



CLICK TO PLAY VIDEO



MORENO BEACH DRIVE

60 FREEWAY

FOR SALE

PRIME 13.47 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555



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SECTION 1

OFFERING SUMMARY

PRIME 13.47 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555

PROPERTY HIGHLIGHTS



- Prime 13.47 Acre Commercial Site Near 60 Freeway On/Off Ramps
- Great Visibility from the 60 Freeway with Pylon Sign Opportunity
- Immediate Proximity to the 60 Freeway with Traffic Counts Exceeding 76,000 Cars Per Day
- New Freeway Interchange on Moreno Beach Drive to be Completed by Fall of 2023
- City of Moreno Valley Job Creation exceeding 30,000 over the Past 10 Years
- An Additional 20,000 New Jobs coming from the Recently Approved World Logistics Center (WLC)
- WLC is a 40.6 Million Square Foot Project that will Provide a \$2 Billion Annual Economic Benefit to the City
- In Close Proximity to the Riverside University Health System Medical Center, a Hospital that Employs 6,000 Workers and has an Economic Impact of \$1.6 Billion
- Nearby the New Kaiser Medical Center Project, an Expansion Plan that will Add 1,125,000 Square Feet of Medic



2.5+ Million SF North American Headquarters Distribution Center



800k SF Distribution Center



1.4+ Million SF Industrial Park

Moreno Valley Auto Mall



Volkswagen TOYOTA HONDA CHEVROLET



