

LAND FOR SALE - FINISHED PARCELS

SEQ OF THE 60 FREEWAY & MORENO BEACH DRIVE
MORENO VALLEY, CA

HIGHLIGHTS

- Zoned for broad Commercial and Retail uses.
- Convenient access to the 60 Freeway and Moreno Beach Drive, a major North/South corridor through the growing East side of Moreno Valley.
- Located at the core of a million square feet of Retail and Commercial Development.
- Over 4 million square feet of proposed business park development immediately East of the site.

PERMITTED USES

Broad zoning allows for expanded uses including but not limited to:

- Retail / Restaurant
- Automotive Sales - New & Used
- Boat Sales
- Medical / Dental - Clinic and Medicare
- Urgent Care
- Office
- Hotel
- Storage
- Day Care
- Automotive Repair
- Collision Center
- Auto Service Station - Fuel, Convenience Store, and Car Wash
- Auto Rentals
- Banks and Financial Institutions



Description	3 Miles	5 Miles	10 Miles
Population			
2022 Projection	63,589	182,240	539,894
2017 Estimate	59,754	171,326	511,643
Households			
2022 Projection	17,100	48,075	162,368
2017 Estimate	16,229	45,636	154,915
Household Income			
2017 Est. Average Household Income	\$79,114	\$69,481	\$79,505



**MAJESTIC
REALTY CO.**

R.E. License #00255328 (CA)
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746-3497
www.majesticrealty.com

For more information, please contact:

Thomas H. Cozzolino
Tel (562) 948-4311
TCozzolino@majesticrealty.com
R.E. License # 01248805 (CA)

LAND FOR SALE - FINISHED PARCELS

SEQ OF THE 60 FREEWAY & MORENO BEACH DRIVE
MORENO VALLEY, CA

HIGHLIGHTS

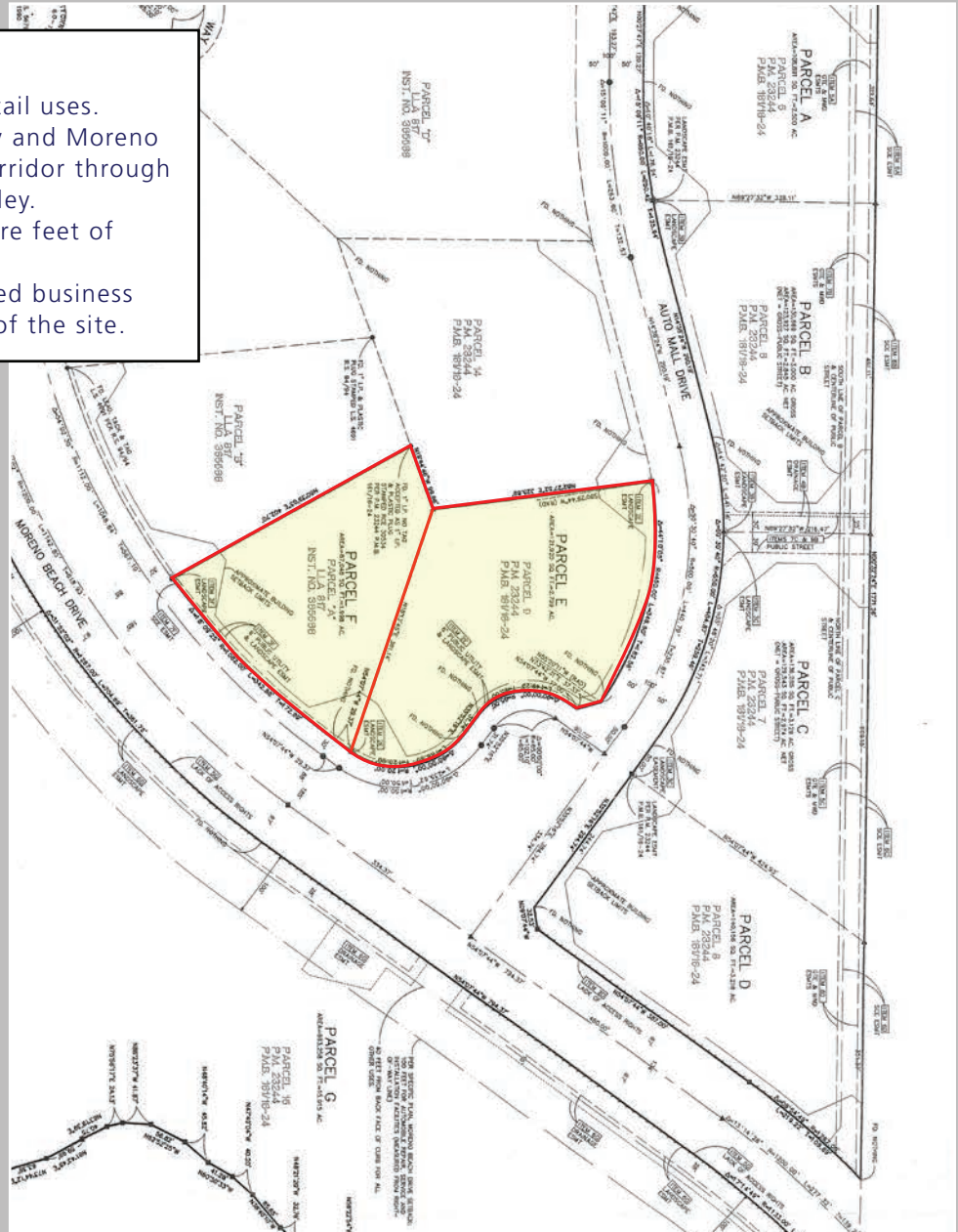
- Zoned for broad Commercial and Retail uses.
- Convenient access to the 60 Freeway and Moreno Beach Drive, a major North/South corridor through the growing East side of Moreno Valley.
- Located at the core of a million square feet of Retail and Commercial Development.
- Over 4 million square feet of proposed business park development immediately East of the site.

TRAFFIC COUNTS

US 60 at Moreno Beach Dr. 76,600 ADT
Moreno Beach Dr @ Auto Mall 17,200 ADT
Source: REgis Online 2018

PARCELS

Parcel E	2.80 Acres
Parcel F	2.00 Acres
TOTAL:	4.80 Acres



R.E. License #00255328 (CA)
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746-3497
www.majesticrealty.com

For more information, please contact:

Thomas H. Cozzolino
Tel (562) 948-4311
TCozzolino@majesticrealty.com
R.E. License # 01248805 (CA)