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FREDERICK ST

ALESSANDRO BLVD

FOR SALE

8.43 ACRE COMMERCIAL DEVELOPMENT
OPPORTUNITY ON A SIGNALIZED HARD CORNER
MORENO VALLEY CA 92553



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OFFERING MEMORANDUM

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OPPORTUNITY ON A SIGNALIZED HARD CORNER**

SECTION 1

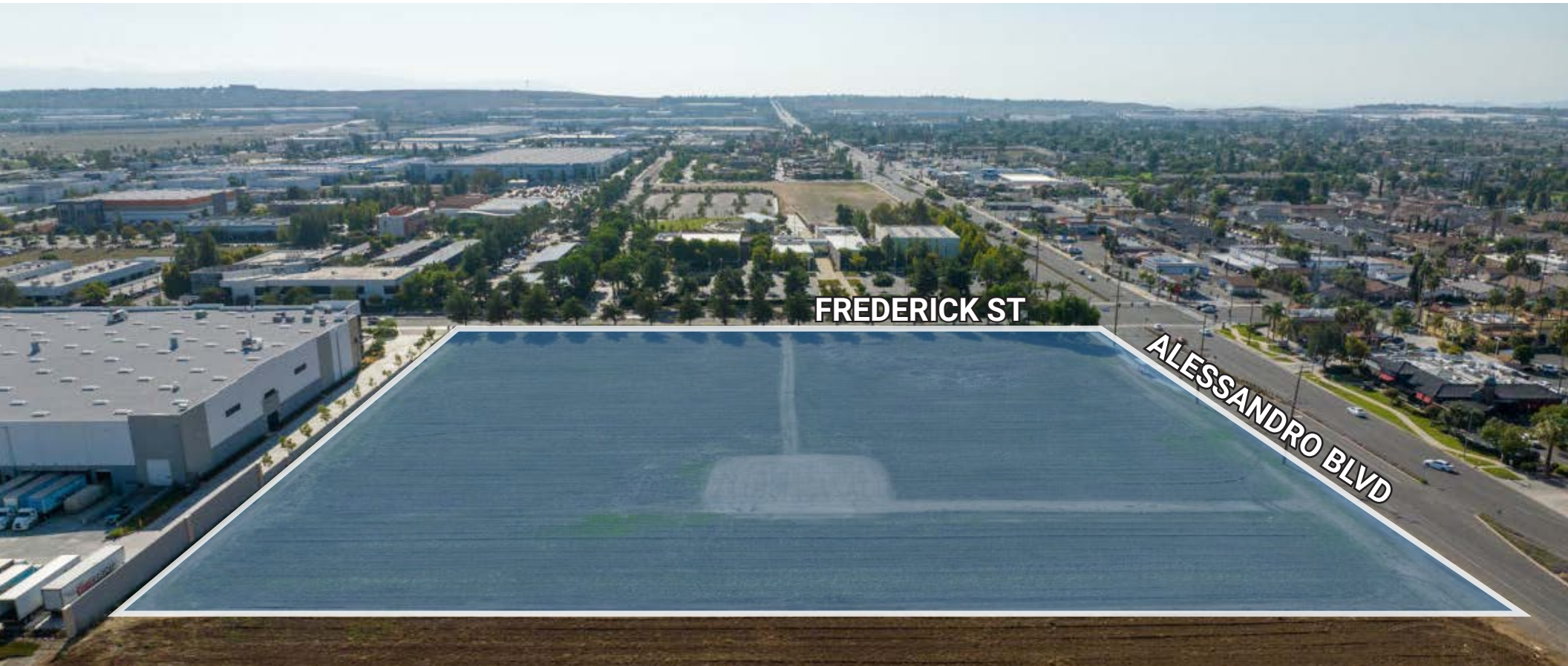
OFFERING SUMMARY

8.43 ACRE COMMERCIAL DEVELOPMENT
OPPORTUNITY ON A SIGNALIZED HARD CORNER
MORENO VALLEY CA 92553



DIVERSIFIED Realty, Inc

PROPERTY HIGHLIGHTS



- 8.43 Acre Commercial Development Opportunity on a Signalized Hard Corner
- Ideal Development Site for Hotels, Gas Stations, QSR's & other Commercial Uses
- Located on a Signalized Hard Corner Across the Street from Moreno Valley City Hall & Police Department
- Traffic Counts Exceeding 40,000 Cars Per Day at the Intersection
- Dense, Infill Location for Commercial Development with little Competition on the West End of Moreno Valley
- Great Access to both the 215 Freeway to the West & 60 Freeway to the North
- In Close Proximity to the March Air Reserve Base that is the Largest Employer in Moreno Valley
- 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

