



Spruce Ave, Moreno Valley, CA 92555

PRESENTED BY:

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RMA
REALTY MASTERS & ASSOCIATES

R **ROBILLARD**
ROBILLARD CONSULTING GROUP

6.9 Acres

DETAILS:

- 6.9 Acre Lot
- Zoned H-OC
(Highway Office/Commercial)
- Prime Spot w/ Freeway Visibility
- 145K+ Cars Per Day on 60 FWY
- \$16.65 psf
- [Link to Permitted Uses](#)

[Click Here](#)



FOR MORE INFORMATION CONTACT:

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CROSSWINDS CHURCH


SKECHERS
Distrabution Center

 WORLD
LOGISTICS
CENTER



Coming Soon

 **StorQuest**
SELF STORAGE

 **ALDI**

Distrabution Center

CALIFORNIA
60

Spruce Ave

★ **SITE**

CALIFORNIA
60

 **SOLARIS
PAPER**

Distrabution Center



DESCRIPTION:

Great Opportunity for Developers to Invest in a New Project on nearly 7 acres for a state-of-the art Building with Prime 60 Freeway Visibility with Over 145,000 Cars Per Day according to MPSI County Estimation. Property is currently zoned Highway Office Commercial (H-OC). The Highway Office/Commercial district is a regional gateway between Moreno Beech Dr and the recently approved World Logistics Center - the Largest Industrial Logistics Business Park in California History (40.6 million SF). Some Allowed Uses in H-OC include: Professional Office Building, Equipment Sales/Repair, Hospital/Medical Facility, RV Sales, Truck Sales/Repair, Retail, and more. With a steadily growing population of over 215k current residents, an annual growth rate of 3.9%, and 2.4 Million people within 20 mile radius, Moreno Valley is becoming one of the fastest growing cities in all of California. More industries and jobs expected as with many Brand New Developments happening within close proximity.

ZONED HIGH DENSITY RESIDENTIAL

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Site



CA-60 (69,000+ VPD)

ZONED OFFICE

STONERIDGE
TOWNE
CENTER

MORENO
BEACH
PLAZA

VARIOUS CAR
DEALERSHIPS

VARIOUS
DISTRIBUTION
CENTERS

ALDI
DISTRIBUTION
CENTER



SKECHERS
DISTRIBUTION CENTER

BRAND NEW
CONSTRUCTION
SINGLE FAMILY

Eucalyptus Ave

FUTURE 1.3M SF
DISTRIBUTION CENTER

Redlands Blvd

VALLEY
VIEW
HIGH
SCHOOL



40.6M SF WAREHOUSE
COMPLEX DEVELOPMENT
\$2B YEARLY ECONOMIC IMPACT &
20K+ NEW JOBS WHEN COMPLETE

DEMOGRAPHICS









Daytime Employment									
Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	3,429	210	16	21,261	2,431	9	137,978	13,646	10
Trade Transportation & Utilities	2,050	53	39	4,840	403	12	34,834	2,093	17
Information	49	8	6	326	44	7	2,357	232	10
Financial Activities	116	27	4	1,190	286	4	7,988	1,584	5
Professional & Business Services	134	43	3	1,052	293	4	13,774	1,597	9
Education & Health Services	502	25	20	9,209	800	12	51,447	5,067	10
Leisure & Hospitality	373	26	14	3,160	246	13	16,186	1,268	13
Other Services	199	27	7	1,219	342	4	7,919	1,618	5
Public Administration	6	1	6	265	17	16	3,473	187	19
Goods-Producing Industries	77	23	3	905	247	4	10,122	1,350	7
Natural Resources & Mining	2	1	2	27	9	3	269	48	6
Construction	53	19	3	702	203	3	5,079	991	5
Manufacturing	22	3	7	176	35	5	4,774	311	15
Total	3,506	233	15	22,166	2,678	8	148,100	14,996	10

DEMOGRAPHICS

Consumer Spending Details

2021

2026

Radius	2 mile			5 mile			10 mile		
 Collapse All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
 Apparel	\$9,264,179	\$2,222	\$637	\$83,381,560	\$2,106	\$565	\$311,237,512	\$1,979	\$500
 Entertainment, Hobbies & Pets	\$25,810,925	\$6,191	\$1,775	\$201,301,197	\$5,083	\$1,365	\$811,130,323	\$5,158	\$1,599
 Food & Alcohol	\$44,952,687	\$10,783	\$3,092	\$395,522,676	\$9,988	\$2,682	\$1,550,323,753	\$9,858	\$2,500
 Household	\$27,933,748	\$6,700	\$1,921	\$215,934,209	\$5,453	\$1,464	\$896,058,078	\$5,698	\$1,400
 Transportation & Maintenance	\$52,623,817	\$12,623	\$3,620	\$417,898,510	\$10,553	\$2,834	\$1,578,011,542	\$10,034	\$2,200
Boats & Outboard Motor	\$29,311,447	\$7,031	\$2,016	\$225,655,297	\$5,698	\$1,530	\$819,453,189	\$5,210	\$1,400
Vehicle Expenses	\$851,630	\$204	\$59	\$6,044,152	\$153	\$41	\$28,821,656	\$183	\$46
Gasoline	\$12,162,745	\$2,917	\$837	\$106,584,234	\$2,692	\$723	\$397,420,060	\$2,527	\$723
Transport	\$4,666,131	\$1,119	\$321	\$33,754,801	\$852	\$229	\$152,162,819	\$968	\$246
Auto Maintenance, Repair & Other	\$5,631,864	\$1,351	\$387	\$45,860,026	\$1,158	\$311	\$180,153,818	\$1,146	\$283
 Health Care	\$7,170,682	\$1,720	\$493	\$59,436,023	\$1,501	\$403	\$246,787,112	\$1,569	\$392
 Education & Daycare	\$11,022,668	\$2,644	\$758	\$82,599,502	\$2,086	\$560	\$353,848,862	\$2,250	\$560
Total Specified Consumer Spending (\$)	\$178,778,706	\$42,883	\$12,297	\$1,456,073,677	\$36,770	\$9,873	\$5,747,397,182	\$36,545	\$9,000

For More information Contact:

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