



CLICK TO PLAY VIDEO



**EUCALYPTUS AVENUE**  
**REDLANDS BOULEVARD**

**60 FREEWAY**

**FOR SALE**

**PRIME 15.67 ACRE COMMERCIAL SITE**  
**MORENO VALLEY | CA 92555**



**DEREK STEPHENS - VICE PRESIDENT**  
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**PRIME 15.67 ACRE COMMERCIAL SITE**





# SECTION 1

# OFFERING SUMMARY

PRIME 15.67 ACRE COMMERCIAL SITE  
MORENO VALLEY | CA 92555



DIVERSIFIED Realty, Inc



# PROPERTY HIGHLIGHTS



- Prime 15.67 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
- Unique Mixed-Use Development Opportunity as the Entryway to 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
- 20,000 New Jobs to be created from the WLC
- City of Moreno Valley Job Creation exceeding 30,000 over the Past 10 Years
- 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 Medical Services and Create 4,000 New Jobs in the City





2.5+ Million SF North American  
Headquarters Distribution Center



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

60 FREEWAY - 75,240 VPD

REDLANDS BOULEVARD

EUCALYPTUS AVENUE



Distribution  
Center





PRIME 15.67 ACRE COMMERCIAL SITE

# PROPERTY & PRICING SUMMARY

## PROPERTY ADDRESS

SWC 60 FREEWAY & REDLANDS BOULEVARD

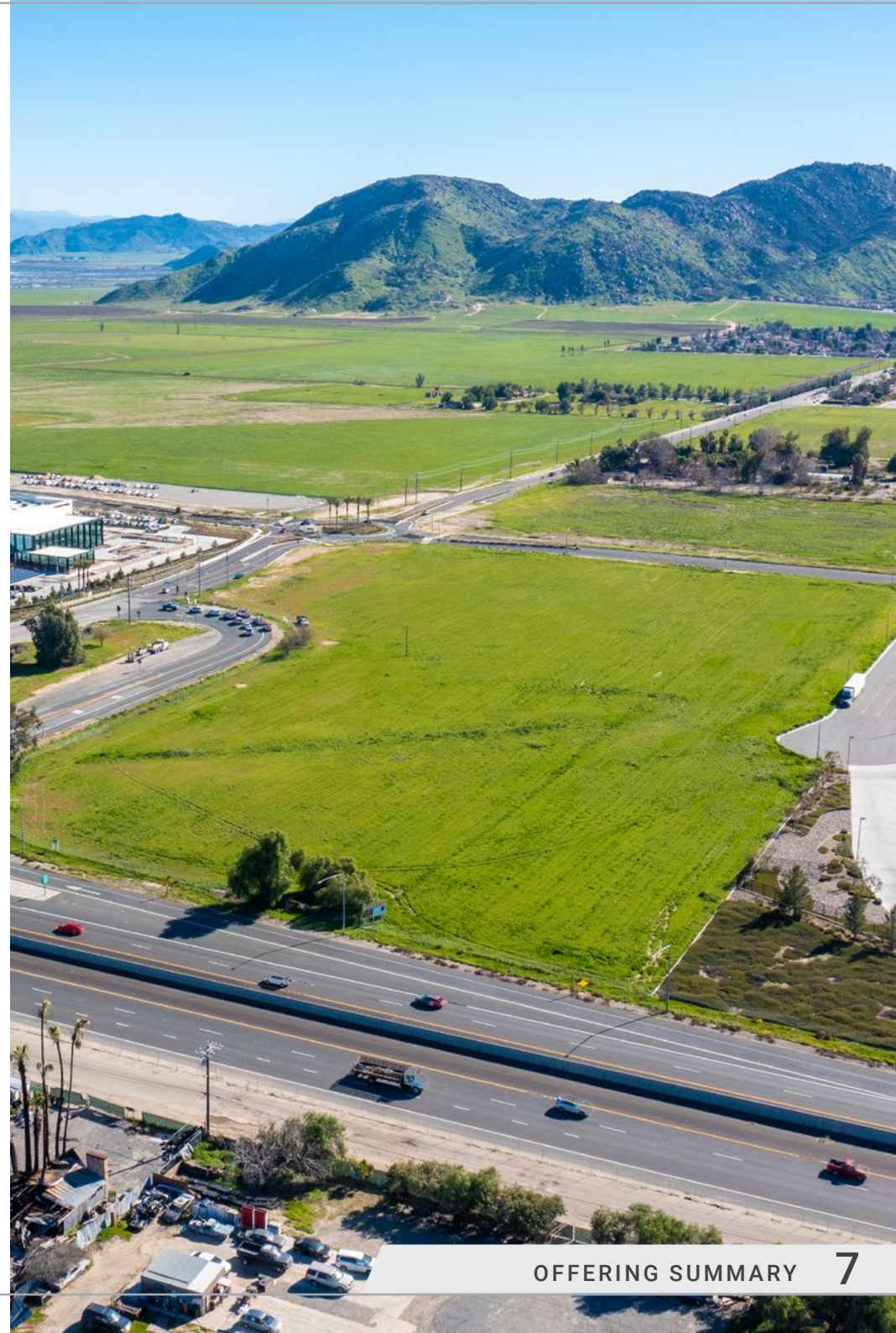
MORENO VALLEY | CA 92555

APN# 488-330-036, 030, 035, 037, 038

## PRICE

# Submit Offers

Type of Ownership	Fee Simple
Land SF	682,584
Land AC	15.67
Zoning	Community Commercial District (CC)
Street Frontage	492.3' on Redlands Blvd & 368.7' on 60 Freeway





# AERIAL HIGHLIGHTS



Distribution Center

2.5+ Million SF North American Headquarters Distribution Center

**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.

**SUBJECT PROPERTY**

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

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.