PROPERTY & PRICING **SUMMARY**

PROPERTY INFO

SEC OF FREDERICK STREET
& ALESSANDRO BOULEVARD
MORENO VALLEY CA 92553
APN # 297-170-034

PRICE

SUBMIT OFFER

| | |
|-------------------|---|
| Type of Ownership | Fee Simple |
| Land SF | 367,211 |
| Land AC | 8.43 |
| Price/SF | N/A |
| Price/AC | N/A |
| Zoning | CC (Community Commercial) |
| Street Frontage | 609' on Alessandro Blvd 570' on Frederick St |



**SUBJECT
PROPERTY**



**WORLD
LOGISTICS
CENTER**

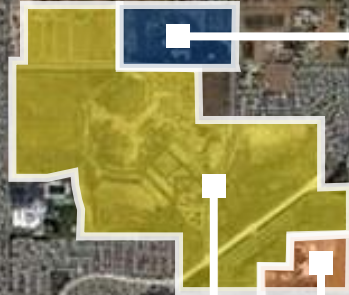
ALESSANDRO BLVD

**MARCH
AIR RESERVE
BASE**



AQUABELLA

is a stunning new 650-acre community made up of a maximum of 15,000 dwelling units. The project includes a 300 unit hotel, 25 acre mixed-use town center, 40 acres of schools, 40 acres of parks and a 40 acre multi-purpose lake.

