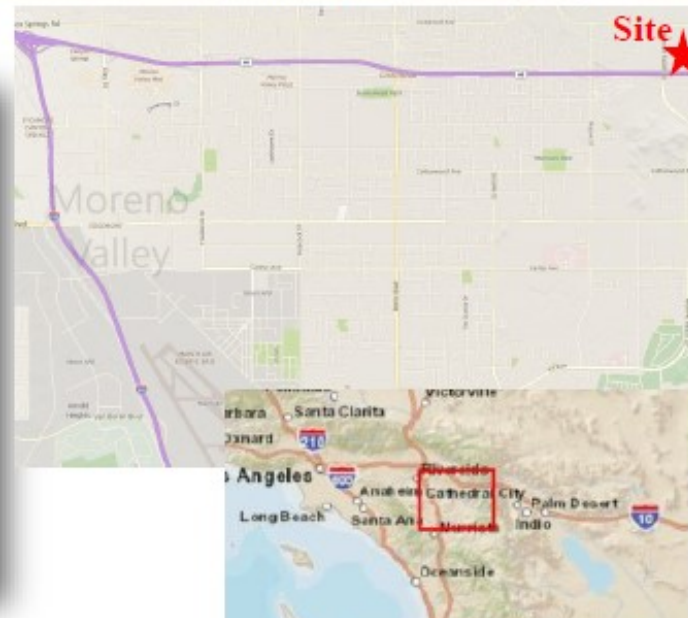


- Prime Commercial 23.91 Acre Site
- Prime Commercial Corner at Freeway 60 On Off Rampa
- Industrial Booming 20,000 Jobs Coming from Recently Approved World Logistic Center
- North of 60 Freeway/Community of Rancho Belago in Moreno Valley
- Moreno Beach Dr/60 Freeway

### Property Description & Features

- Next to Freeway On/Off Ramps
- APN# 488-080-015, 026, 027, 028
- Close to Skechers 1.8 Million S.F North American Headquarters Distribution Center
- Near Riverside County Hospital, Kaiser Hospital and New Kaiser 80K SqFt Medical Office
- Property is Zoned Office Commercial (OC)
- Cal Trans Traffic County on 60 Freeway at Moreno Beach Dr., in 2012 was 78,000 Cars Per Day in Full Volume
- Price: Submit—Pads Available



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## SUMMARY DEMOGRAPHICS

1-3-5 MILE RADIUS DEMOGRAPHIC			
2019	1 MILE	3 MILE	5 MILE
POPULATION	20,194	135,765	249,694
AVG. HOUSEHOLD INCOME	\$61,856	\$89,712	\$103,177
DAYTIME POPULATION	31,298	156,966	241,693
MEDIAN AGE	29.5	33.5	34.2
AVG HOUSEHOLD SIZE	3.66	3.45	3.45
OWNER OCCUPIED HOUSING UNITS	1,590	21,959	46,868
RENTER OCCUPIED HOUSING UNITS	3,915	16,048	23,954

	<b>43,701</b> 2019 EST POPULATION
	<b>11,923</b> 2019 EST HOUSEHOLDS
	<b>\$412,360</b> 2019 EST AVERAGE HOUSING VALUE
	<b>32.5</b> 2019 EST AVERAGE AGE
	<b>3.66</b> 2019 SIZE HOUSEHOLD
	<b>\$97,038</b> 2019 EST AVERAGE INCOME

## REGIONAL EMPLOYERS

9,600	March Air Reserve Base (Military Reserve Base)
7,500	Amazon (Retail Distribution)
3,400	Riverside University Health Systems Medical Center (County Hospital)
3,100	Moreno Valley Unified School District (Public Schools)
2,400	Ross Dress for Less / DD's Discounts (Distribution)
1,500	Moreno Valley Mall excludes major tenants (Retail Mall)
1,457	Kaiser Permanente Community Hospital (Hospital/Medical Services)

At 4,500 businesses strong and growing, Moreno Valley is home to many Fortune 500 and international companies, including:

\*Source: morenovalleybusiness.com

amazon

SKECHERS



Amazon (2 facilities)

Procter & Gamble

Skechers USA

Harbor Freight Tools

Aldi Foods

Deckers Outdoor (UGG Boots)

