

SINGLE TENANT USED CAR LOT

Investment Opportunity



Heavy Freeway Traffic Count, Secure Fenced & Gated Lot



21085 Box Springs Road,

MORENO VALLEY
CALIFORNIA

EXCLUSIVELY MARKETED BY



RUPI AZROT

BROKER

OFFERCITY BROKERAGE INC.

Rupi@Offercity.net

M: 951.638.4477

7065 Indiana Ave. #310

Riverside, CA 92506

CA License No. 02050423



2 ACTUAL SITE

PROPERTY PHOTO





Available for acquisition is approximately 2.39 acres of premium commercial land, strategically located at the 215/60 interchange in Moreno Valley, CA. This property boasts major freeway frontage and signage, offering unparalleled visibility with approximately 220,000 cars passing by daily. It is an ideal location for a myriad of auto-related sales and uses, including car, truck, motorhome, boat, and various vehicle/equipment rentals. The property is situated about 62 miles east of Downtown Los Angeles in the expansive community of Moreno Valley West in the Inland Empire area, providing a desert-like setting. ****AUTO BUSINESS IS NOT FOR SALE****

Property Highlights & Features:

The main section located at 21085 Box Springs Rd. sits on approx. 1.5 acres of land and houses a large 2,000 square foot office building, equipped with 2 private offices, 3 bathrooms, a spacious waiting area, a kitchen, and a garage. The lot features brand new pavement on most areas, offering several possibilities for various staging areas. The second section at 21025 Box Springs Rd. encompasses approximately 0.89 acre of fully fenced land, visible from the freeway, and includes a private office with a bathroom. Additionally, a billboard sign on the property is generating \$2,500/mo. rent, adding to the property's value.

Accessibility & Amenities:

The property's prime location ensures easy accessibility and is in close proximity to several restaurants, retail shops, and shopping centers, including Moreno Valley Mall, Towngate Shopping Center, and Mission Grove Shopping Center. This listing presents a unique opportunity for businesses looking to establish a notable presence in the auto-related sales and uses sector, capitalizing on the high traffic and visibility in a growing commercial hub.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION



Moreno Valley, California
Riverside County
Riverside-San Bernardino-Ontario
MSA

ACCESS



Box Spring: 2 Access Points

TRAFFIC COUNTS



Box Springs Rd: 35,500 VPD
Interstate 215/60: 250,000 VPD

IMPROVEMENTS



New Roof - 3 Years Ago
New Asphalt - 3 Years Ago
New Concrete - 1 Year Ago

PARKING



Auto Dealership can park approx. 300 cars on both lots.

PARCEL



Parcel Number: 291-020-029 and 1.5 Ac of 291-020-028

CONSTRUCTION



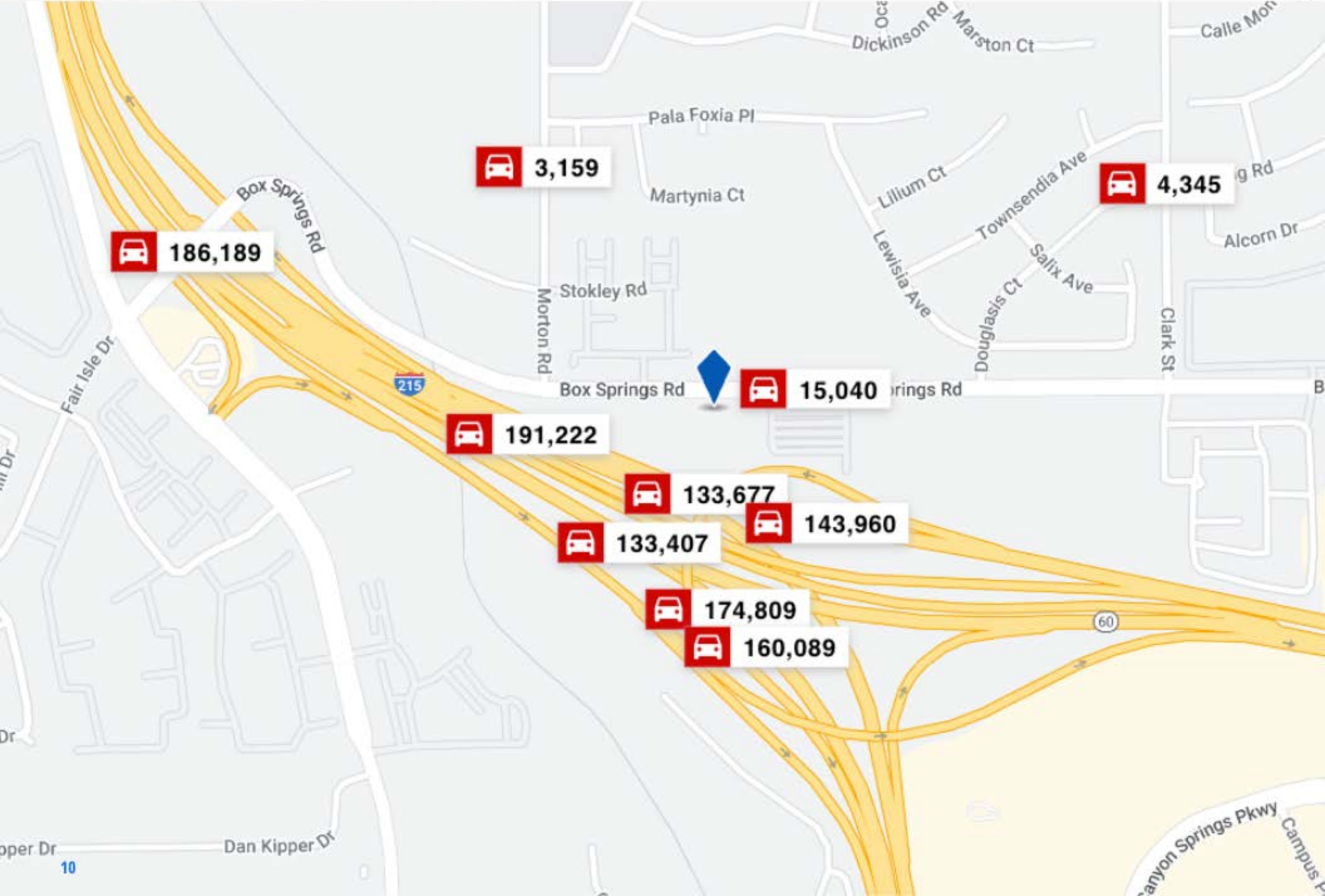
Year Built: 1970

ZONING



C - Commercial

TRAFFIC COUNT





OFFERING

Price

\$7,999,000

RUPI AZROT

BROKER

OFFERCITY BROKERAGE INC.

Rupi@Offercity.net

M: 951.638.4477

7065 Indiana Ave. #310

Riverside, CA 92506

CA License No. 02050423



PROPERTY SPECIFICATIONS

Office Area	2,000 SF
Land Area	2.39 Acres
Property Address	21085 Box Springs Road, Moreno Valley, CA 92557
Year Built	1970
Parcel Number	291-020-029 and 1.5 Ac of 291-020-028
Ownership	Fee Simple (Land & Building Ownership)