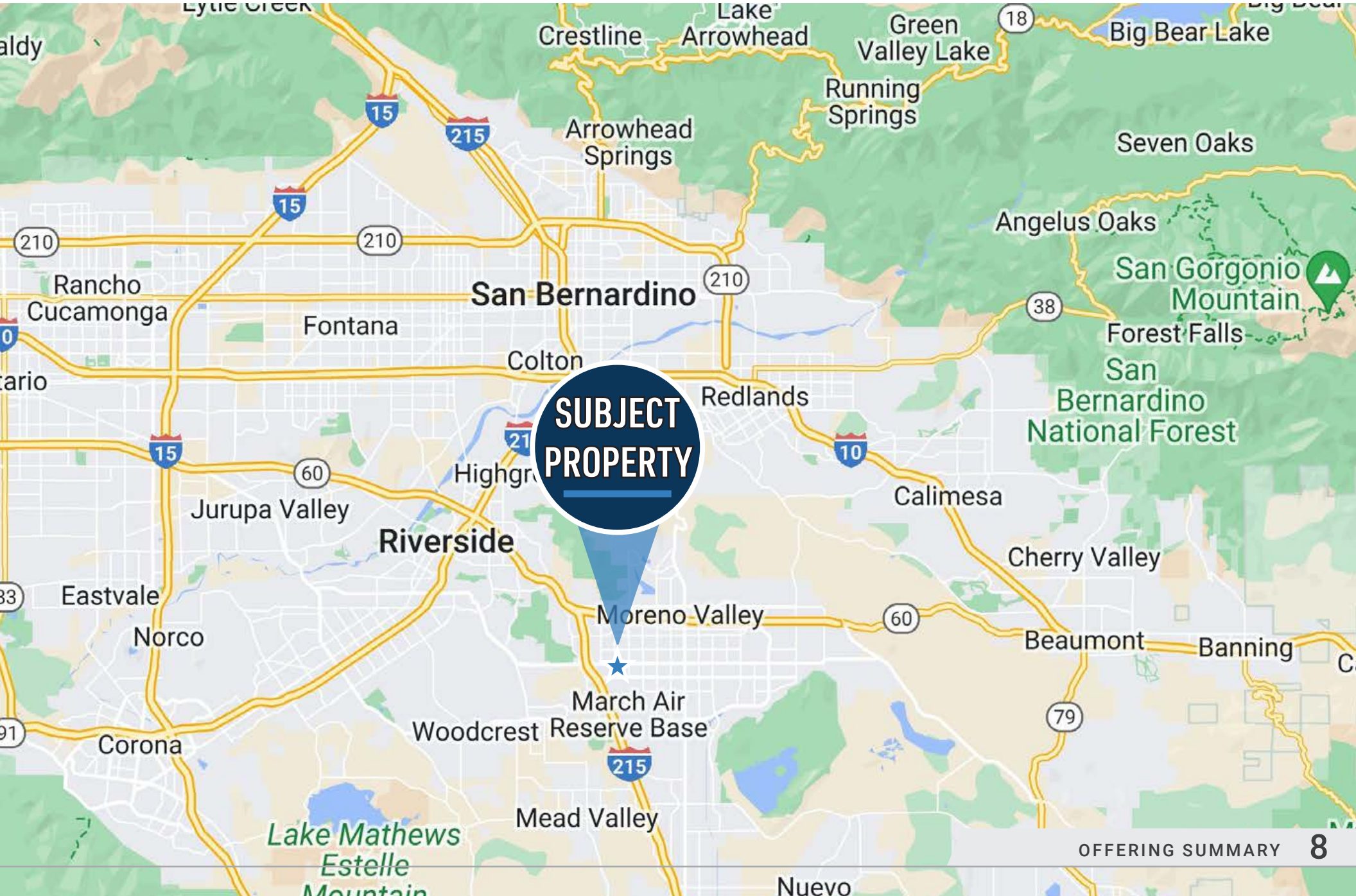


Riverside University Health System Medical Center - A Hospital that Employs 6,000 Workers and has an Economic impact of \$1.6 Billion

