

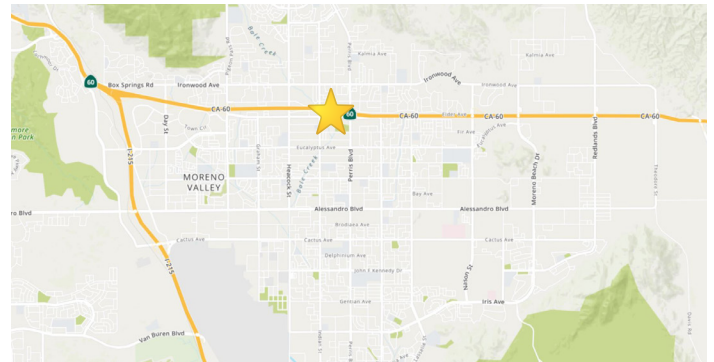
# 16,988 SF OF LAND LOCATED IN THE CITY OF MORENO VALLEY

24635 SUNNYMEAD BOULEVARD, MORENO VALLEY, CA 92553



## ASKING PRICE: \$295,000

Subject property is a 0.39 acres (16,988 SF) of flat land for new commercial development or construction, zoned CC-community commercial. For both developers and owner-users, it is a perfect investment opportunity, with an interest in acquiring a well-located site. It is located in Moreno Valley. Moreno Valley has an increasing and growing population of over two hundred thousand.



## PROPERTY DESCRIPTION

SALE TYPE	Investment or Owner-User
PROPERTY TYPE	Commercial Land
LAND SF	16,988 SF
LAND AC	0.39 AC
ZONING	CC
PARCEL	481-161-053

## PROPERTY FEATURES

- Zoned CC: Community Commercial
- New Commercial Development/Construction
- One Block from Grocery and Retail
- Close Proximity to Moreno Valley Freeway (60)
- 110,139 Traffic Counts on Moreno Valley Fwy and Indian Avenue E
- Great Location for Retail Stores, Restaurants, Gas Stations, Car Wash, or Medical Clinics.



## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2025 Projection	23,488	154,332	232,741
2020 Estimate	23,123	150,447	226,564
2010 Census	21,536	138,221	207,770
2000 Census	19,679	114,886	154,219
Daytime Population	14,908	105,608	170,703

Households	1 Mile	3 Miles	5 Miles
2025 Projection	6,684	41,763	64,599
2020 Estimate	6,561	40,578	62,705
2010 Census	6,022	36,791	56,808
2000 Census	5,764	31,727	43,360

Household by Income	1 Miles	3 Miles	5 Miles
\$250,000 or More	0.63%	1.71%	1.96%
\$200,000 - \$249,999	0.51%	1.09%	1.36%
\$150,000 - \$199,999	2.97%	4.86%	5.70%
\$125,000 - \$149,999	3.46%	5.64%	7.02%
\$100,000 - \$124,999	6.43%	9.36%	11.03%
\$75,000 - \$99,999	13.77%	16.75%	17.46%
\$50,000 - \$74,999	20.73%	20.42%	20.16%
\$35,000 - \$49,999	13.64%	13.73%	12.76%
\$25,000 - \$34,999	13.57%	9.60%	8.22%
\$15,000 - \$24,999	12.09%	8.80%	7.31%
Under \$15,000	12.21%	8.05%	7.01%
Average Household Income	\$59,668	\$76,301	\$82,651

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