Philips Electronics

Harman Kardon

Serta Mattress

Walgreens

Lowe's Home Improvement

Ross Dress For Less

Minka Lighting

United Natural Foods

ResMed

Federal-Mogul

O'Reilly Automotive

Masonite Doors

Fisher & Paykel Healthcare

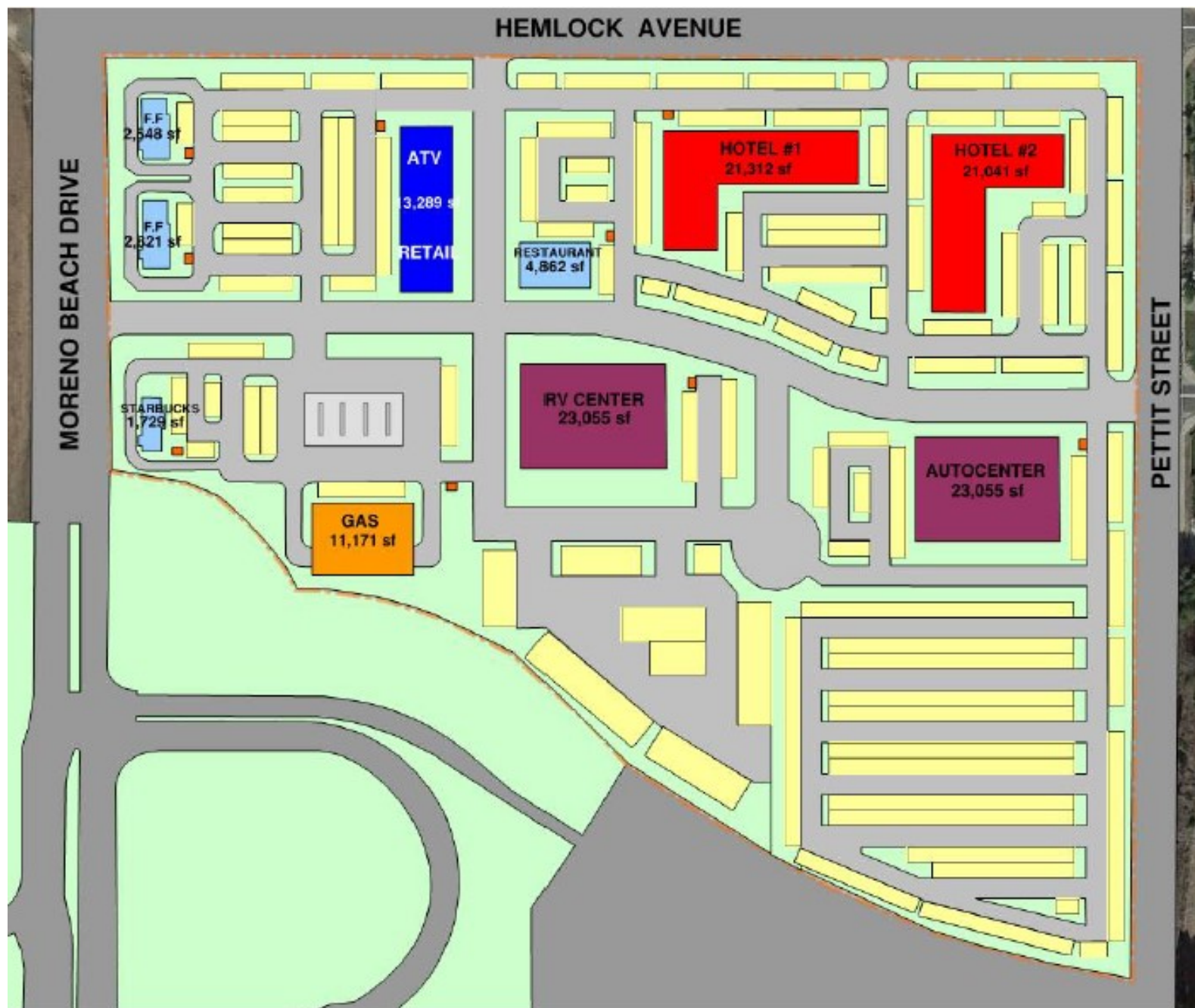
Karma Automotive

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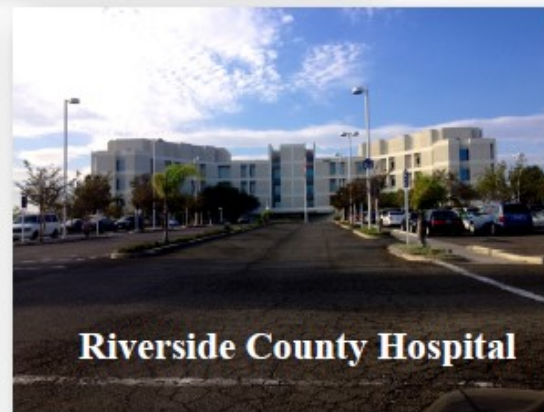