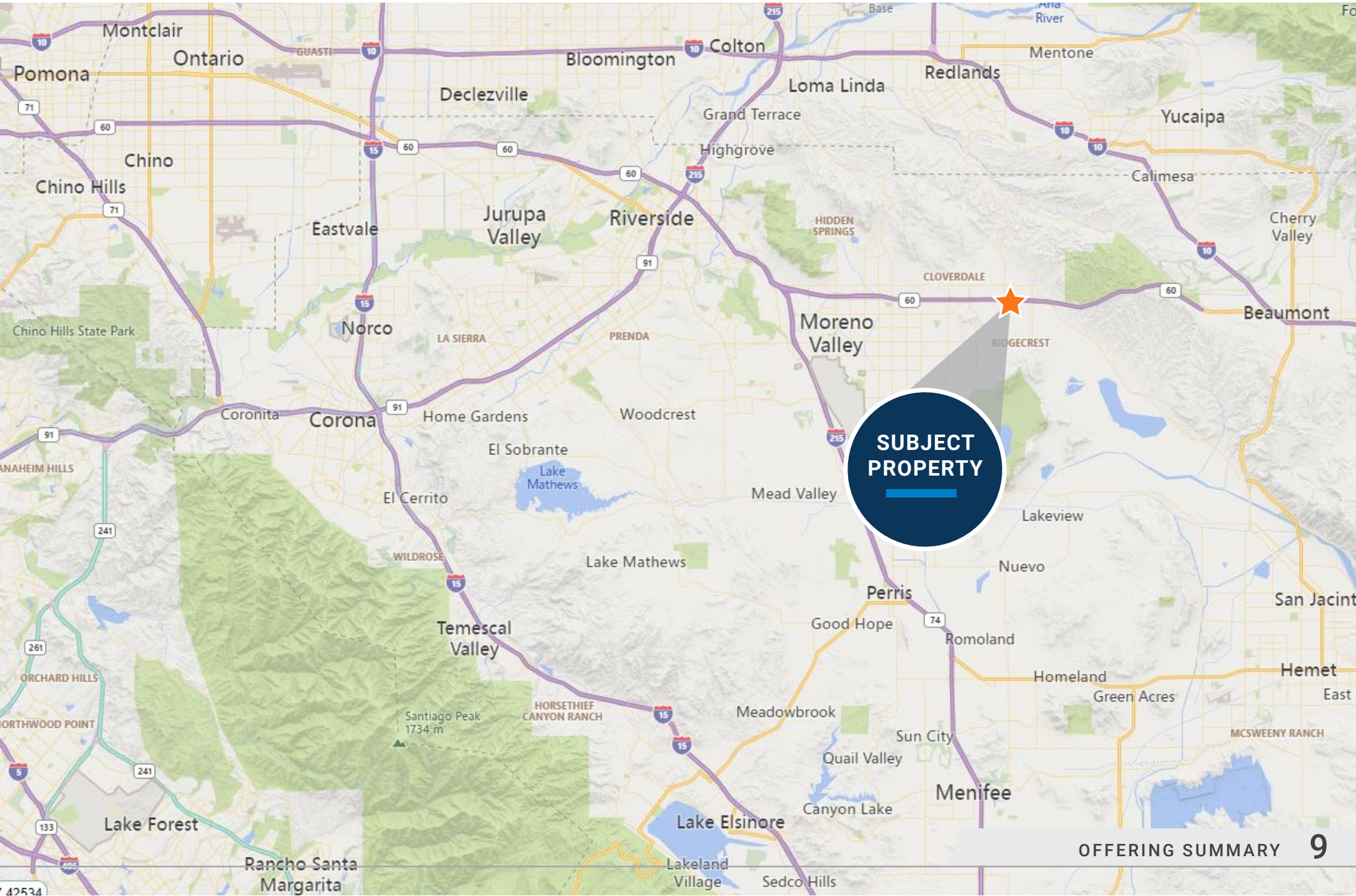
**Moreno Beach Dr**

**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**



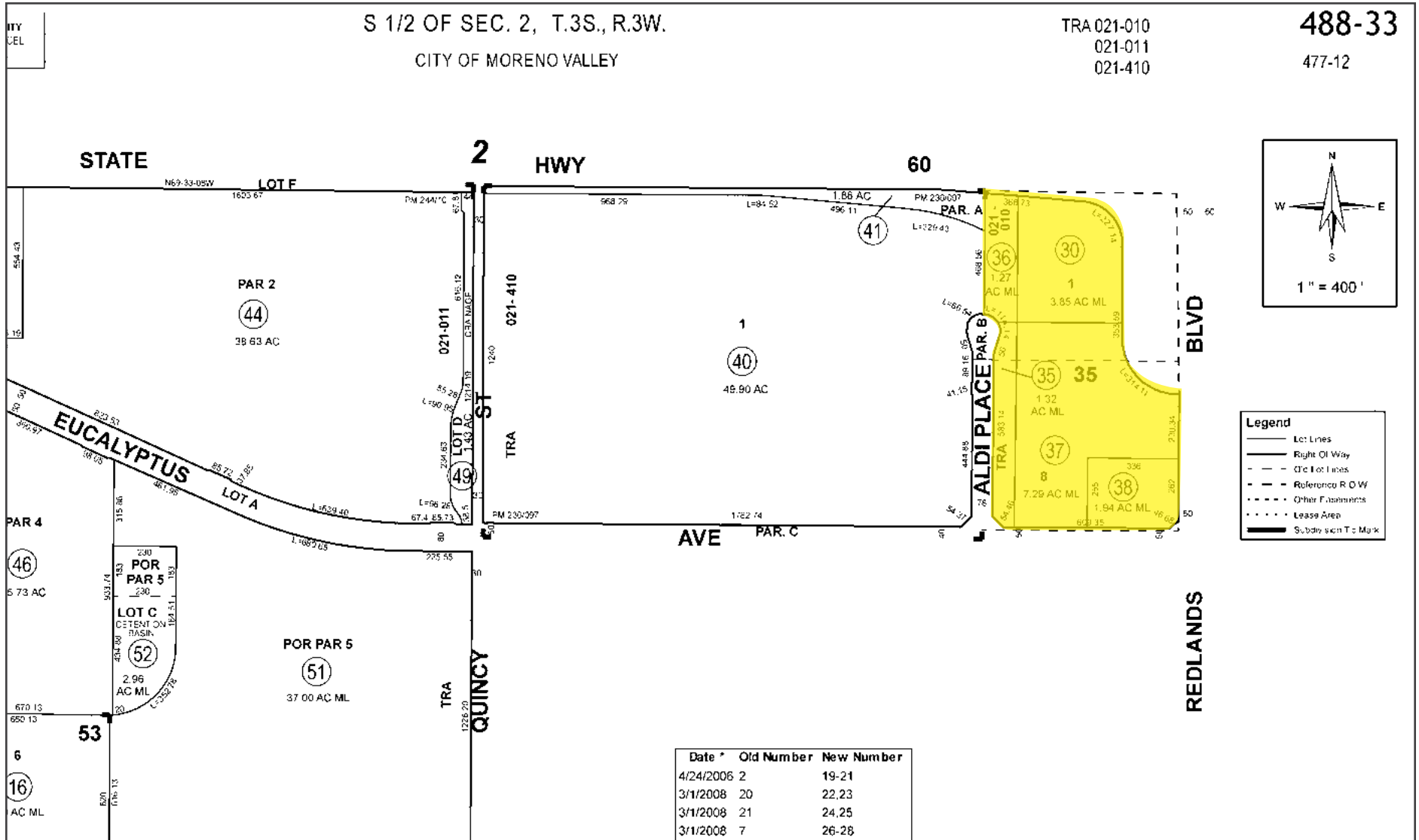
PRIME 15.67 ACRE COMMERCIAL SITE

# PROPERTY PHOTO





# PARCEL MAP







# SECTION 2

# ZONING SUMMARY

PRIME 15.67 ACRE COMMERCIAL SITE  
MORENO VALLEY | CA 92555



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# ZONING & DEVELOPMENT STANDARD SUMMARY

REQUIREMENT	CC
Minimum site area	1AC
Minimum site width, in feet	200
Minimum site depth, in feet	175
Front building setback, in feet	10 <sup>(1)</sup>
Side street building setback area, street sides, in feet	10 <sup>(1)</sup>
Lot coverage, maximum	--
Building height, in feet, maximum	See Special Requirement <sup>(2)</sup>
Parking front street setback, in feet	20
Parking side street setback, in feet	15
Setback landscaping	All setbacks exclusive of required walkways and driveways will be landscaped planting areas

### COMMUNITY COMMERCIAL DISTRICT (CC)

The primary purpose of the community commercial (CC) district is to provide for the general shopping needs of area residents and workers with a variety of business, retail, personal and related or similar services. (Ord. 590 § 2, 2001; Ord. 359, 1992)

