

# 2.5 acre Commercial Land Parcel, Shopping Center Approved

## Prime Location on the southwest corner of Moreno Beach Dr. and John F. Kennedy Dr., Moreno Valley, Ca



## Devlin Realty

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DRE 02046358 | 01957589



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and John F. Kennedy Dr., Moreno Valley, Ca**

APN# 304-240-004

- **364 ft. of frontage on John F. Kennedy Dr.**
  - Traffic Count: **10,900 CPD**
- **300 ft. of frontage on Moreno Beach Dr.**
  - Traffic Count: **29,418 CPD**
- **Just 2.5 miles from the 60 freeway**
  - **Traffic Count: 84,000 CPD**
- **Less than two miles from two major hospitals**
  - emergency & specialized medical care services
  - Major expansion projects underway (over 1M sqft.)
  - Major Medical office building in planning/leased
- **Less than three miles to Moreno Valley Community College Campus** (same freeway exit)
- **Growing and Thriving Community**
  - **3,058 single family homes** (existing and under development)
  - **3,606 multi family homes** (existing and under development)

**Current Approved Plans Include:**

- 13,680 square foot market
- 1,800 square foot restaurant
- Two 2,000 square foot restaurants
- 120 parking spaces

**Proximity Services and Attractions:**

- Gas Station - 0.8 miles
- Pharmacy - 0.7 miles
- Banking ATM - 0.8 miles
- Lake Perris - 0.8 miles to entrance
- Local Schools
  - 0.6 miles to Ridge Crest ES,
  - 0.5 miles to Landmark MS,
  - 3.2 miles to Vista del Lago HS
- Fairway Park - 0.2 miles
- Rancho Del Sol Golf Club - 0.2 miles
- Moreno Valley Auto Mall - 2.5 miles
- 40.6M sqft. World Logistics Center ~ 2 miles

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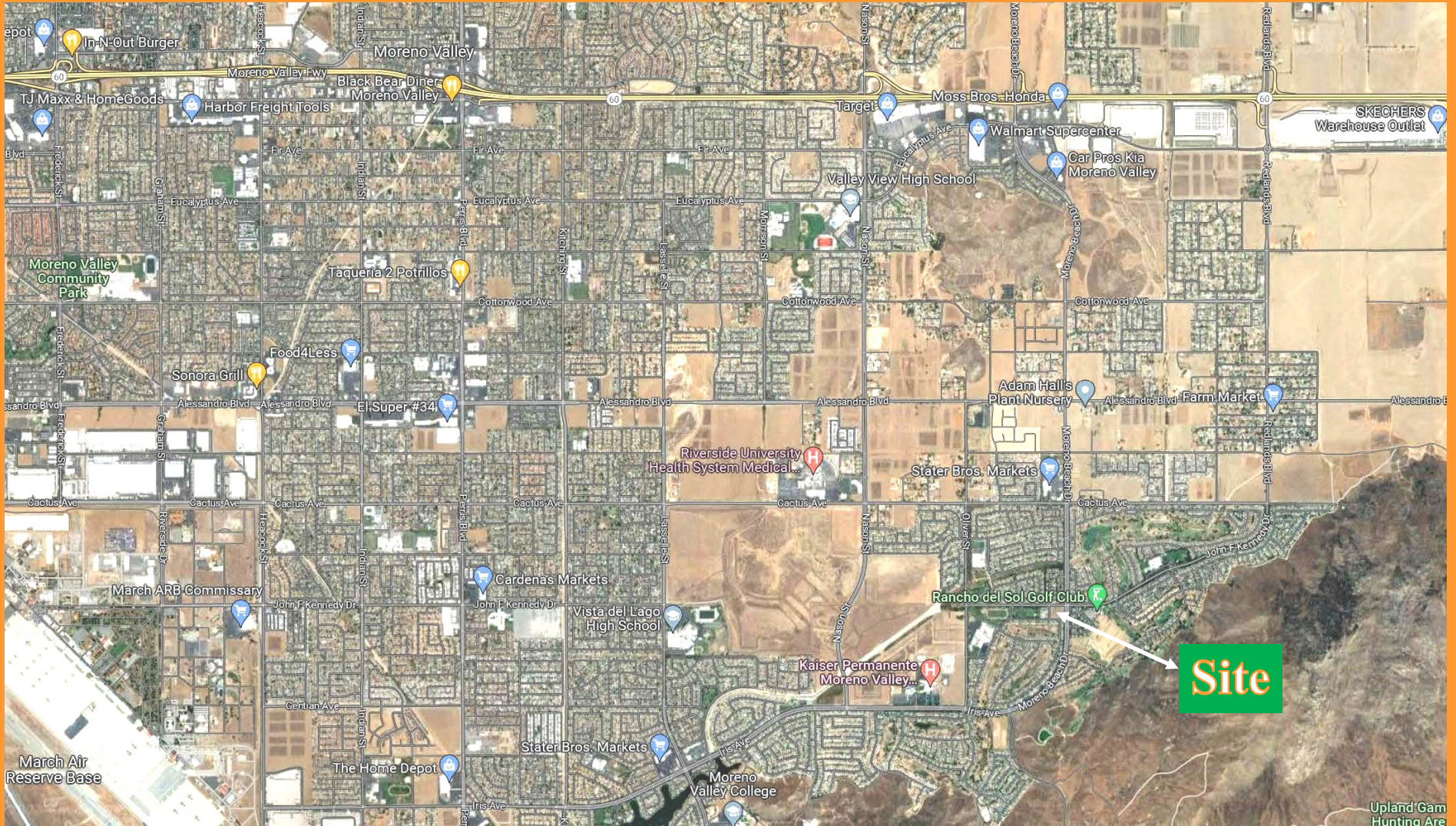