WLC is a 40.6 Million Square Foot Project that will Provide a \$2 Billion Annual Economic Benefit to the City

MORENO BEACH DRIVE

FREWAY 60 - 76,877 VPD



Walmart

LA|FITNESS

HYUNDAI

BEST BUY

KOHL'S

TARGET

FREEWAY 60 = 76,877 VPD

MORENO BEACH DRIVE



PRIME 13.47 ACRE COMMERCIAL SITE

PROPERTY & PRICING **SUMMARY**

PROPERTY ADDRESS

NWC 60 FREEWAY & MORENO BEACH DRIVE

MORENO VALLEY | CA 92555

APN# 488-080-025

PRICE

Submit Offers

Type of Ownership	Fee Simple
Land SF	586,753
Land AC	13.47
Zoning	Highway/Office Commercial (H/OC)
Street Frontage	576.17' on Moreno Valley Beach Dr



AERIAL HIGHLIGHTS



SUBJECT PROPERTY



Distribution Center



2.5+ Million SF North American Headquarters Distribution Center

Freeway 60



WLC is a 40.6 Million Square Foot Project that will Provide a \$2 Billion Annual Economic Benefit to the City

Town Center at Moreno Valley -

A Mixed used project with up to 800 Homes and 220,000 SF of Commercial Use. To be completed in 2025.

Alessandro Blvd

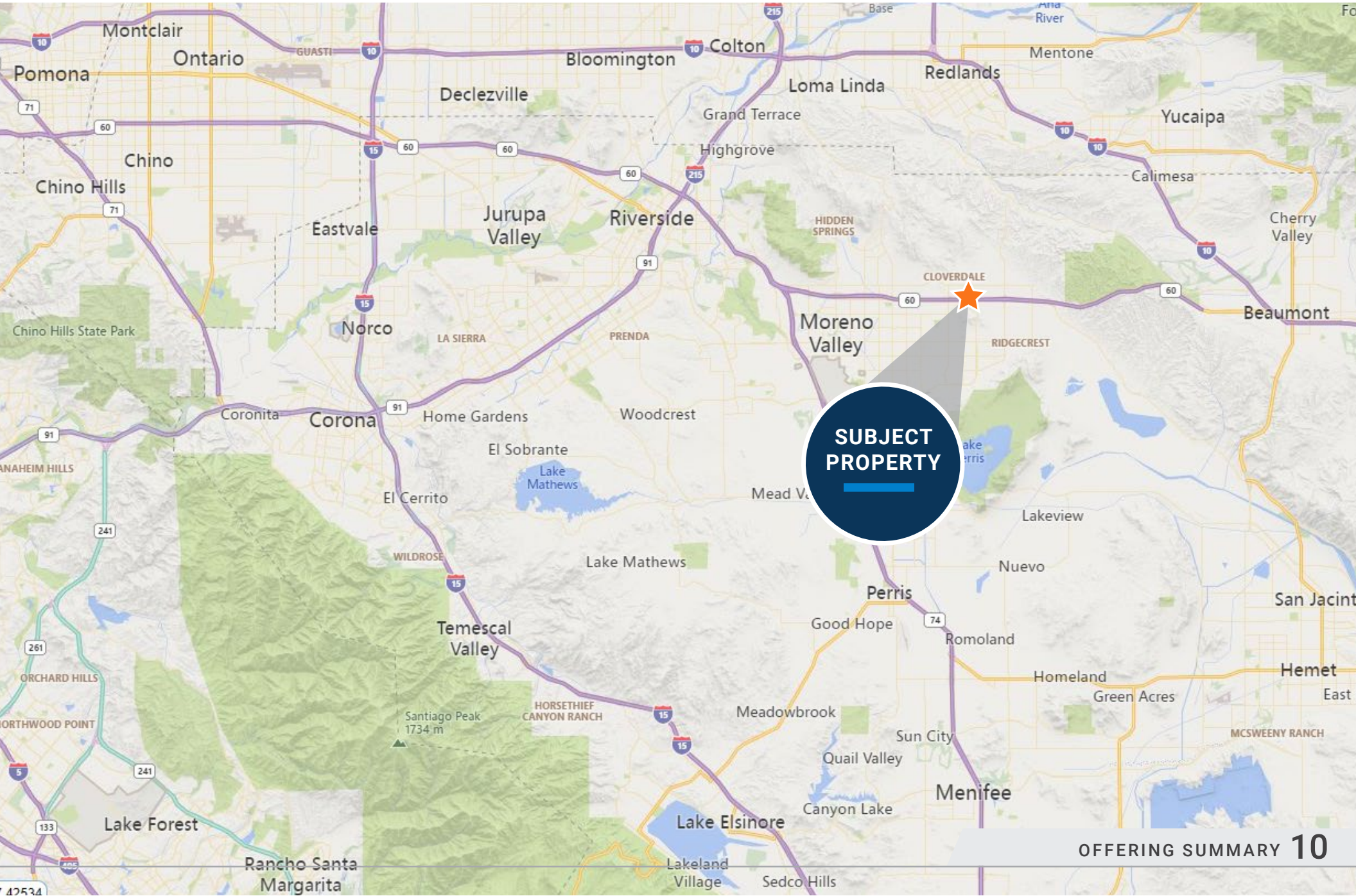
AQUABELLA is a stunning new major resort lifestyle community. It is made up of a maximum of 2,922 dwelling units. The project includes associated recreational facilities, consisting of a main Clubhouse Complex, lakes, paseos, greenbelts, pocket parks, and trails, serving both residents and their guests.

