



CLICK TO PLAY VIDEO



MORENO BEACH DRIVE

BAY AVENUE

ALESSANDRO BOULEVARD

FOR SALE

PRIME 21.19 ACRE APARTMENT SITE
MORENO VALLEY | CA 92555



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SECTION 1

OFFERING SUMMARY

PRIME 21.19 ACRE APARTMENT SITE
MORENO VALLEY | CA 92555



DIVERSIFIED Realty, Inc

PROPERTY HIGHLIGHTS



- Prime 21.19 Acre Apartment Site with the 5 Acre Corner In-Escrow for Commercial/Retail Use
- 461 Unit Apartment Development Possible
- Close to the New Freeway Interchange on Moreno Beach Drive that will 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
- Close Proximity to the Riverside University Heal 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



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



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



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

ALESSANDRO BOULEVARD - 7,845 VPD

MORENO BEACH DRIVE - 14,681 VPD

BAY AVEUNE



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

BAY AVEUNE

MORENO BEACH DRIVE - 14,681 VPD

ALESSANDRO BOULEVARD - 7,845 VPD

PRIME 21.19 ACRE APARTMENT SITE

PROPERTY & PRICING SUMMARY

PROPERTY ADDRESS

NEC MORENO BEACH DRIVE & ALESSANDRO BOULEVARD

MORENO VALLEY | CA 92555

APN# 478-060-004, 016, 017, 018, 019, 022, 023 & 024

PRICE

Submit Offers

Type of Ownership	Fee Simple
Land SF	923,036
Land AC	21.19
Zoning	Community Commercial District (CC)
Street Frontage	496.5' on Moreno Beach Dr, 632.5' on Alessandro Blvd & 960.4' on Bay Ave



