



GROUND LEASE

PRIME COMMERCIAL 3.22 ACRE SITE
MORENO VALLEY | CA 92553

PROPERTY ADDRESS

BETWEEN 23260 & 23160 SUNNYMEAD
BOULEVARD, MORENO VALLEY, CA 92553
APN# 292-250-013

LEASE RATE & TERMS

Submit Offers

Type of Ownership	Fee Simple
Land SF	140,263
Land AC	3.22
Zoning	Corridor Mixed-Use (COMU)
Street Frontage	268.8' on Sunnymead Blvd & 267.5' on Freeway 60

- Finished Lot with Curb & Gutter In
- Great Visibility from Sunnymead Boulevard and the 60 Freeway
- Incredible Traffic Counts on the 60 Freeway at Pigeon Pass Road with over 130,000 Cars Per Day
- About 20,000 Cars Per Day Drive the South Side of the Property on Sunnymead Boulevard
- 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 only a few miles East on the 60 Freeway and is a 40.6 Million Square Foot Project that will Provide a \$2 Billion per Year Annual Economic Benefit to the City
- In 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

AERIAL HIGHLIGHTS & DEMOGRAPHICS



Population	2 Mile	5 Mile	10 Mile
2010 Population	73,620	217,971	600,563
2022 Population	83,655	243,397	665,572
2027 Population Projection	89,239	258,999	704,725
Annual Growth 2010-2022	1.1%	1.0%	0.9%
Annual Growth 2022-2027	1.3%	1.3%	1.2%

Household Income	2 Mile	5 Mile	10 Mile
< \$25,000	4,087	8,705	28,503
\$25,000 - 50,000	5,225	12,120	36,386
\$50,000 - 75,000	5,194	14,439	36,974
\$75,000 - 100,000	3,082	11,148	29,883
\$100,000 - 125,000	2,470	8,037	22,354
\$125,000 - 150,000	1,466	5,724	15,248
\$150,000 - 200,000	1,141	5,379	15,320
\$200,000+	556	4,031	14,089
Avg Household Income	\$73,024	\$90,984	\$92,246
Median Household Income	\$59,073	\$74,100	\$73,199

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	13,460	31,671	85,244
High School Graduate	15,108	42,005	109,285
Some College, No Degree	15,923	49,283	133,131
Associate Degree	3,528	9,463	25,556
Bachelor's Degree	4,509	18,994	58,890
Advanced Degree	2,375	13,191	43,118