Moreno Beach Dr

Riverside University Health System Medical Center - A Hospital That Employs 6,000 Workers and Has an Economic Impact of \$1.6 Billion

Kaiser Medical Center Project - An Expansion Plan That Will Add 1 Million+ SF of Medical Services and Create 4,000 New Jobs in the City of Moreno Valley

REGIONAL MAP



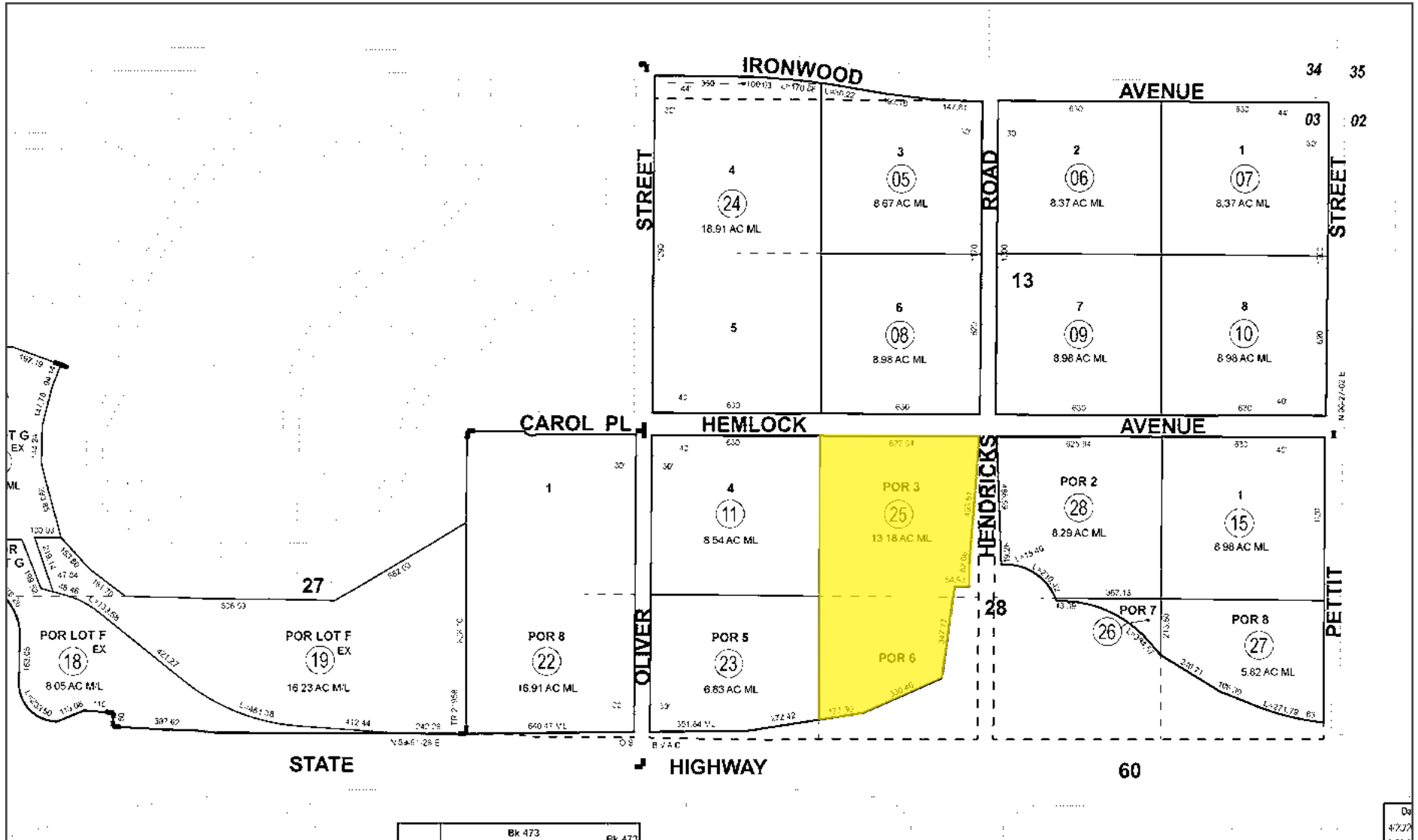
**SUBJECT
PROPERTY**

PRIME 13.47 ACRE COMMERCIAL SITE

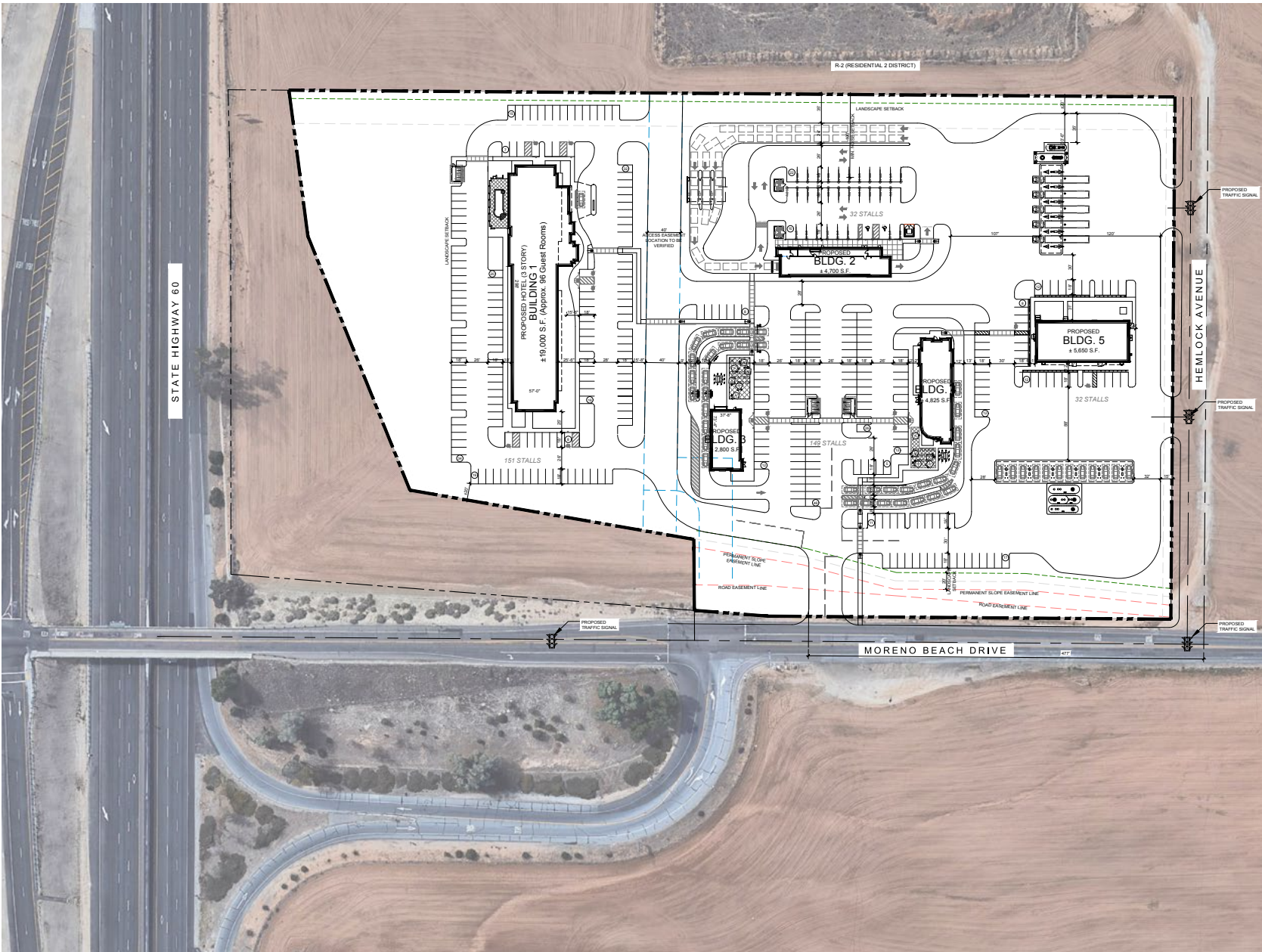
PROPERTY PHOTO



PARCEL MAP



PROPOSED SITE PLAN



NWC MORENO BEACH DRIVE & STATE HIGHWAY 60
MORENO VALLEY, CA



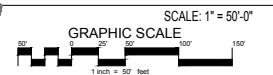
VICINITY MAP
NOT TO SCALE



SITE DATA

ZONING	
APN	488-080-025
PROPOSED USE	
ZONING	
EXISTING	OC (OFFICE / COMMERCIAL)
PROPOSED	CC (COMMUNITY COMMERCIAL)
SITE AREA	
GROSS SITE AREA	± 568,022 SF or 13.04 AC
BUILDING DATA	
BUILDING AREA	
BUILDING 1 (HOTEL)	± 19,000 SF
BUILDING 2 (CAR WASH)	± 4,700 SF
