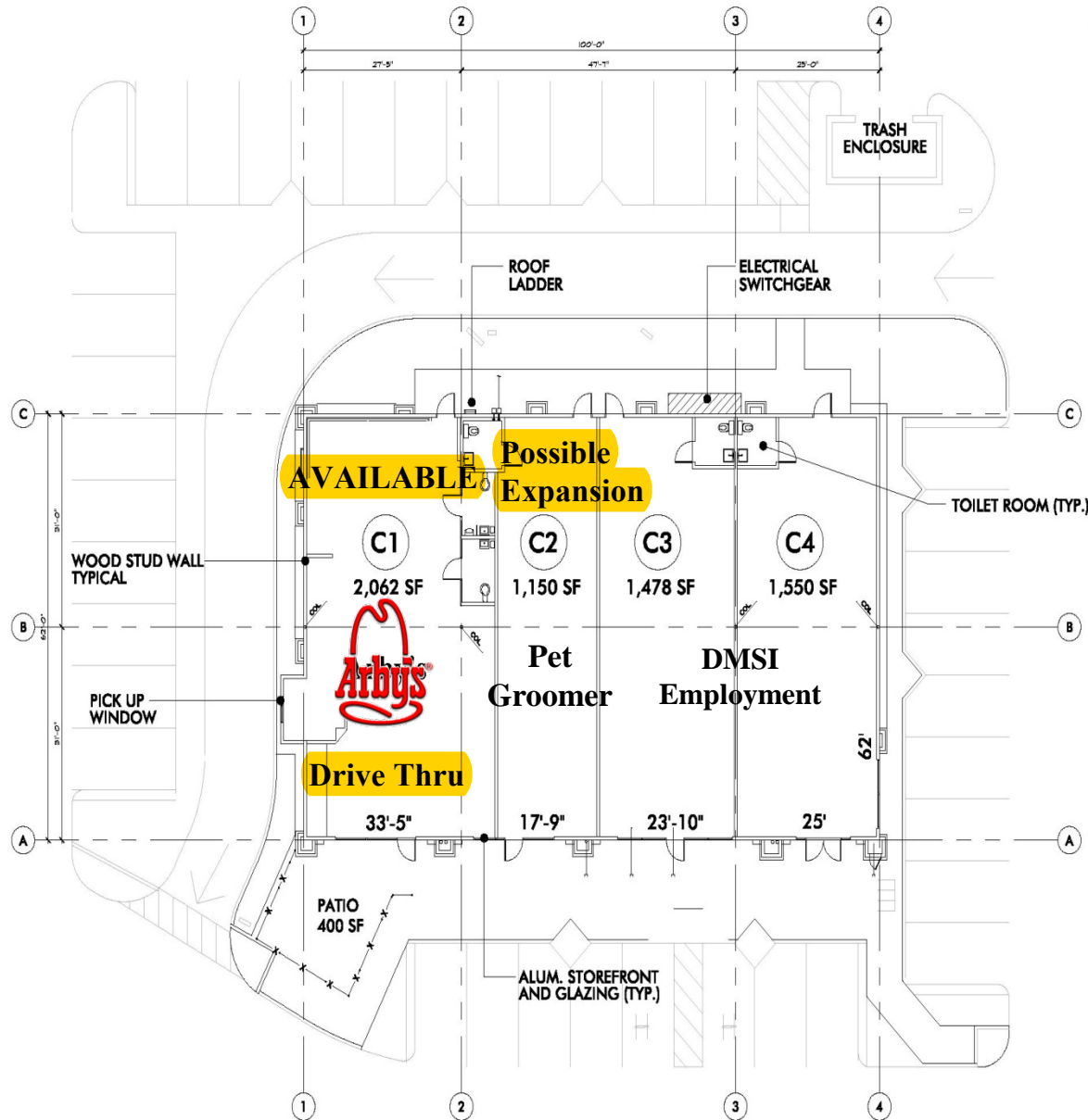
150 N. MOUNTAIN AVENUE, SUITE 10.0  
 UPLAND, CA 91786  
 (909) 931-3363

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SITE PLAN  
 IRIS PLAZA, MORENO VALLEY, CA.

# PAD C

TOTAL AREA (PAD C): 6,240 S.F.  
OUTSIDE PATIO (PAD C): 400 S.F.