AERIAL HIGHLIGHTS



Distribution Center

2.5+ Million SF North American Headquarters Distribution Center

Freeway 60

SUBJECT PROPERTY

WORLD LOGISTICS CENTER

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

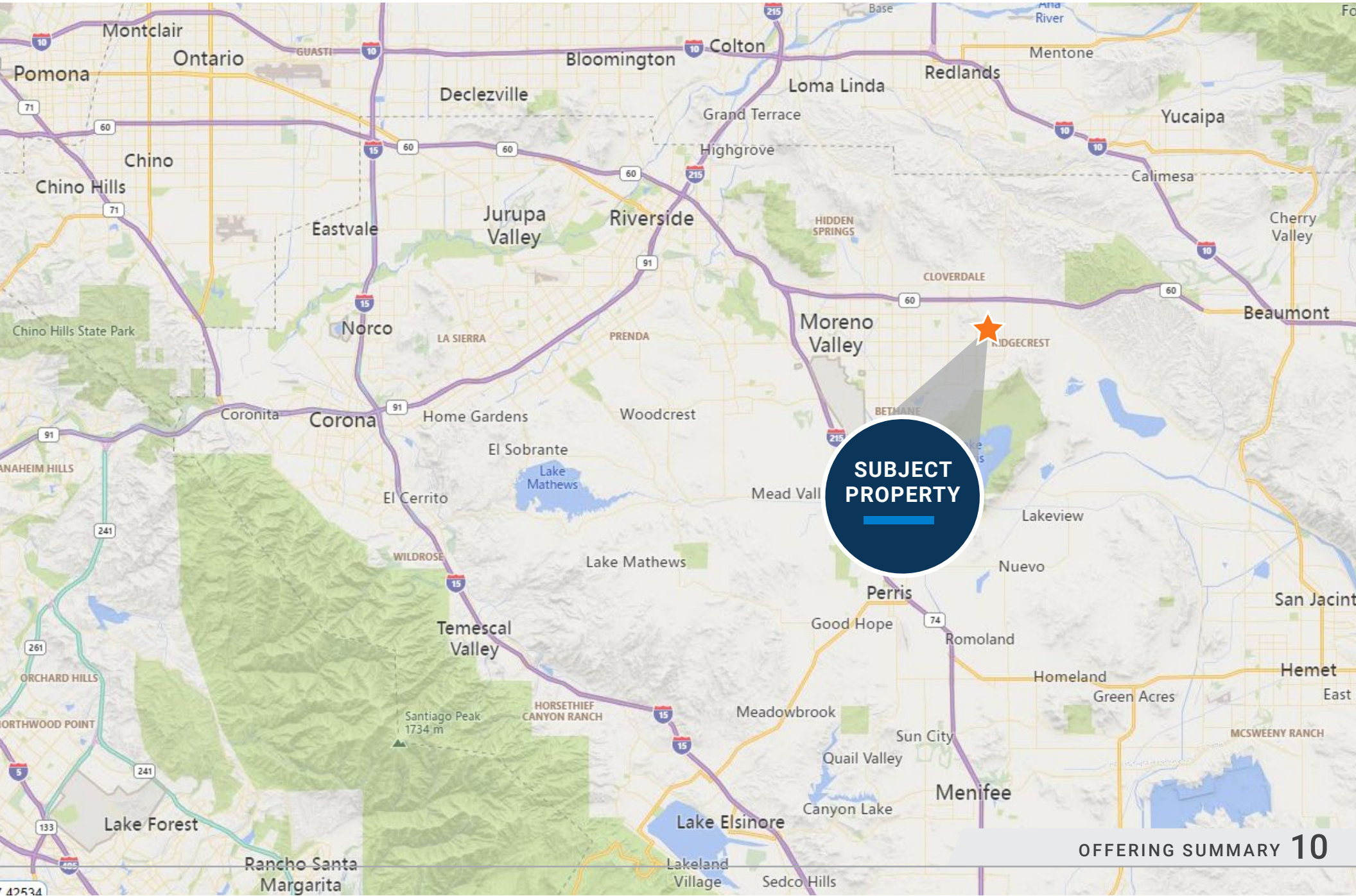
Moreno Beach Dr

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

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.