BUILDING 3 (FOOD)	± 2,800 SF
BUILDING 4 (FOOD)	± 4,825 SF
BUILDING 5	± 5,650 SF
(RETAIL/SERVICE STATION)	
TOTAL BLDG. AREA	± 36,975 SF
F.A.R.	0.65
PARKING DATA	
PARKING REQUIRED:	
BUILDING 1 (HOTEL)	
± 96 GUEST RM. (1/ROOM)	96 STALLS
BUILDING 2 (CAR WASH)	
AUTOMATED	10 STALLS
EMPLOYEES (1 PER 2 EMPLOYEES)	5 STALLS
BUILDING 3 (FOOD)	
± 2,800 SF (1/100 SF)	28 STALLS
OUTDOOR SEATING - ± 1,250 SF	
± 420 SF (15% OF GFA)	0 STALLS
± 830 SF (OVER 15% @ 1/60 SF)	13.83 STALLS
BUILDING 4 (FOOD)	
± 4,825 SF (1/100 SF)	48.2 STALLS
OUTDOOR SEATING - ± 950 SF	
± 724 SF (15% OF GFA)	0 STALLS
± 226 SF (OVER 15% @ 1/60 SF)	3.7 STALLS
BUILDING 5 (RETAIL/SERVICE STATION)	
± 5,650 SF (1/225 SF)	25 STALLS
SERVICE STATION	2 STALLS
TOTAL PARKING REQUIRED	232 STALLS
PARKING PROVIDED:	
STANDARD:	305 STALLS
DISABLED:	15 STALLS
EV / CLEAN AIR VEHICLES	44 STALLS
PARKING PROVIDED	364 STALLS
PARKING RATIO:	9.84 / 1,000 SF