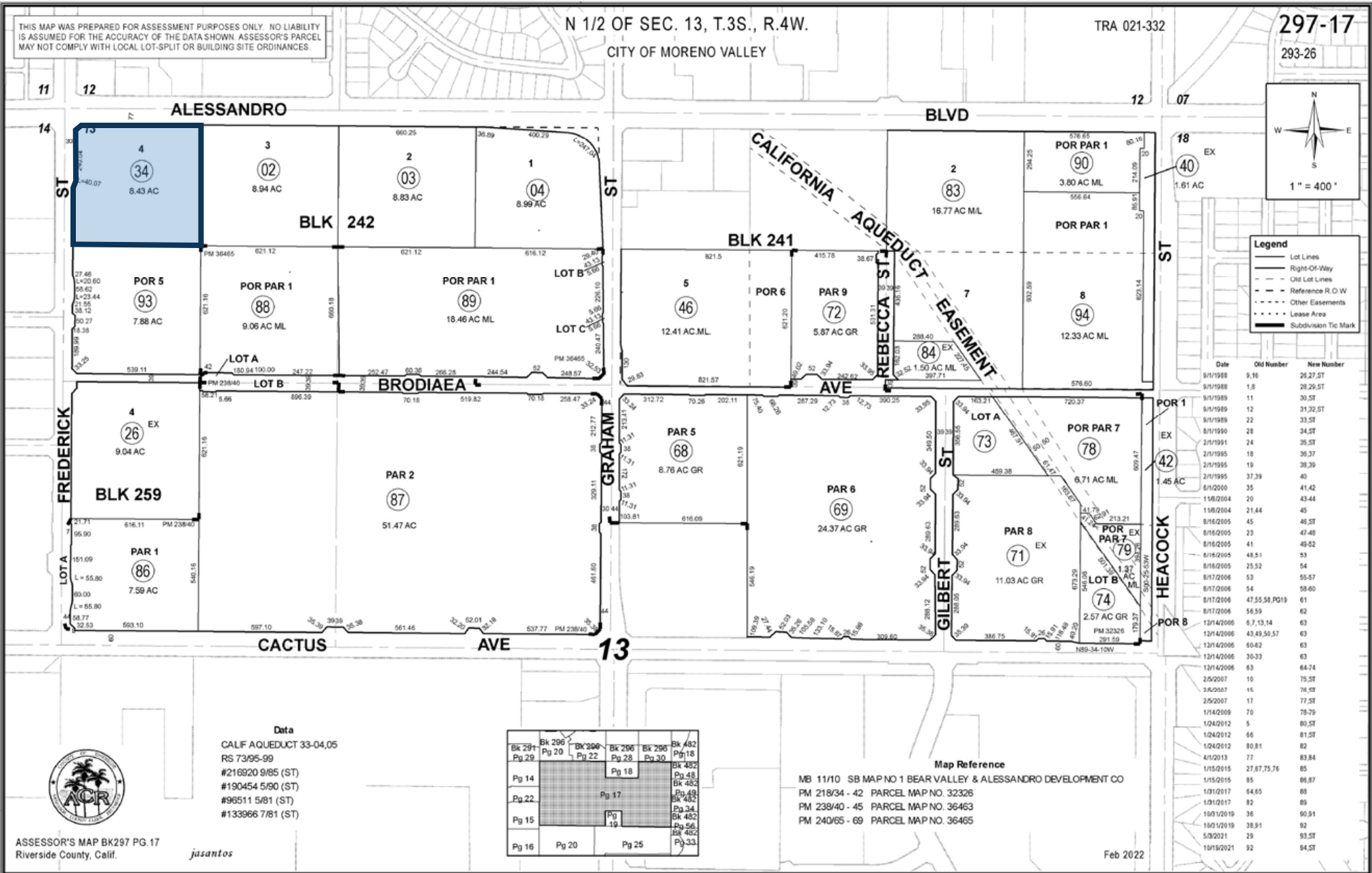


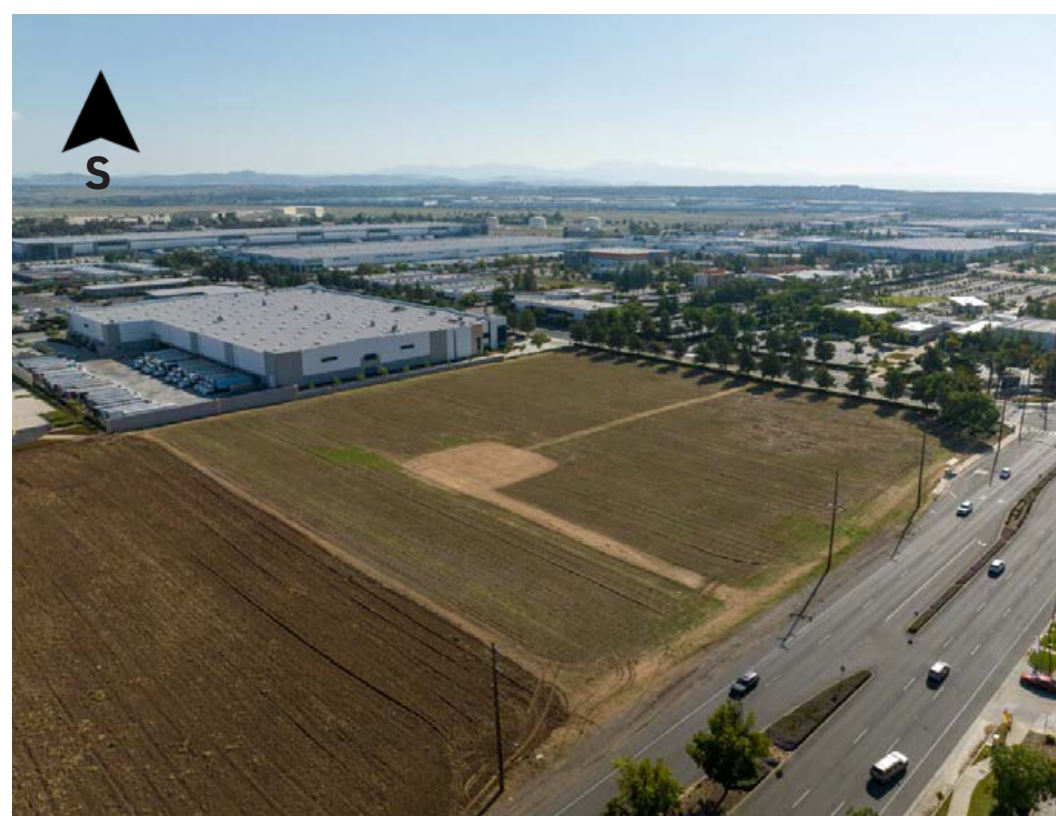
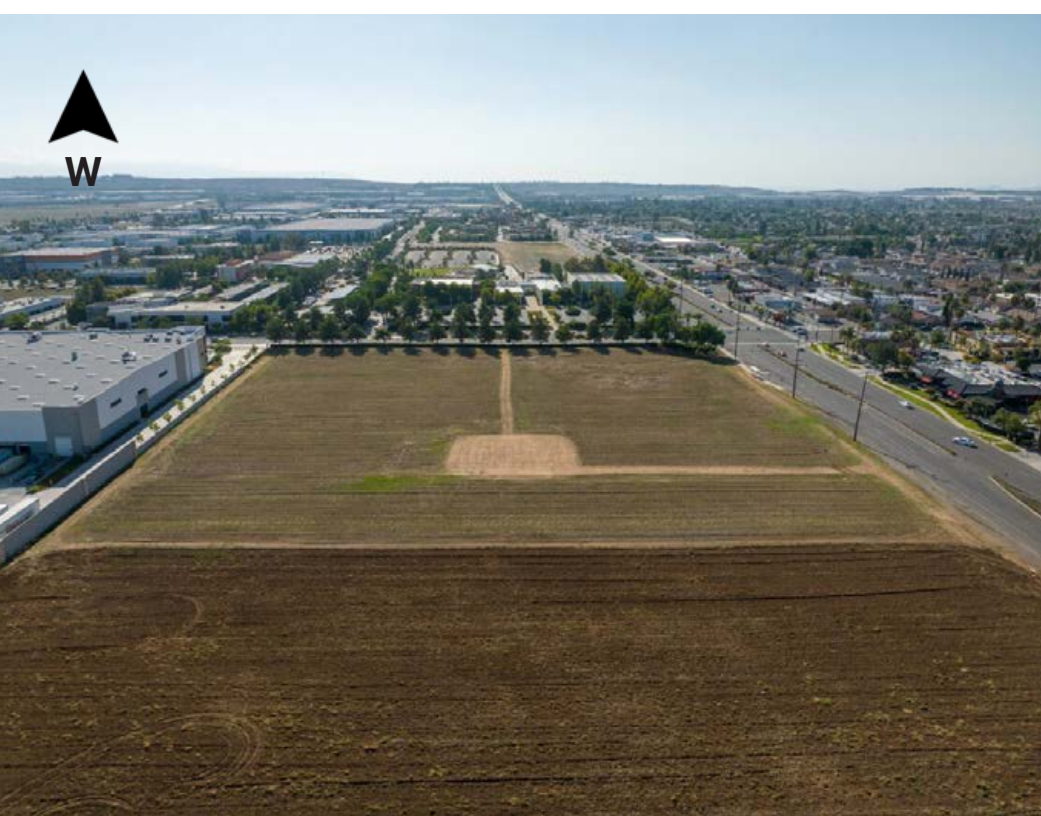
Kaiser Medical Center Project - An Expansion plan that will add 1 million + SF of Medical Services and Create 4,000 new Jobs in the city of Moreno Valley