## LEASING PLAN - PAD BLDG. C ( 6,240 S.F.)

IRIS PLAZA  
MORENO VALLEY, CALIFORNIA

PANORAMA ▲ DEVELOPMENT, LLC

1150 NORTH MOUNTAIN AVENUE, SUITE 109  
UPLAND, CALIFORNIA 91786  
(909) 931-3363

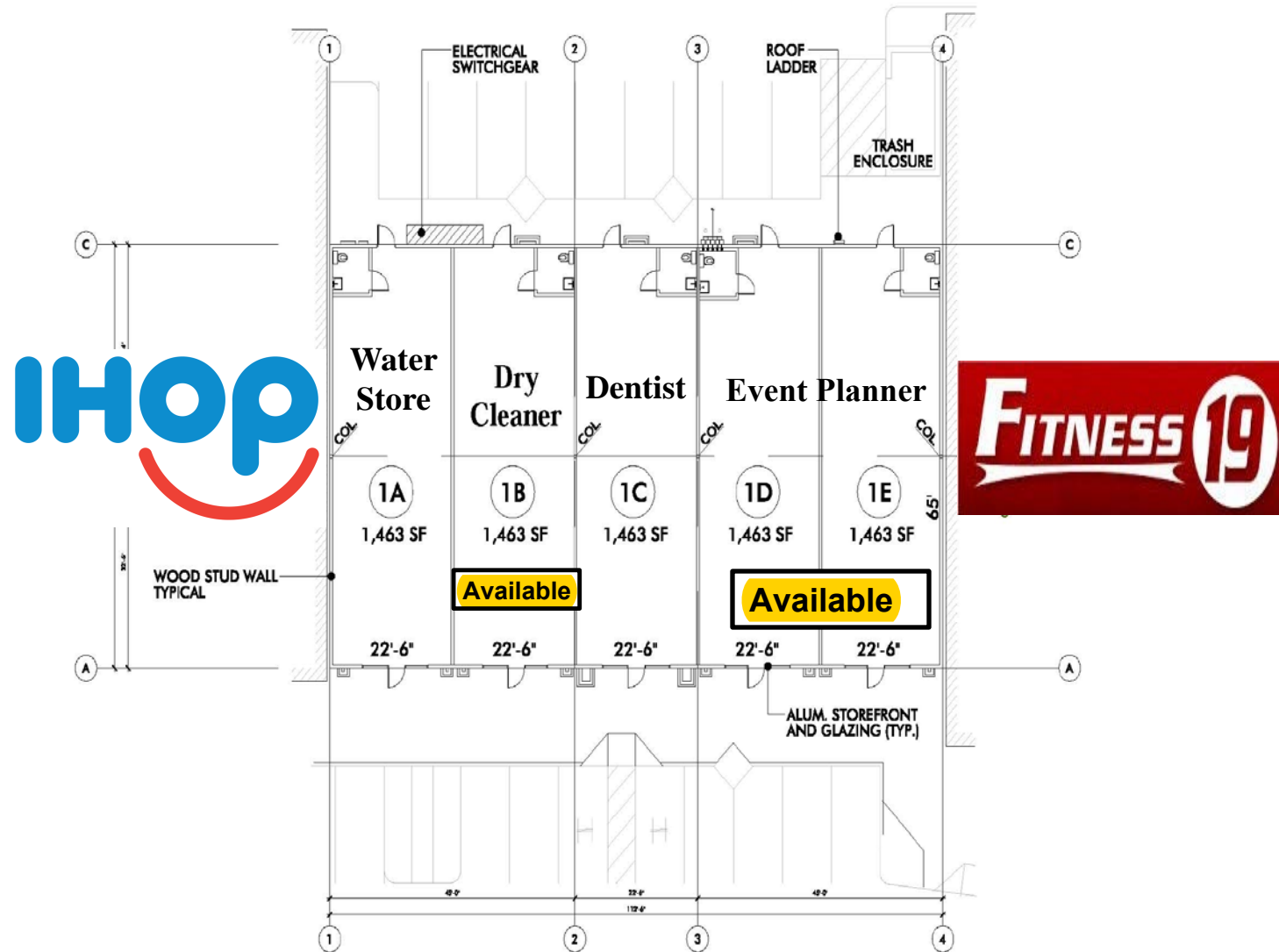
DATE: NOVEMBER 24, 2008  
NADEL JOB#: 06-110  
LEASE PLAN SCHEME: padC-Lease-07

NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNDY DR., FOURTH FLOOR  
LOS ANGELES, CA 90025  
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WWW.NADELARC.COM



# SHOPS 1

TOTAL AREA (SHOPS 1): 7,315 S.F.



SCALE: 1"=20'-0"

LEASING PLAN - SHPS. BLDG. No. 1 ( 7,315 S.F.)