PROPOSED SITE PLAN



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



SECTION 2 ZONING SUMMARY

PRIME 13.47 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555

ZONING & DEVELOPMENT STANDARD SUMMARY

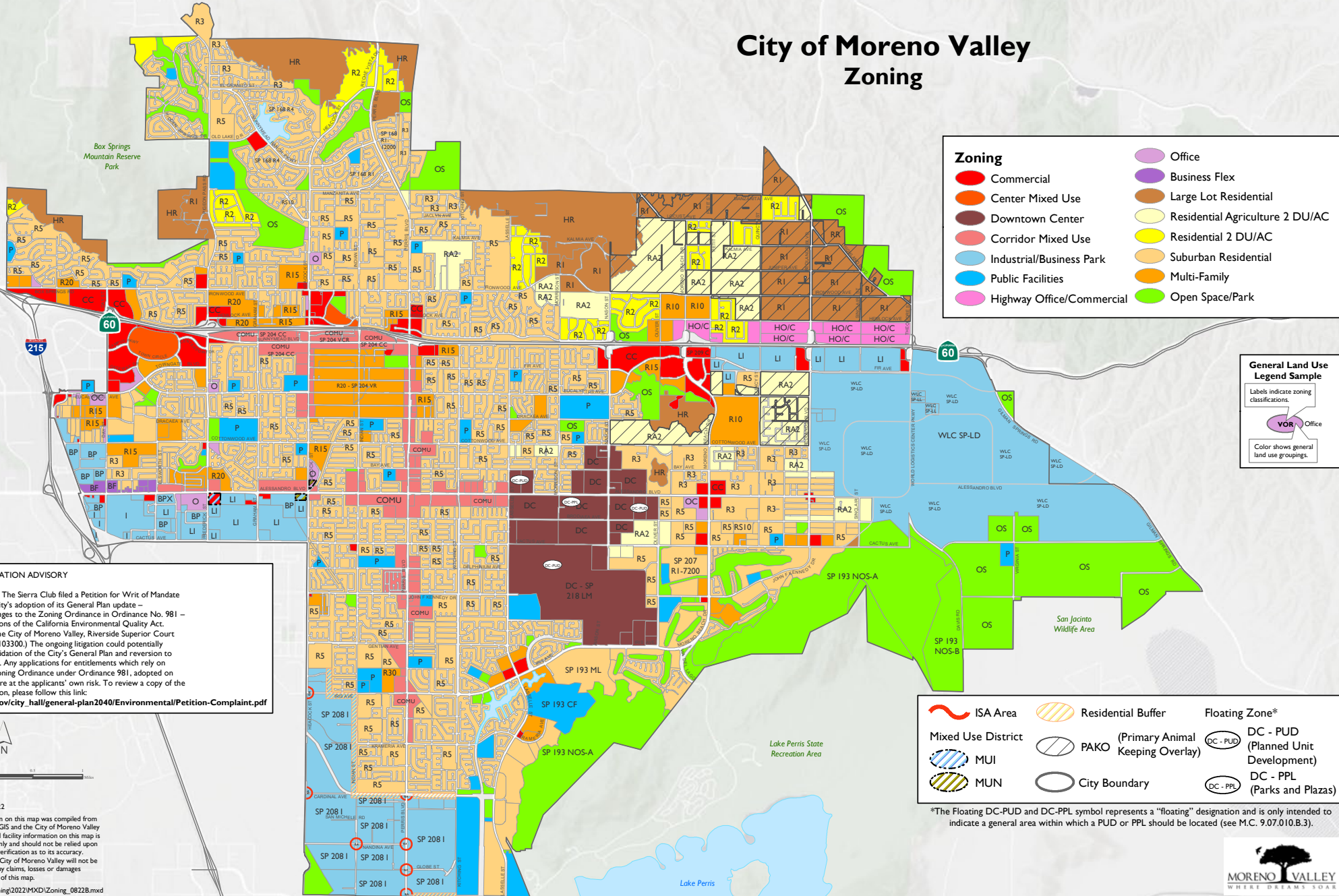
HIGHWAY/OFFICE COMMERCIAL (H/OC)

The highway office/commercial (H-OC) zone is envisioned as a gateway to Moreno Valley and from the I-60 Freeway with primary entrances at Moreno Beach Drive and the World Logistics Center Parkway. The zone provides opportunities for distinctive employment or educational campuses. Permitted uses include office, educational, and/or research and development facilities as well as auxiliary commercial uses including restaurants, retail, and service uses. The architectural style should reinforce the rural character intended for the surrounding area.

REQUIREMENT	H/OC
Minimum Site Area	Office/commercial uses minimum 20,000 sq. ft.
Minimum site width, in feet	100
Minimum site depth, in feet	100
Front building setback, in feet (after dedications for right-of-way)	20 (Building areas above 30 feet shall be set back an additional five feet for every 10 feet of additional structure height unless otherwise approved by the planning commission)
Side street building setback area, in feet (after dedications for right-of-way)	10 (Building areas above 30 feet shall be set back an additional five feet for every 10 feet of additional structure height unless otherwise approved by the planning commission)
Lot coverage, maximum	60%
Floor Area Ratios (FAR)	0.4 (On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area)
Building height, in feet, maximum	Up to 45 feet
Parking front street setback, in feet (after dedications for right-of-way)	20
Setback Landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas

ZONING MAP

City of Moreno Valley Zoning



Zoning

Commercial	Office
Center Mixed Use	Business Flex
Downtown Center	Large Lot Residential
Corridor Mixed Use	Residential Agriculture 2 DU/AC
Industrial/Business Park	Residential 2 DU/AC
Public Facilities	Suburban Residential
Highway Office/Commercial	Multi-Family
	Open Space/Park

General Land Use Legend Sample

Labels indicate zoning classifications.

Office

Color shows general land use groupings.

PENDING LITIGATION ADVISORY

On July 15, 2021, The Sierra Club filed a Petition for Writ of Mandate challenging the City's adoption of its General Plan update – including the changes to the Zoning Ordinance in Ordinance No. 981 – for alleged violations of the California Environmental Quality Act. (Sierra Club v. The City of Moreno Valley, Riverside Superior Court Case No. CVR12103300.) The ongoing litigation could potentially result in the invalidation of the City's General Plan and reversion to prior zoning laws. Any applications for entitlements which rely on changes in the Zoning Ordinance under Ordinance 981, adopted on August 3, 2021, are at the applicants' own risk. To review a copy of the Sierra Club petition, please follow this link: https://moval.gov/city_hall/general-plan2040/Environmental/Petition-Complaint.pdf