REGIONAL MAP



PARCEL MAP







SECTION 2

ZONING SUMMARY

8.43 ACRE COMMERCIAL DEVELOPMENT
OPPORTUNITY ON A SIGNALIZED HARD CORNER
MORENO VALLEY CA 92553



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ZONING & DEVELOPMENT STANDARD **SUMMARY**

COMMUNITY COMMERCIAL ZONING(CC)

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)

| REQUIREMENT | CC |
|--|---|
| Minimum Site Area | CC= 1ac ² |
| Minimum site width, in feet | 200 |
| Minimum site depth, in feet | 175 |
| Front building setback, in feet ³ | 10* |
| Street Side Yard Minimum side yard Setback, in ft. | 10* |
| Lot coverage, maximum | - |
| Setback Landscaping | All Setbacks exclusive of required walkways and driveways will be landscaped planting areas |
| Building height, in ft. maximum | See Special Requirements |
| Parking front street setback, in feet ³ | 20 |
| Parking side street setback, in feet ³ | 15 |



ZONING MAP

City of Moreno Valley Zoning

SUBJECT PROPERTY

- | 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.
-
- 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. CVRI2103300.) 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



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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- | | | | | | |
|--|---------------------------|--|---------------------------------------|--|---|
| | ISA Area | | Residential Buffer | | Floating Zone* DC - PUD (Planned Unit Development) |
| | Mixed Use District MUI | | PAKO (Primary Animal Keeping Overlay) | | DC - PPL (Parks and Plazas) |
| | MUN | | City Boundary | | |

*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

8.43 ACRE COMMERCIAL DEVELOPMENT
OPPORTUNITY ON A SIGNALIZED HARD CORNER
MORENO VALLEY CA 92553



DIVERSIFIED Realty, Inc

MORENO VALLEY CORPORATE ACTIVITY



WORLD LOGISTICS CENTER

- | | |
|------------------------------|------------------------------------|
| 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. Phillips 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 | 60. ★ = PROJECT 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 | 8,000 |
| 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