IRIS PLAZA  
MORENO VALLEY, CALIFORNIA

PANORAMA ▲ DEVELOPMENT, LLC

1150 NORTH MOUNTAIN AVENUE, SUITE 109  
UPLAND, CA 91785  
(909) 951-3363

DATE: September 14, 2006  
NADEL JOB#: 06-110

NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNDY DR., FOURTH FLOOR  
LOS ANGELES, CA 90025  
T.310.826.2100 F.310.826.0182  
WWW.NADELARC.COM



# SHOPS 2

TOTAL AREA (SHOPS 2): 14,623 S.F.



LEASING PLAN - SHPS. BLDG. No. 2 ( 14,602 S.F.)

IRIS PLAZA  
MORENO VALLEY, CALIFORNIA

PANORAMA ▲ DEVELOPMENT, LLC

1150 NORTH MOUNTAIN AVENUE, SUITE 109  
UPLAND, CALIFORNIA 91786  
(909) 931-3363

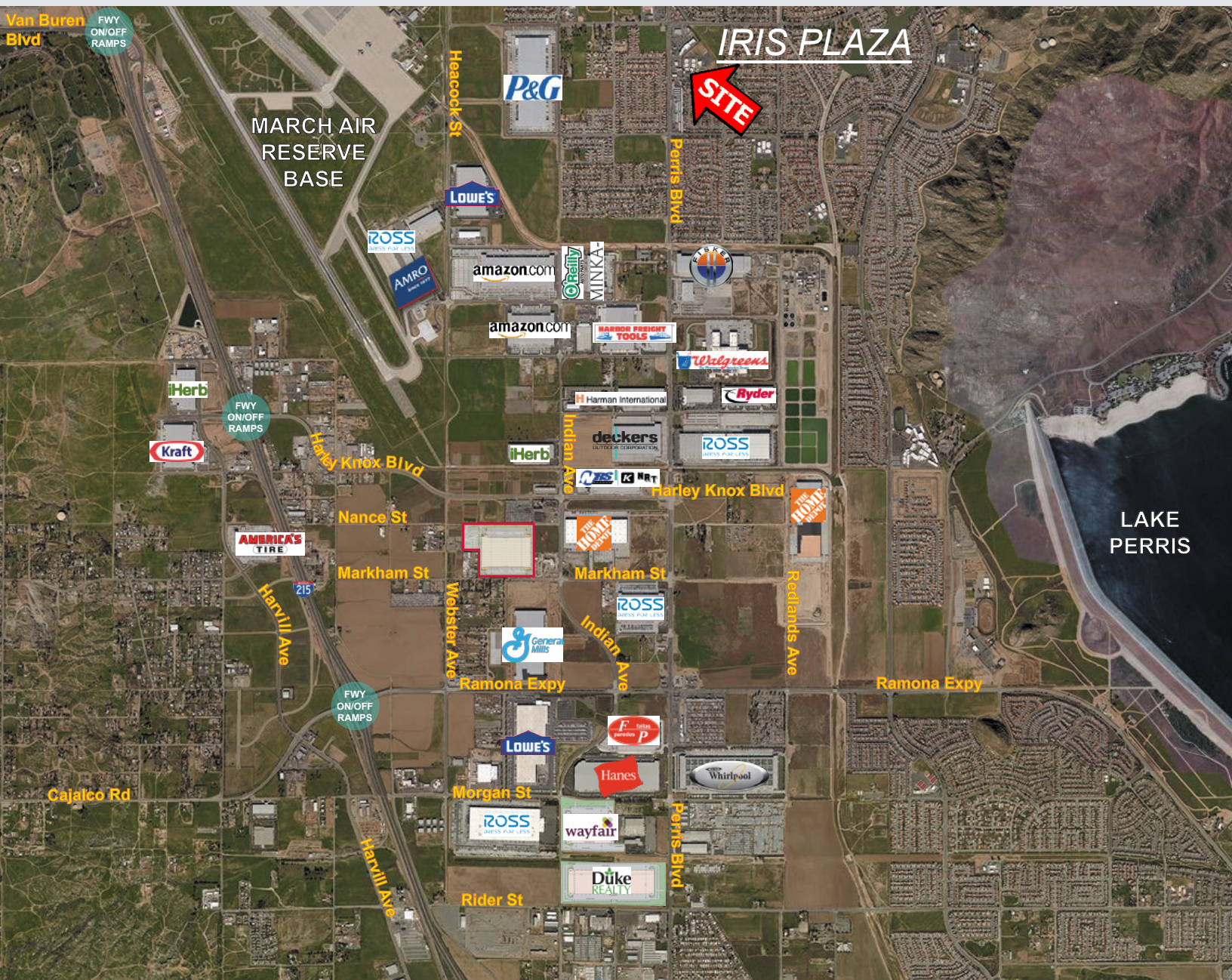
DATE: September 21, 2006  
NADEL JOB#: 06-110

