

FOR SALE OR LEASE RETAIL | OFFICE | MEDICAL SPACE
NEC CACTUS AVENUE & NASON STREET

MORENO VALLEY | ACROSS FROM THE RIVERSIDE REGIONAL MEDICAL CENTER



PROPERTY INFO

±117,238 To ±120,938 sq. ft. on ±8.4 acres land available for retail, office and medical uses

Across from The Riverside County Regional Medical Center, with ±439 beds and ±3,028 employees

Riverside University Health System Phase 1: 200,000 sq. ft. medical offices / clinics – under construction with more to come and 26,000 sq. ft. Cactus Medical Office, exam rooms -opened

More than 4,600 single family units and more than 2,900 multi-family units approved, entitled or under construction

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SITE PLAN - SCHEME 1 ±120,938 SF GLA



SITE PLAN - SCHEME 2 ±117,238 SF GLA



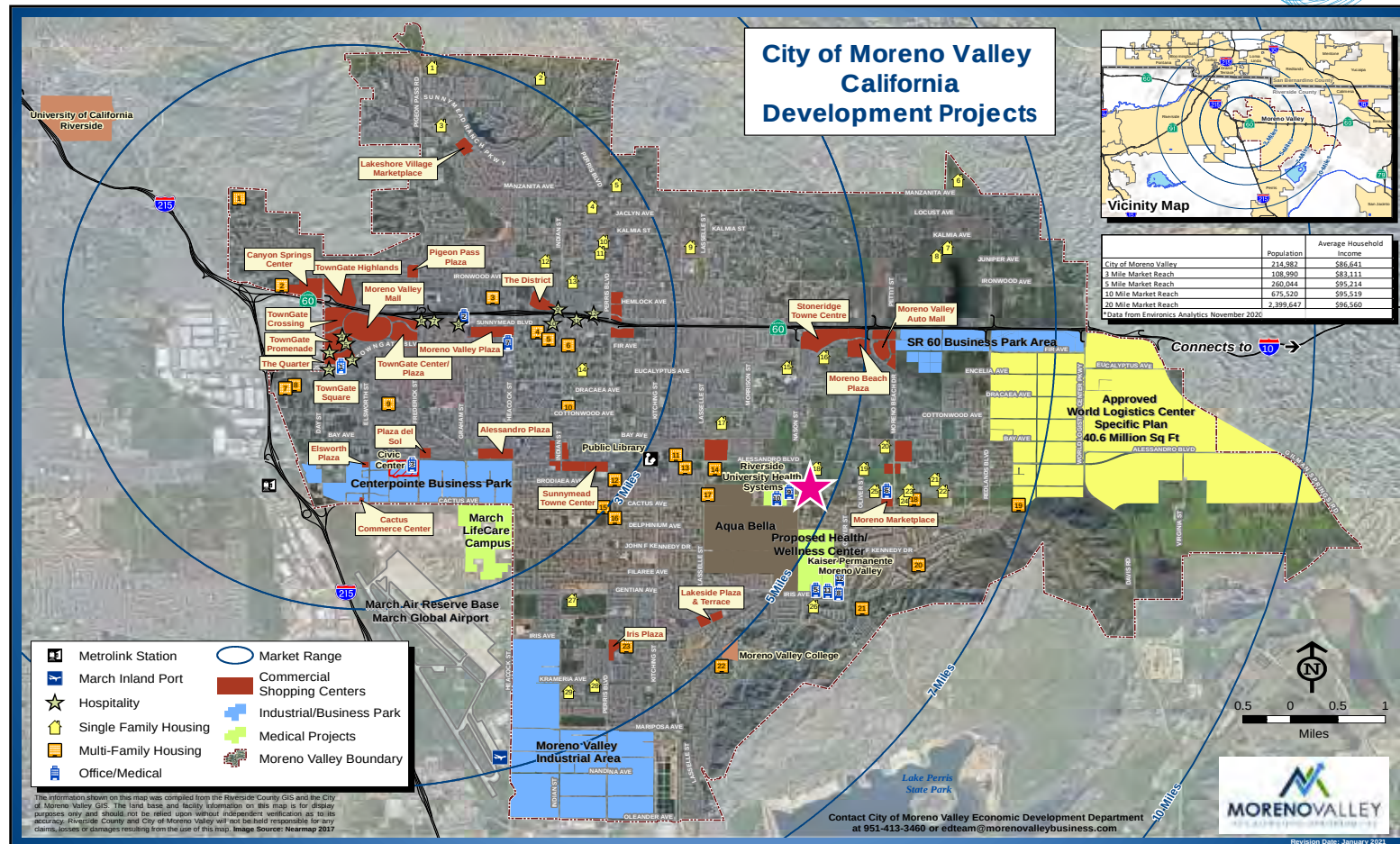
2021 Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes
Population	69,655	174,560	274,745
Average Household Income	\$89,791	\$82,703	\$89,435
Daytime Population	58,111	150,074	245,708