No warranty or representation has been made to the accuracy of the foregoing information; Broker has not independently verified information. Terms of sale and availability are subject to change without notice. Buyer should conduct any inspections that they deem necessary for purchase and intended use of property.



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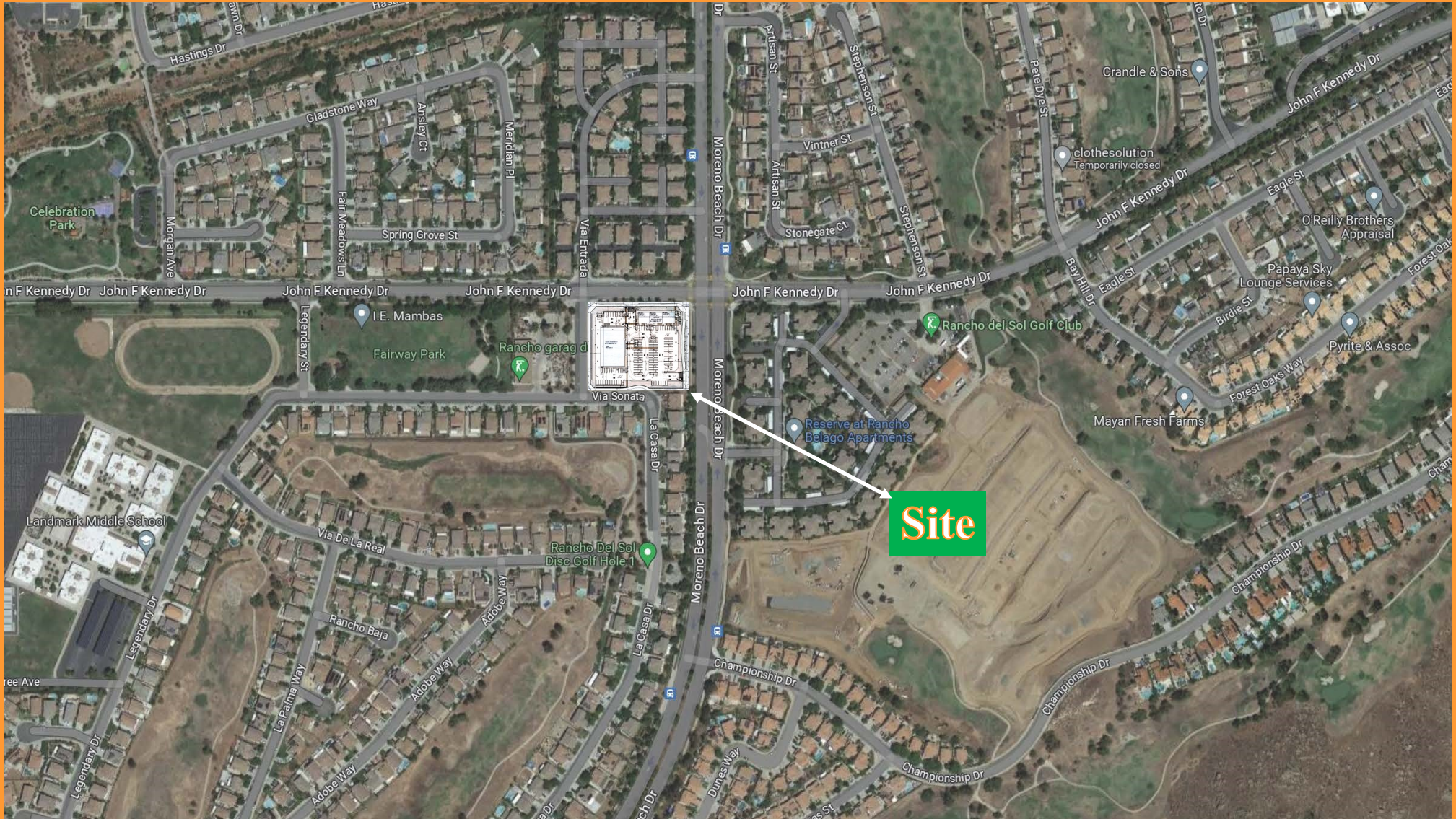
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*Experience The Devlin Difference!*

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