NADEL RETAIL ARCHITECTS, LLP  
1990 S. BUNNY DR., FOURTH FLOOR  
LOS ANGELES, CA 90025  
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# INDUSTRIAL DEVELOPMENT

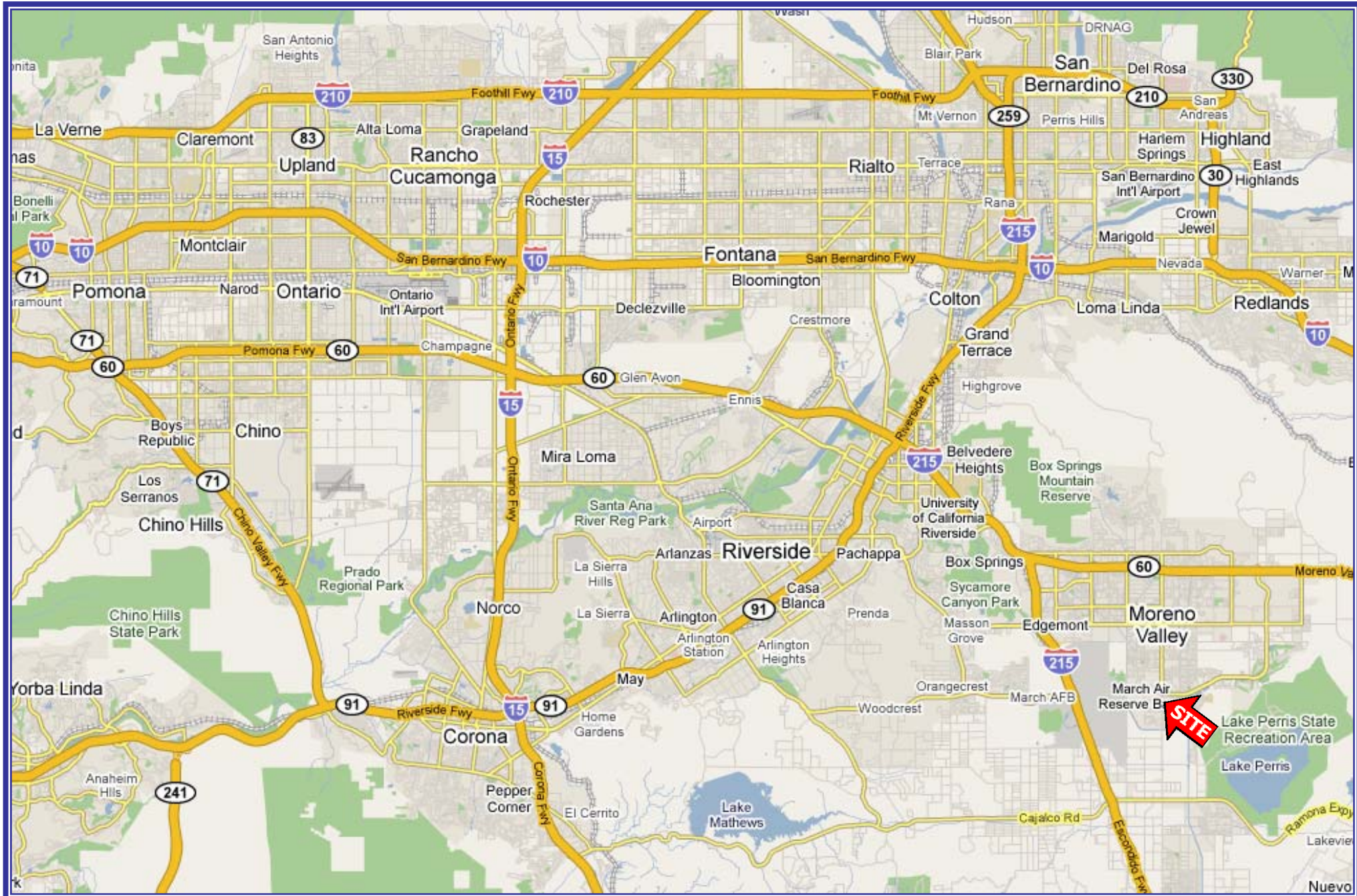


## Industrial Tenants Added:

- Amazon
- Procter & Gamble
- Phillips Electronics
- Harman Kardon
- Cardinal Glass
- Walgreens
- Masonite International
- Karma Automotive
- Wiseway Transportation
- Lowe's
- Aldi Foods
- Decker Outdoor
- Harbor Freight Tools
- Ross