8.43 ACRE COMMERCIAL DEVELOPMENT
OPPORTUNITY ON A SIGNALIZED HARD CORNER
MORENO VALLEY CA 92553



DIVERSIFIED Realty, Inc

DEMOGRAPHIC REPORT

POPULATION

| | 2 Mile | 5 Mile | 10 Mile |
|----------------------------|--------|---------|---------|
| 2010 Population | 57,025 | 236,477 | 573,666 |
| 2023 Population | 62,528 | 255,743 | 621,677 |
| 2028 Population Projection | 62,640 | 255,641 | 622,698 |
| Annual Growth 2010-2023 | 0.7% | 0.6% | 0.6% |
| Annual Growth 2023-2028 | 0% | 0% | 0% |

HOUSEHOLD INCOME

| | 2 Mile | 5 Mile | 10 Mile |
|-------------------------|----------|----------|----------|
| < \$25,000 | 3,179 | 8,581 | 25,538 |
| \$25,000 - 50,000 | 3,740 | 11,700 | 32,579 |
| \$50,000 - 75,000 | 4,101 | 14,315 | 33,962 |
| \$75,000 - 100,000 | 2,116 | 10,912 | 26,615 |
| \$100,000 - 125,000 | 1,522 | 9,056 | 21,914 |
| \$125,000 - 150,000 | 853 | 5,855 | 14,891 |
| \$150,000 - 200,000 | 817 | 6,827 | 15,336 |
| \$200,000+ | 344 | 4,759 | 13,266 |
| Avg Household Income | \$69,583 | \$95,817 | \$94,151 |
| Median Household Income | \$56,997 | \$78,222 | \$74,977 |

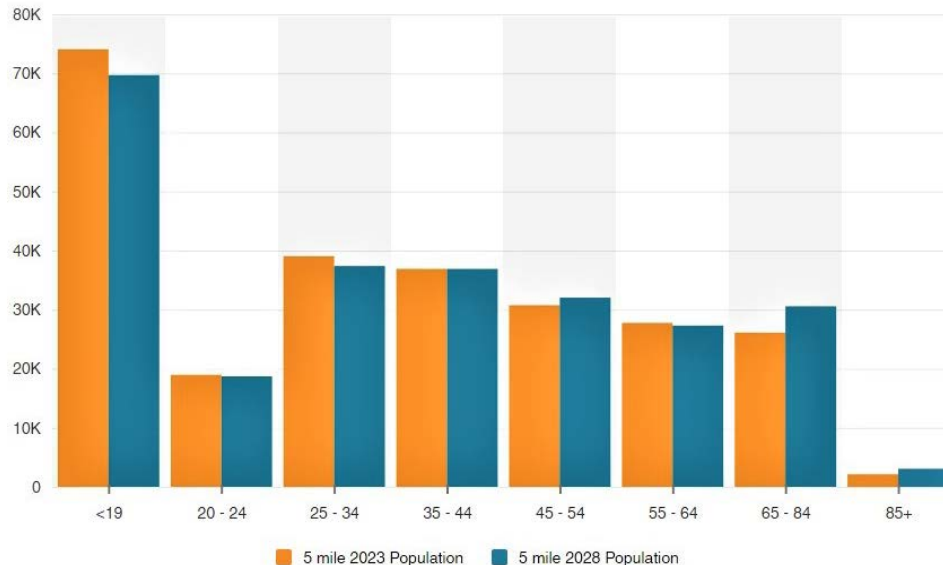
EDUCATION

| | 2 Mile | 5 Mile | 10 Mile |
|------------------------------|--------|--------|---------|
| Some High School, No Diploma | 11,813 | 33,730 | 82,063 |
| High School Graduate | 10,908 | 44,117 | 104,161 |
| Some College, No Degree | 10,585 | 52,175 | 124,250 |
| Associate Degree | 2,413 | 10,353 | 24,988 |
| Bachelor's Degree | 2,952 | 19,597 | 52,404 |
| Advanced Degree | 1,498 | 13,088 | 37,994 |