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**Kaiser Hospital**



**New Kaiser 80K Sqft Medical Office**



**Riverside County Hospital**

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



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**MORENO VALLEY TRAFFIC COUNTS**

Traffic counts shown are totals for both directions  
 Volumes shown at 1000's  
 10.5 = 10,500  
 0.5 = 500

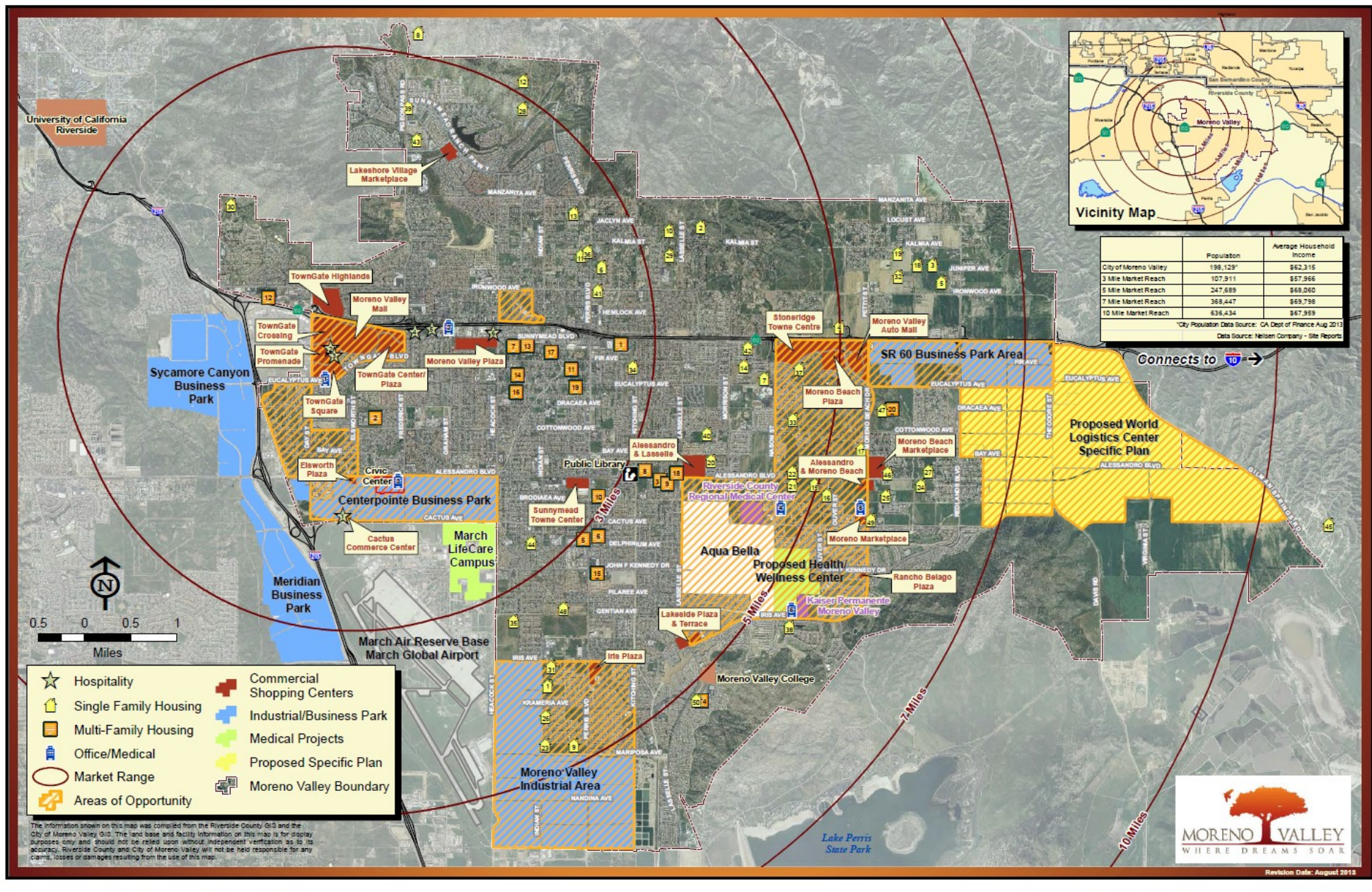
Text in **BLACK** updated in February 2009  
 Text in **RED** updated August 2014

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