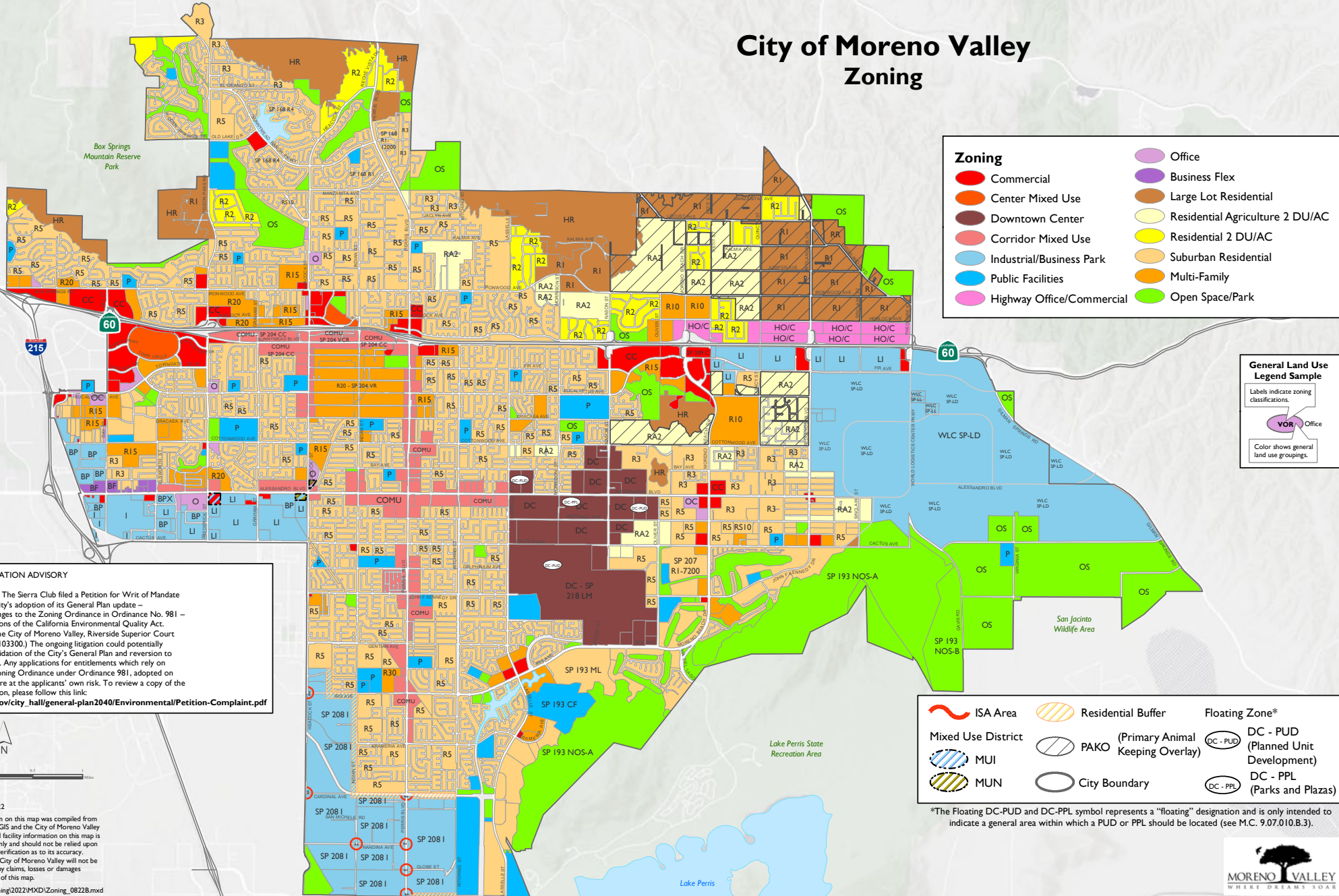
<sup>(1)</sup> Building areas above thirty (30) feet shall be setback an additional five feet for every ten (10) feet of additional structure height unless otherwise approved by the planning commission.

<sup>(2)</sup> Link to Special Requirement:  
[https://library.qcode.us/lib/moreno\\_valley\\_ca/pub/municipal\\_code/item/title\\_9-chapter\\_9\\_04-9\\_04\\_040](https://library.qcode.us/lib/moreno_valley_ca/pub/municipal_code/item/title_9-chapter_9_04-9_04_040)



# ZONING MAP

## City of Moreno Valley Zoning



**Zoning**

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

**General Land Use Legend Sample**

Labels indicate zoning classifications.