Traffic Counts

Nason St @ Cactus Ave	11,900 DTC
Cactus Ave @ Nason St	10,800 ADT

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CONTACT US
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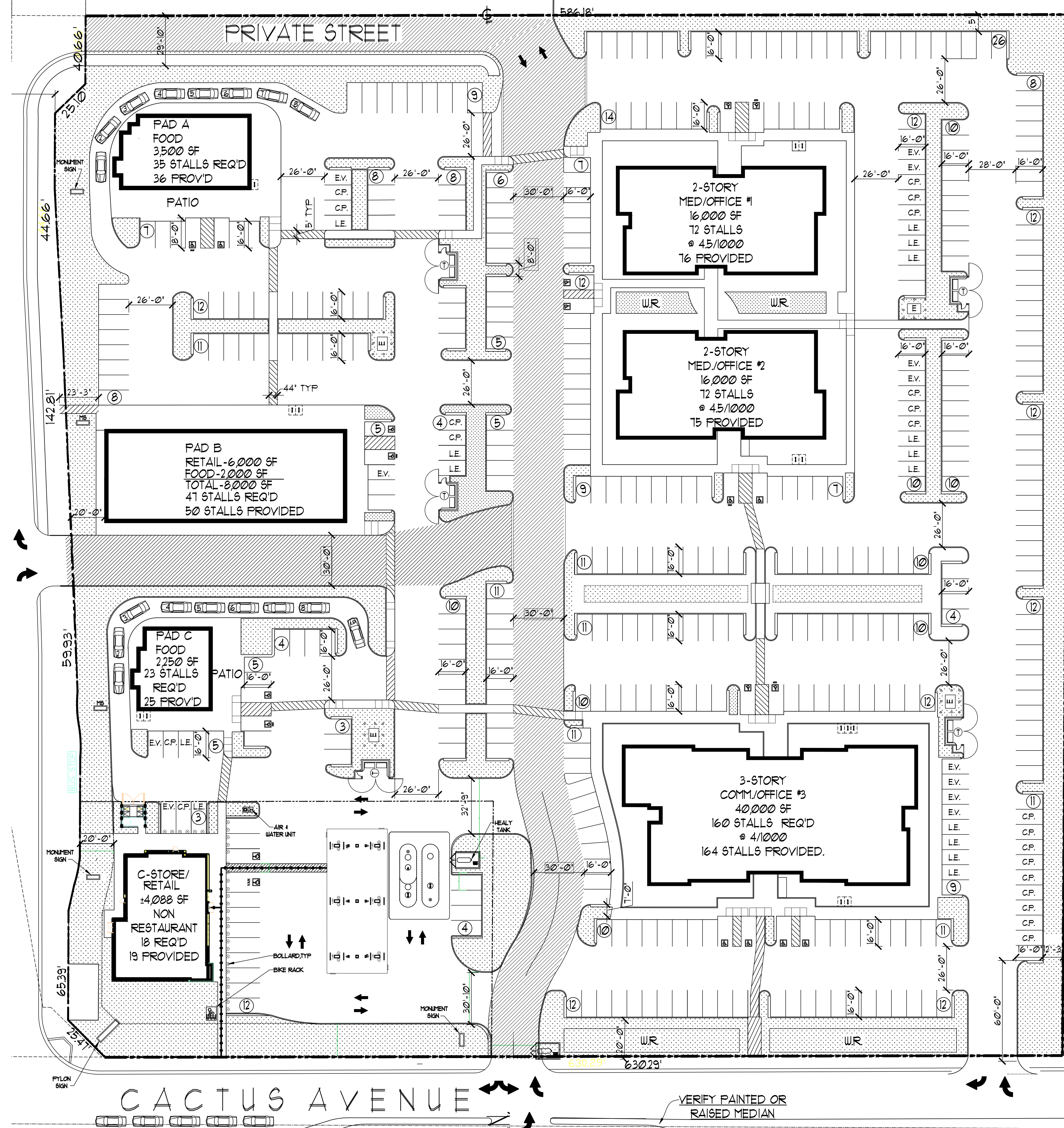
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CBRE