Revision Date: 8/1/2022

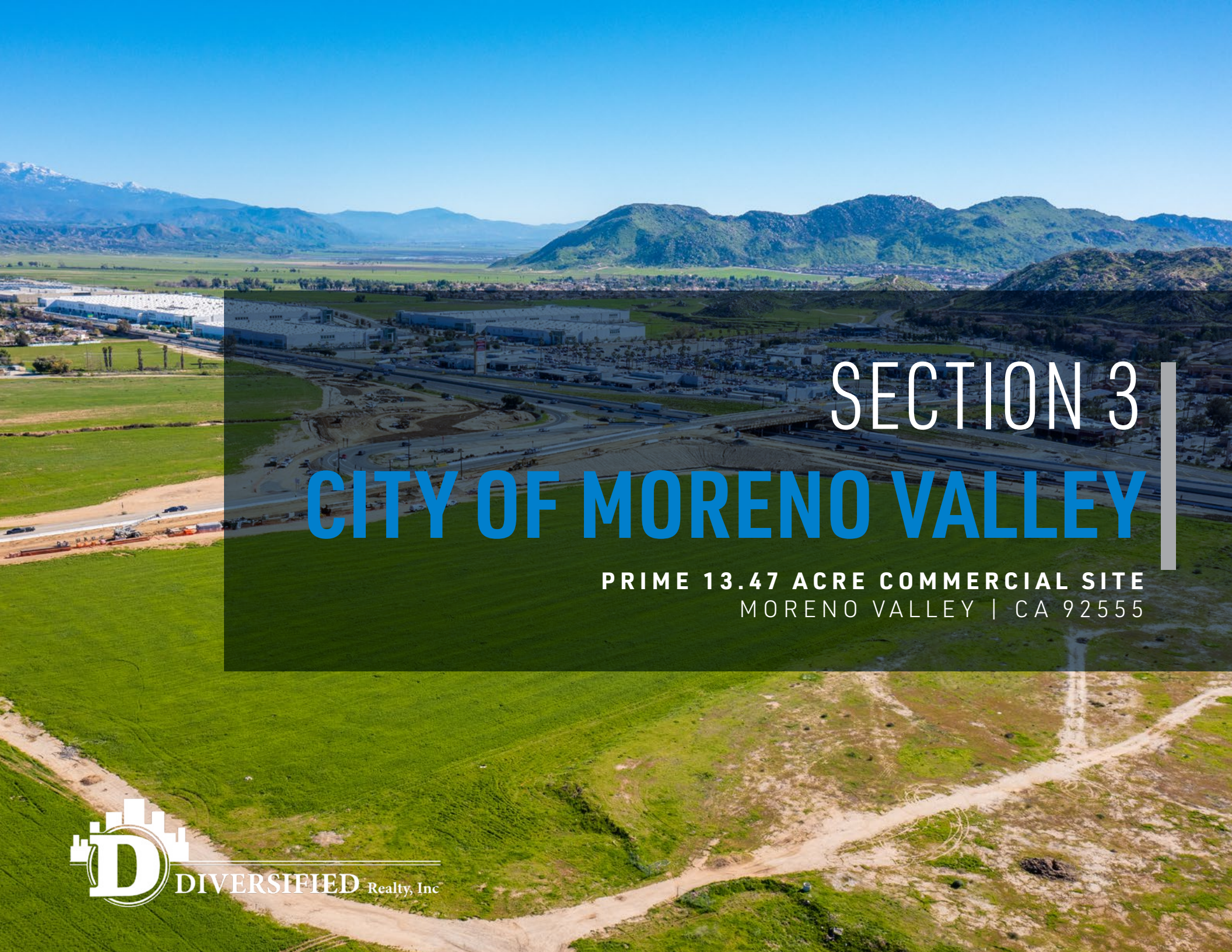
The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

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ISA Area	Residential Buffer	Floating Zone*
Mixed Use District	PAKO (Primary Animal Keeping Overlay)	DC - PUD (Planned Unit Development)
MUI	City Boundary	DC - PPL (Parks and Plazas)
MUN		

*The Floating DC-PUD and DC-PPL symbol represents a "floating" designation and is only intended to indicate a general area within which a PUD or PPL should be located (see M.C. 9.07.010.B.3).





SECTION 3

CITY OF MORENO VALLEY

PRIME 13.47 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555



MORENO VALLEY CORPORATE ACTIVITY



- | | |
|------------------------------|------------------------------------|
| 1. Big 5 Sporting Goods | 31. Amazon.com |
| 2. Coupang and Flexsteel | 32. O'Reilly Auto |
| 3. Summer Infant | 33. Minka Lighting |
| 4. PPG Industries | 34. Karma Automotive |
| 5. Kroger | 35. Amazon.com |
| 6. Geodis | 36. Harbor Freight Tools |
| 7. Ross Stores | 37. iHerb.com |
| 8. Pepsi Bottling | 38. Walgreens |
| 9. Hayneedle.com | 39. Harman Kardon/ Fisher & Paykel |
| 10. Smart & Final | 40. Philips Lighting |
| 11. World Kitchen | 41. DSC Logistics |
| 12. Ascena Retail Group | 42. Karma Automotive |
| 13. Solaris Paper | 43. Deckers Outdoor Corp |
| 14. ALDI US | 44. Ross Stores |
| 15. Sketchers | 45. National Retail Transportation |
| 16. Sketchers | 46. Discount Tire |
| 17. UNFI | 47. NFI industries |
| 18. Federal-Mogul Corp | 48. Home Depot |
| 19. Harbor Freight Tools | 49. Techstyle |
| 20. Serta Bedding | 50. Home Depot |
| 21. Peng Cheng Aluminum | 51. General Mills |
| 22. McLane Food Service, Inc | 52. Ross Stores |
| 23. Kia Motors America, Inc | 53. Essendant |
| 24. UPS | 54. Lowes Home Improvement |
| 25. Sysco | 55. FP Stores, Inc. |
| 26. UPS | 56. Hanesbrands, Inc. |
| 27. Amazon.com | 57. Whirlpool Corp |
| 28. Floor & Decor | 58. Ross Stores |
| 29. Procter & Gamble | 59. Wayfair, Inc |
| 30. Lowes Home Improvement | |