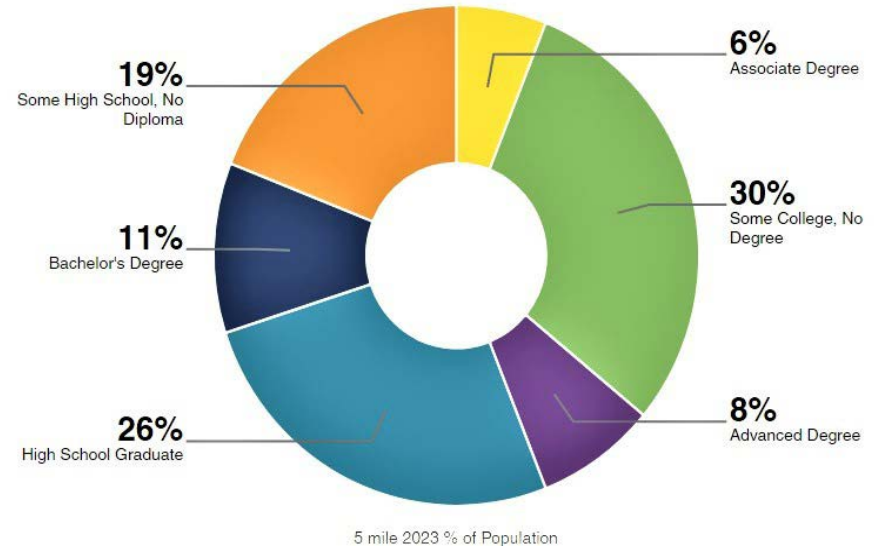


8.43 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY DEMOGRAPHIC REPORT

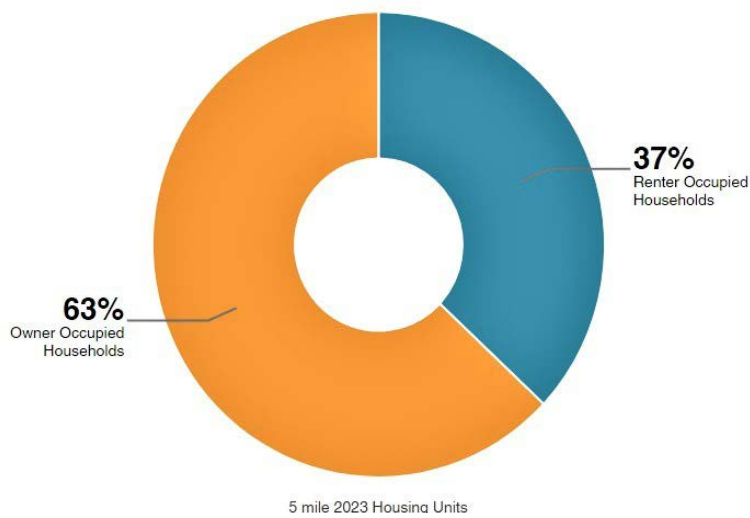
Population By Age



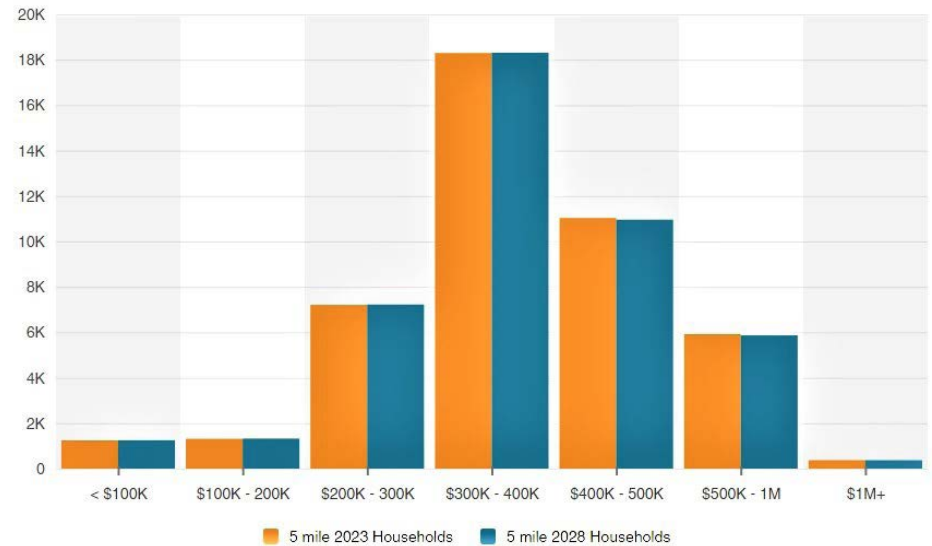
Educational Attainment



Housing Occupancy



Home Values



8.43 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY ON A SIGNALIZED HARD CORNER

MORENO VALLEY, CA 92553

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