VOR 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](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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**Mixed Use District**

- MUI
- MUN

**Residential Buffer**

- PAKO (Primary Animal Keeping Overlay)

**City Boundary**

- City Boundary

**Floating Zone\***

- DC - PUD (Planned Unit Development)
- DC - PPL (Parks and Plazas)

\*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 15.67 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 15.67 ACRE COMMERCIAL SITE  
MORENO VALLEY | CA 92555



DIVERSIFIED Realty, Inc



# DEMOGRAPHIC REPORT

## POPULATION

	2 Mile	5 Mile	10 Mile
2010 Population	9,576	110,492	446,570
2022 Population	11,668	124,894	498,327
2027 Population Projection	12,564	133,127	527,187
Annual Growth 2010-2022	1.8%	1.1%	1.0%
Annual Growth 2022-2027	1.5%	1.3%	1.2%

## HOUSEHOLD INCOME

	2 Mile	5 Mile	10 Mile
< \$25,000	253	4,022	19,546
\$25,000 - 50,000	454	5,734	26,294
\$50,000 - 75,000	520	7,059	28,386
\$75,000 - 100,000	568	5,994	23,245
\$100,000 - 125,000	351	3,804	18,015
\$125,000 - 150,000	372	2,761	13,115
\$150,000 - 200,000	586	2,441	12,344
\$200,000+	334	1,719	10,586
Avg Household Income	\$116,115	\$89,644	\$94,578
Median Household Income	\$96,654	\$74,820	\$76,656

## EDUCATION

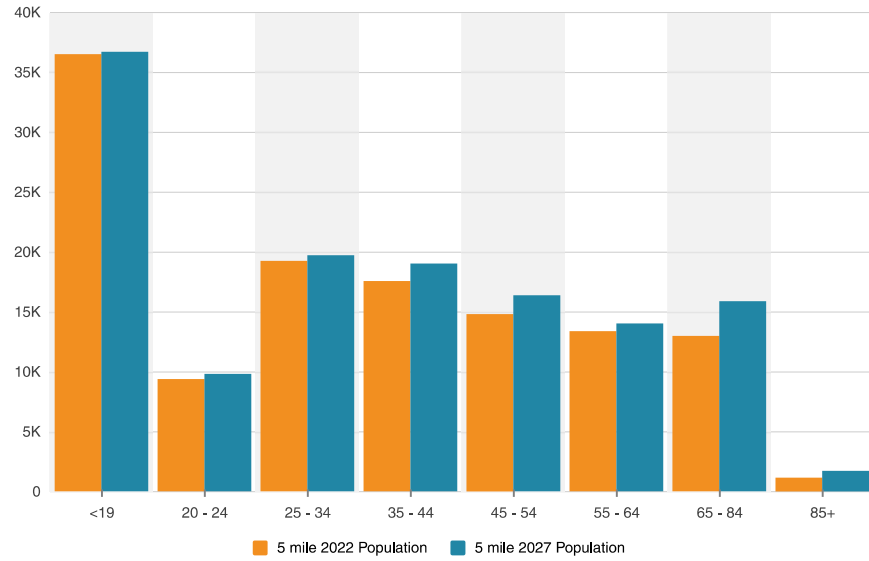
	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	1,208	18,461	58,818
High School Graduate	1,926	23,032	82,994
Some College, No Degree	2,785	24,620	101,593
Associate Degree	435	4,711	18,284
Bachelor's Degree	1,147	8,415	46,638
Advanced Degree	690	4,508	33,029