CITY OF MORENO VALLEY

Moreno Valley is a city in Riverside County, California, and is part of the Riverside–San Bernardino–Ontario metropolitan area. It is the second-largest city in Riverside County by population and one of the Inland Empire’s population centers. As of the 2020 census, the city’s population was 208,634. Moreno Valley is also part of the larger greater Los Angeles area.

The city derived its name from the small community of Moreno, which became part of the city of Moreno Valley when the city was incorporated in 1984. Frank E. Brown, one of the founders of the community of Moreno in 1882, declined to have the town named after him, but to honor him, the town was named Moreno, Spanish for brown

Top Employers	# of Employees
March Air Reserve Base	9,600
Amazon	7,500
Riverside County Regional Medical Center	3,400
Moreno Valley Unified School District	3,100
Ross Dress for Less / DD's Discounts	2,400
Moreno Valley Mall	1,500
Kaiser Permanente Community Hospital	1,457
Skechers USA	1,200
Harbor Freight Tools	788
Deckers Outdoor	700





SECTION 4

DEMOGRAPHIC REPORT

PRIME 13.47 ACRE COMMERCIAL SITE
MORENO VALLEY | CA 92555

DEMOGRAPHIC REPORT

POPULATION

	2 Mile	5 Mile	10 Mile
2010 Population	22,357	165,053	502,155
2022 Population	26,249	185,279	558,768
2027 Population Projection	28,127	197,298	590,844
Annual Growth 2010-2022	1.5%	1.0%	0.9%
Annual Growth 2022-2027	1.4%	1.3%	1.1%

HOUSEHOLD INCOME

	2 Mile	5 Mile	10 Mile
< \$25,000	582	6,406	23,022
\$25,000 - 50,000	944	9,360	29,580
\$50,000 - 75,000	1,452	10,749	31,172
\$75,000 - 100,000	1,389	8,457	25,702
\$100,000 - 125,000	804	5,668	19,336
\$125,000 - 150,000	723	3,957	14,318
\$150,000 - 200,000	844	3,308	14,063
\$200,000+	502	2,183	12,406
Avg Household Income	\$103,505	\$85,671	\$94,704
Median Household Income	\$86,555	\$71,317	\$75,997

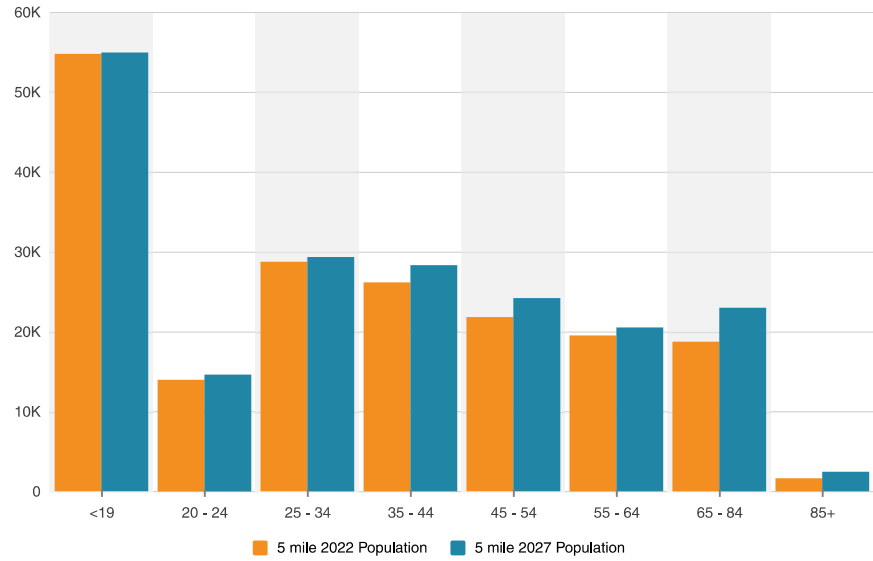
EDUCATION

	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	3,330	27,931	64,350
High School Graduate	4,550	33,695	90,033
Some College, No Degree	5,670	36,749	114,126
Associate Degree	945	7,141	20,598
Bachelor's Degree	2,178	12,040	54,074
Advanced Degree	1,270	6,130	39,468