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



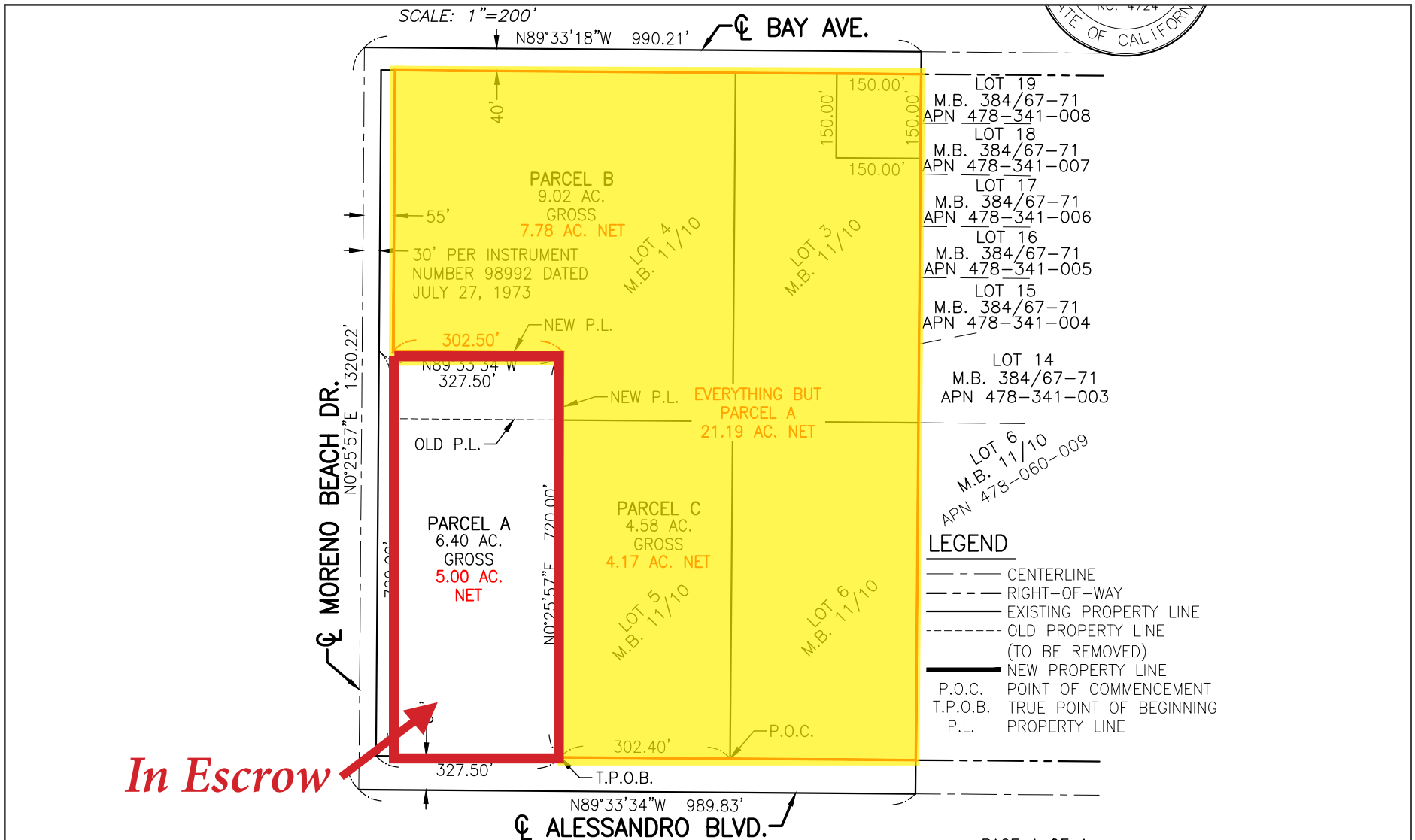
**SUBJECT
PROPERTY**

PRIME 21.19 ACRE APARTMENT SITE

PROPERTY PHOTO



PARCEL MAP





SECTION 2

CITY OF MORENO VALLEY

PRIME 21.19 ACRE APARTMENT SITE
MORENO VALLEY | CA 92555



DIVERSIFIED Realty, Inc

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 | |

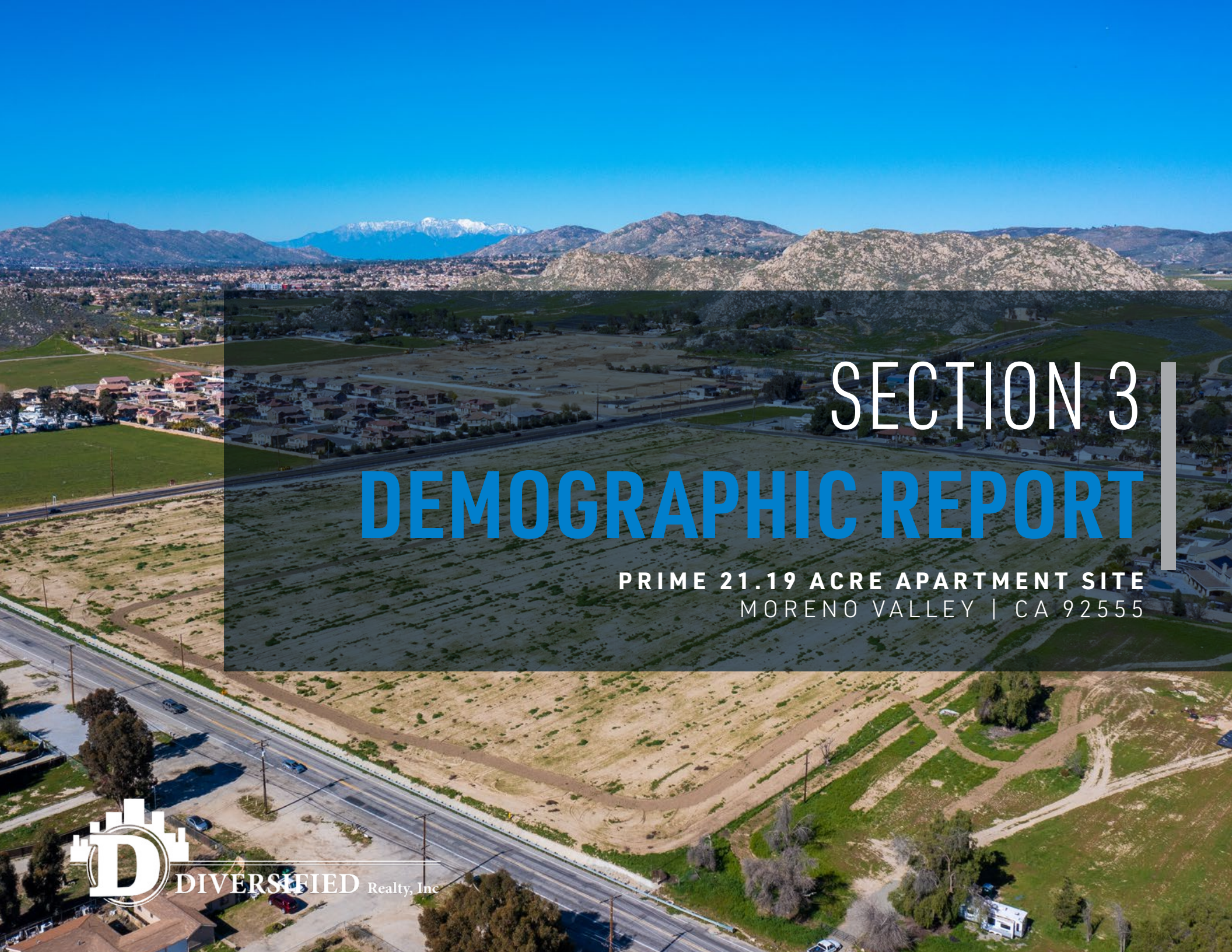
PRIME 21.19 ACRE APARTMENT SITE
CITY OF MORENO VALLEY

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 3

DEMOGRAPHIC REPORT

PRIME 21.19 ACRE APARTMENT SITE
MORENO VALLEY | CA 92555



DIVERSIFIED Realty, Inc

DEMOGRAPHIC REPORT

POPULATION

	2 Mile	5 Mile	10 Mile
