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FOR SALE |

**8.11 ACRE HIGH DENSITY DEVELOPMENT
OPPORTUNITY ON A SIGNALIZED HARD CORNER**
MORENO VALLEY | CA 92555

PROPERTY ADDRESS

NASON STREET & COTTONWOOD AVENUE
MORENO VALLEY | CA 92555
APN 487 - 470 - 014, (032 - 034)

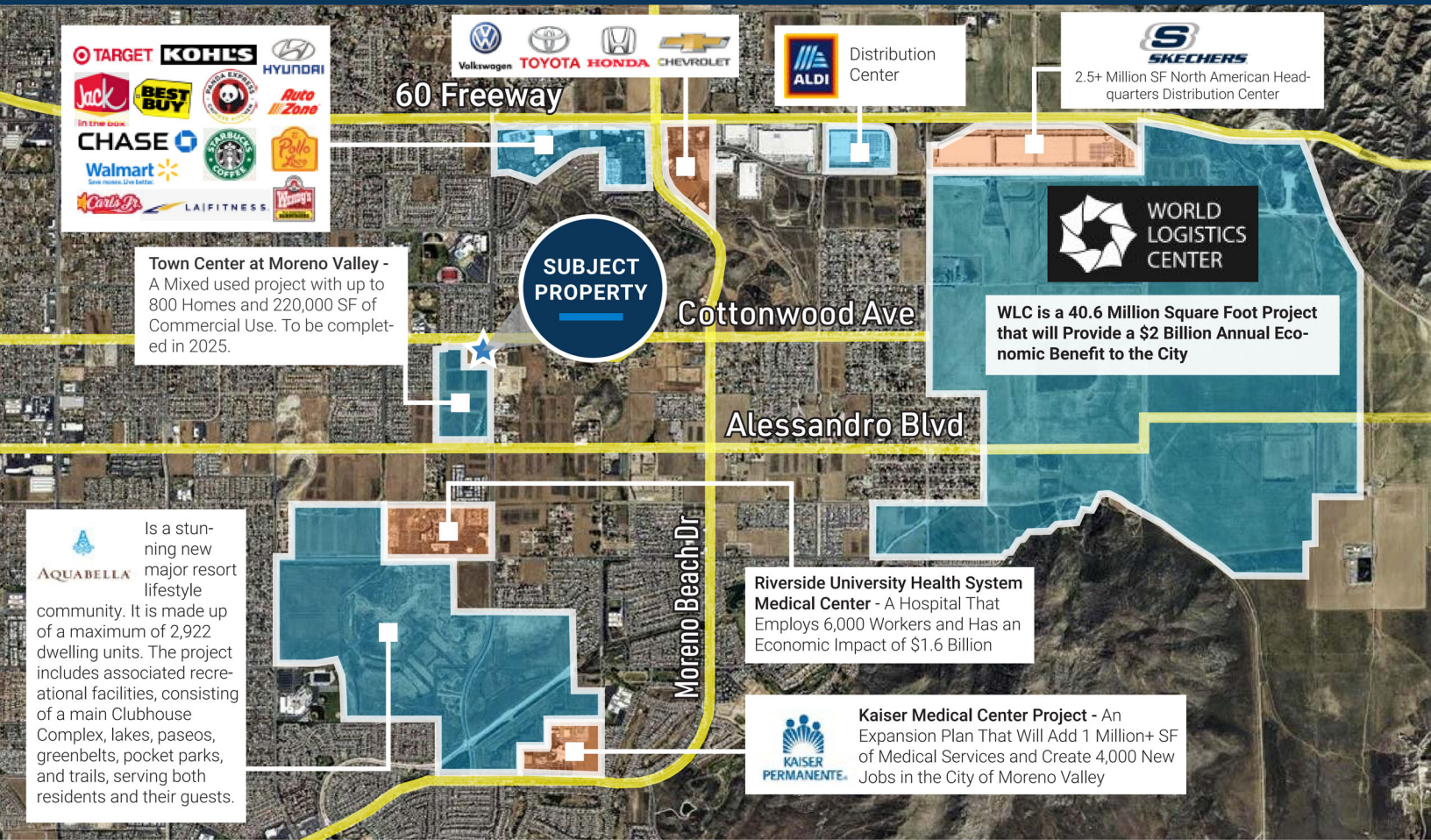
PRICE

\$8,400,000

Type of Ownership	Fee Simple
Land SF	353,272
Land AC	8.11
Price Per SF	\$23.78
Price Per AC	\$1,036,000
Zoning	Downtown Center (DC)
Street Frontage	620.4' on Nason St. 551.1' on Cottonwood Ave.

- Prime 8.11 Acre Apartment Site
- Favorable Downtown Center (DC) Zoning Allows for No Limits on Density
- DC Zoning Establishes a Flexible Environment for Creative/Transformative Projects
- Adjacent to the 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
- City of Moreno Valley Job Creation Exceeding 30,000 Over the Past 10 Years
- Nearby World Logistics Center (WLC), a 40.6 Million Square Foot Project That Will Provide a \$2 Billion Annual Economic Benefit to the City
- An Additional 20,000 New Jobs Coming From the Recently Approved WLC Project That Is Scheduled to Break Ground in Fall of 2023
- 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

AERIAL HIGHLIGHTS & DEMOGRAPHICS



Population	2 Mile	5 Mile	10 Mile
2011 Population	47,231	182,460	473,004
2023 Population	52,173	199,653	517,916
2028 Population Projection	52,330	199,948	520,037
Annual Growth 2010-2023	0.1%	0%	0.1%
Annual Growth 2022-2028	1.3%	1.3%	1.2%
Household Income	2 Mile	5 Mile	10 Mile
< \$25,000	1,783	7,146	20,591
\$25,000 - 50,000	2,170	9,237	26,414
\$50,000 - 75,000	3,065	11,650	27,774
\$75,000 - 100,000	1,940	8,438	22,602
\$100,000 - 125,000	1,646	6,740	18,491
\$125,000 - 150,000	935	3,938	12,255
\$150,000 - 200,000	1,641	4,384	11,740
\$200,000+	916	2,579	11,740
Avg Household Income	\$96,369	\$88,379	\$96,444
Median Household Income	\$75,387	\$72,828	\$77,426

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	7,527	30,180	64,666
High School Graduate	9,354	35,611	85,023
Some College, No Degree	10,450	39,542	103,188
Associate Degree	2,136	8,011	20,178
Bachelor's Degree	3,783	13,153	46,017
Advanced Degree	2,046	6,939	35,460