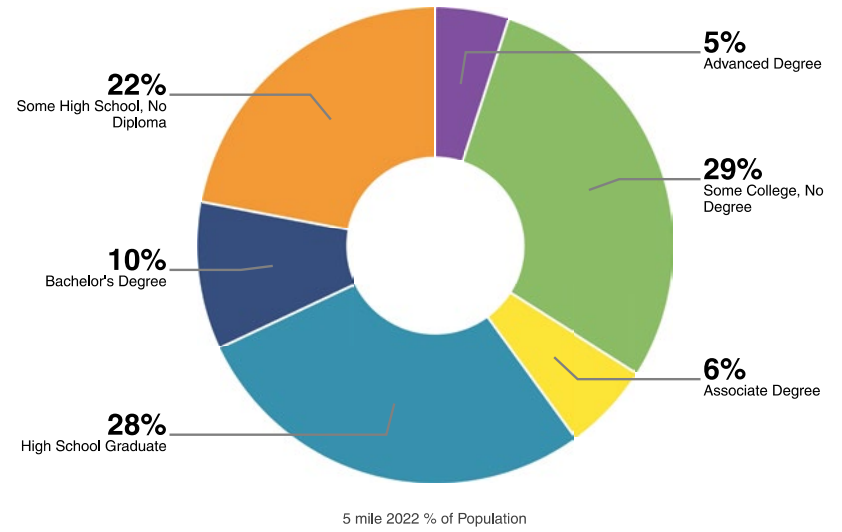
# PRIME 15.67 ACRE COMMERCIAL SITE

## DEMOGRAPHIC REPORT

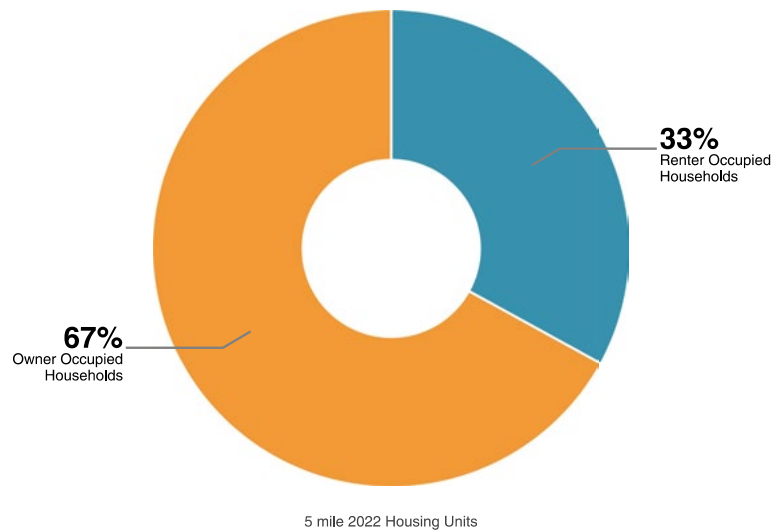
Population By Age



Educational Attainment

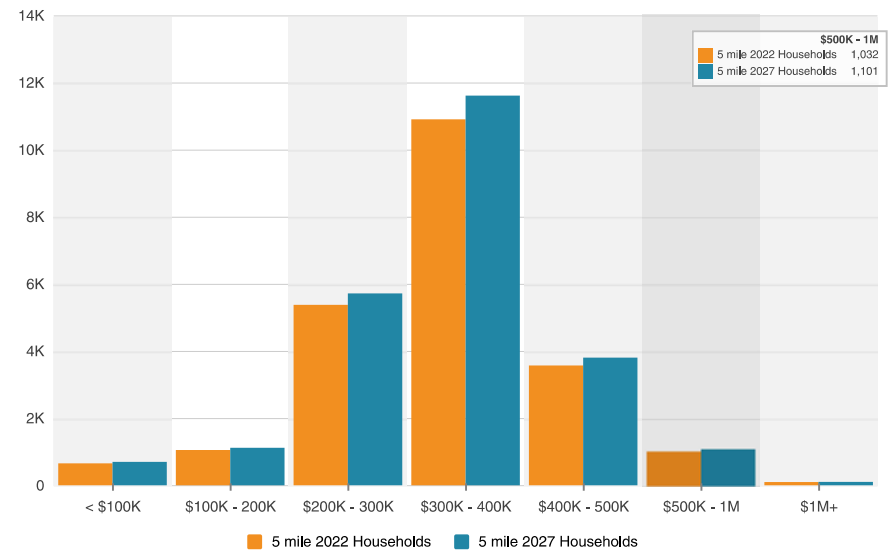


Housing Occupancy



Home Values

Currency: USD (\$)





# PRIME 15.67 ACRE COMMERCIAL SITE

MORENO VALLEY | CA 92555

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