2010 Population	22,815	150,594	422,843
2022 Population	26,167	168,786	473,184
2027 Population Projection	27,949	179,697	502,083
Annual Growth 2010-2022	1.2%	1.0%	1.0%
Annual Growth 2022-2027	1.4%	1.3%	1.2%

HOUSEHOLD INCOME

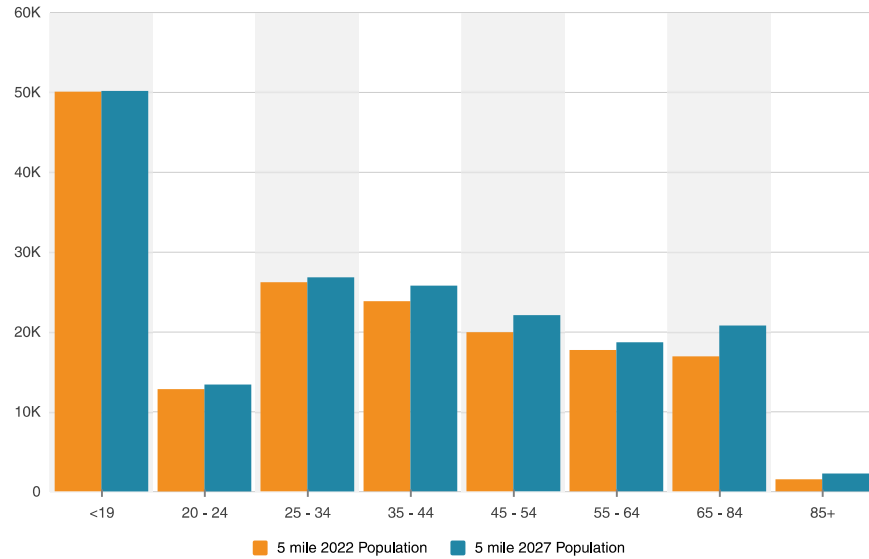
	2 Mile	5 Mile	10 Mile
< \$25,000	491	5,638	17,173
\$25,000 - 50,000	869	8,293	24,137
\$50,000 - 75,000	1,449	9,586	25,924
\$75,000 - 100,000	1,443	7,807	21,872
\$100,000 - 125,000	920	5,002	16,842
\$125,000 - 150,000	727	3,653	11,670
\$150,000 - 200,000	986	2,973	11,970
\$200,000+	611	2,003	10,250
Avg Household Income	\$109,812	\$86,307	\$96,169
Median Household Income	\$91,268	\$72,105	\$78,069