PROJECT SUMMARY

LAND AREA:	+/-368,000 SF. 8.4 ACRE	ADA REQUIRED:	PAD A FOOD	2
PRIVATE STREET AREA:	5,600-368,000= 362,400 8.32 ACRE		PAD B RETAIL	2
			PAD C FOOD	1
			C-STORE / RETAIL	1
			MED. OFFICE BUILDING	
			#1 & #2	6
			OFFICE BUILDING #3	6
			TOTAL REQUIRED:	18 STALLS
ZONE:	R2 RESIDENTIAL	ADA PROVIDED:	PAD A FOOD	2(1 VAN) STALLS
			PAD B RETAIL	2(1 VAN) STALLS
			PAD C FOOD	2(1 VAN) STALLS
			C-STORE / RETAIL	2(1 VAN) STALLS
			MED.OFFICE BUILDING	
			#1 & #2	6(2VAN) STALLS
			OFFICE BUILDING #3	6(1 VAN) STALLS
			TOTAL PROVIDED:	20 STALLS
PROPOSED ZONE:	CC COMM. COMMERCIAL			
LOT COVERAGE:	46,300 SF. / 362,400 SF.= 12.8% (EXCLUDES PUMP CANOPY)	BICYCLE REQUIRED:	PAD A FOOD	2 STALLS
			PAD B RETAIL	3 STALLS
			PAD C FOOD	2 STALLS
			C-STORE / RETAIL	1 STALLS
			MED. OFFICE BUILDING	
			#1 & #2	8 STALLS
			OFFICE BUILDING #3	9 STALLS
			TOTAL REQUIRED:	25 STALLS
F.A.R.:	17,838 SF. PADS A-C + C STORE 32,000 SF. (B#1 + B#2) 40,000 SF. B#3 89,838 SF. = (24.5 %)	BICYCLE PROVIDED:	PAD A FOOD	2 STALLS
			PAD B RETAIL	4 STALLS
			PAD C FOOD	4 STALLS
			C-STORE / RETAIL	4 STALLS
			MED.OFFICE BUILDING	
			#1 & #2	8 STALLS
			OFFICE BUILDING #3	10 STALLS
			TOTAL PROVIDED:	32 STALLS
LAND TO BUILDING RATIO:	4:1	CP/EV/LE REQUIRED:	PAD A FOOD	3 STALLS
			PAD B RETAIL	4 STALLS
			PAD C FOOD	2 STALLS
			C-STORE / RETAIL	2 STALLS
			MED. OFFICE BUILDING	
			#1 & #2	13 STALLS
			OFFICE BUILDING #3	13 STALLS
			TOTAL REQUIRED:	37 STALLS
PROPOSED PAD BUILDINGS:		CP/EV/LE PROVIDED:	PAD A FOOD	4 STALLS
PAD A FOOD	3,500 SF.		PAD B RETAIL	5 STALLS
PAD B RETAIL	6,000 SF.		PAD C FOOD	3 STALLS
PAD B FOOD	2,000 SF.		C-STORE / RETAIL	3 STALLS
PAD C FOOD	2,250 SF.		MED.OFFICE BUILDING	
C-STORE / RETAIL	4,088 SF.		#1 & #2	18 STALLS
TOTAL FOOD/RETAIL	17,838 SF.		OFFICE BUILDING #3	18 STALLS
			TOTAL PROVIDED:	41 STALLS
PROPOSED COMMERCIAL/OFFICE BUILDINGS:				
2 STORY MED BUILDING #1	16,000 SF.			
2 STORY MED BUILDING #2	16,000 SF.			
3 STORY BUILDING #3	40,000 SF.			
TOTAL COMM/RETAIL	72,000 SF.			
PARKING REQUIRED:				
PAD A FOOD	10/1000 @ 3,500 SF.=	35 STALLS		
PAD B RETAIL	4.5/1000 @ 6,000 SF.=	27 STALLS		
PAD B FOOD	10/1000 @ 2,000 SF.=	20 STALLS		
PAD C FOOD	10/1000 @ 2,250 SF.=	23 STALLS		
C-STORE / RETAIL	4.5/1000 @ 4,088 SF.=	18 STALLS		
MED. OFFICE BUILDING				
#1 & #2	4.5/1000 @ 32,000 SF.=	144 STALLS		
OFFICE BUILDING #3	4/1000 @ 40,000 SF.=	160 STALLS		
TOTAL REQUIRED:		427 STALLS		
PARKING PROVIDED:				
PAD A FOOD		36 STALLS		
PAD B RETAIL		50 STALLS		
PAD C FOOD		25 STALLS		
C-STORE / RETAIL		19 STALLS		
MED.OFFICE BUILDING				
#1 & #2		153 STALLS		
OFFICE BUILDING #3		164 STALLS		
TOTAL PROVIDED:		447 STALLS		
(NO COMPACT STALLS ALLOWED)				
W.R.= WATER RETENTION AREAS				