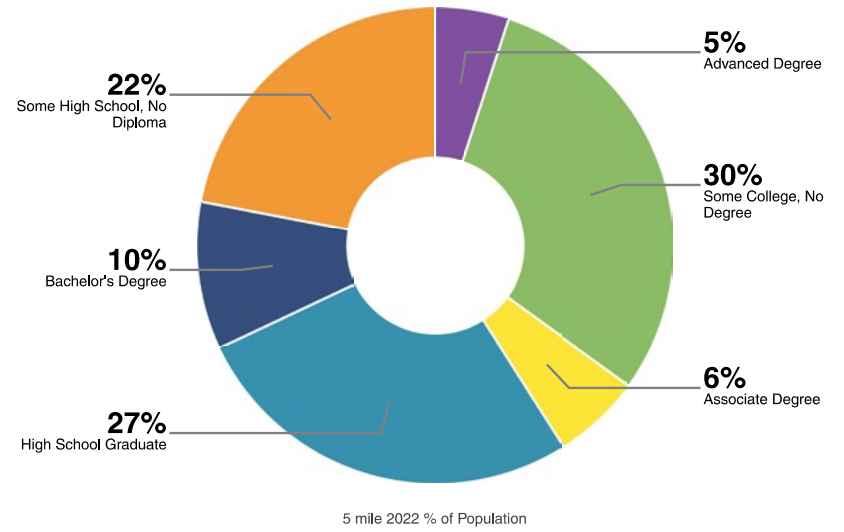
PRIME 13.47 ACRE COMMERCIAL SITE

DEMOGRAPHIC REPORT

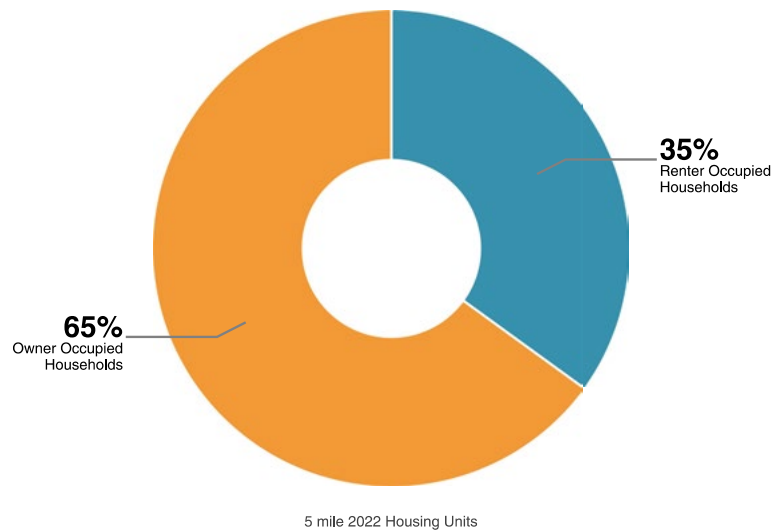
Population By Age



Educational Attainment

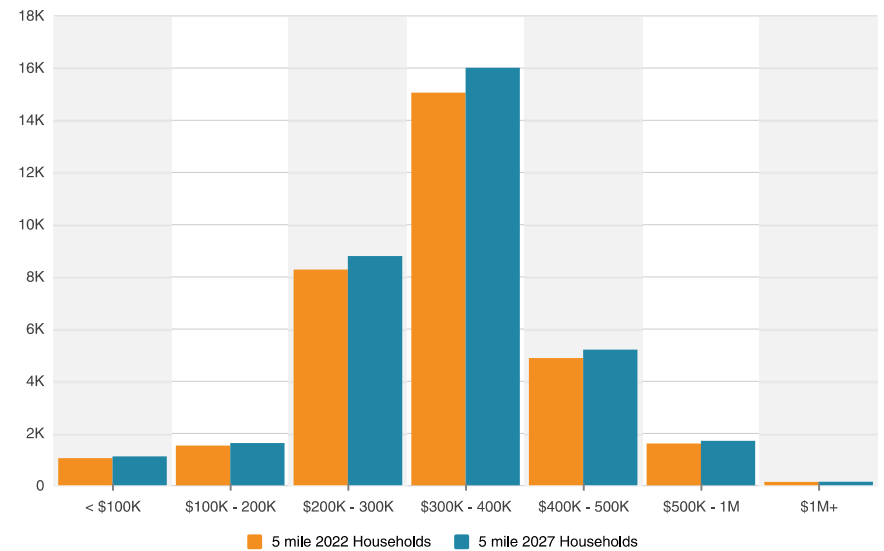


Housing Occupancy



Home Values

Currency: USD (\$)



PRIME 13.47 ACRE COMMERCIAL SITE

MORENO VALLEY | CA 92555

EXCLUSIVELY LISTED BY:

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