EDUCATION

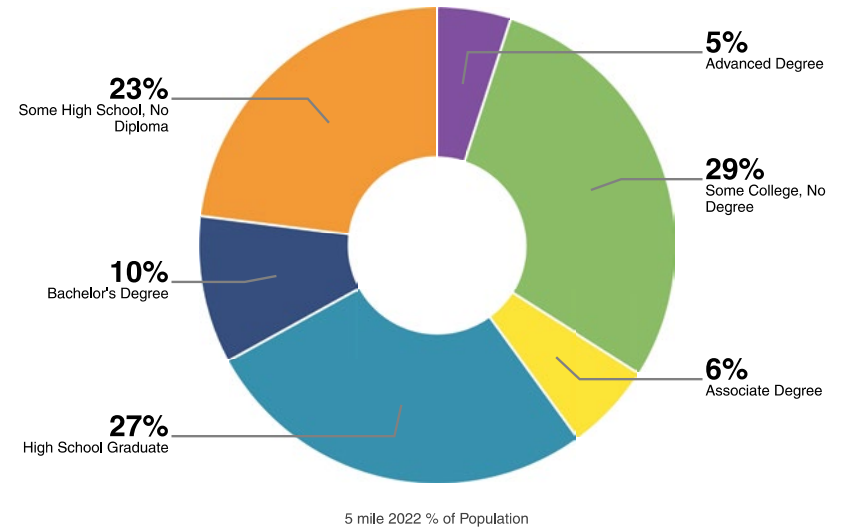
	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	2,999	25,903	60,526
High School Graduate	4,421	30,894	78,889
Some College, No Degree	5,369	32,666	94,310
Associate Degree	953	6,296	17,407
Bachelor's Degree	2,364	11,033	40,711
Advanced Degree	1,731	5,463	30,358

PRIME 21.19 ACRE APARTMENT SITE DEMOGRAPHIC REPORT

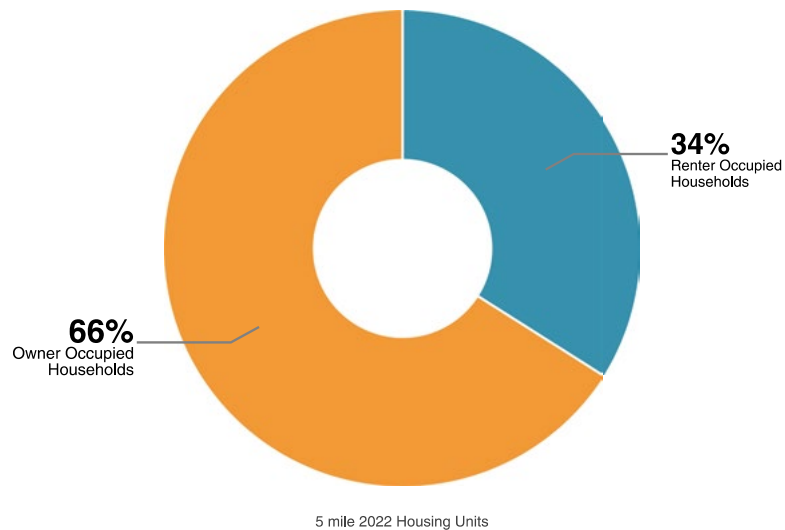
Population By Age



Educational Attainment

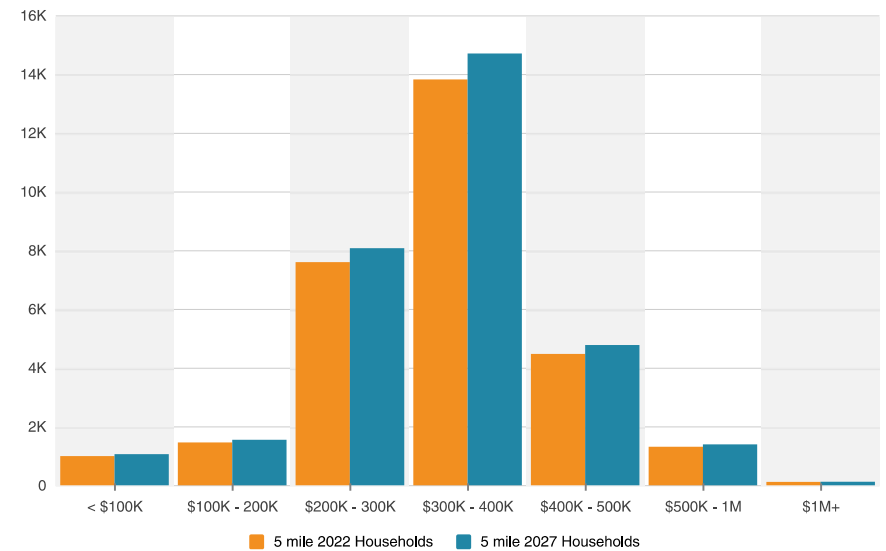


Housing Occupancy



Home Values

Currency: USD (\$)



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