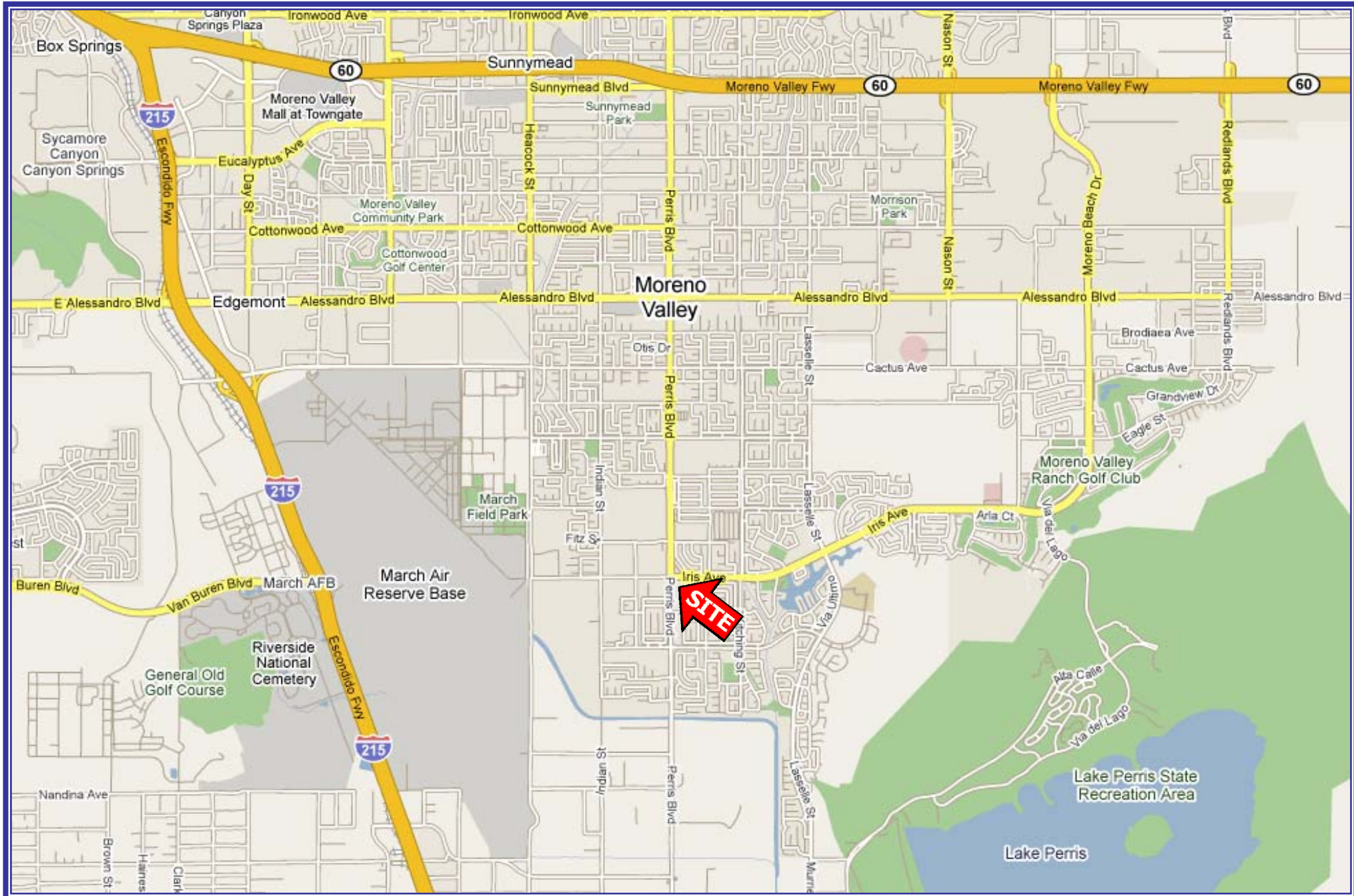
***SEC Perris Blvd & Iris Ave, Moreno Valley***



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## SEC Perris Blvd & Iris Ave, Moreno Valley



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