

# LAND FOR SALE - FINISHED PARCELS

SEQ OF THE 60 FREEWAY & MORENO BEACH DRIVE  
 MORENO VALLEY, CA

## HIGHLIGHTS

- Zoned for broad Commercial and Retail uses.
- Convenient access to the 60 Freeway and Moreno Beach Drive, a major North/South corridor through the growing East side of Moreno Valley.
- Located at the core of a million square feet of Retail and Commercial Development.
- Over 4 million square feet of proposed business park development immediately East of the site.

## PERMITTED USES

Broad zoning allows for expanded uses including but not limited to:

- Retail / Restaurant
- Automotive Sales - New & Used
- Boat Sales
- Medical / Dental - Clinic and Medicare
- Urgent Care
- Office
- Hotel
- Storage
- Day Care
- Automotive Repair
- Collision Center
- Auto Service Station - Fuel, Convenience Store, and Car Wash
- Auto Rentals
- Banks and Financial Institutions



| Description                        | 3 Miles  | 5 Miles  | 10 Miles |
|------------------------------------|----------|----------|----------|
| <b>Population</b>                  |          |          |          |
| 2022 Projection                    | 63,589   | 182,240  | 539,894  |
| 2017 Estimate                      | 59,754   | 171,326  | 511,643  |
| <b>Households</b>                  |          |          |          |
| 2022 Projection                    | 17,100   | 48,075   | 162,368  |
| 2017 Estimate                      | 16,229   | 45,636   | 154,915  |
| <b>Household Income</b>            |          |          |          |
| 2017 Est. Average Household Income | \$79,114 | \$69,481 | \$79,505 |



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## TRAFFIC COUNTS

US 60 at Moreno Beach Dr. 76,000 ADT  
Moreno Beach Dr @ Auto Mall 15,000 ADT  
Source: REgis Online 2017

## PARCELS

Parcel E 2.80 Acres  
Parcel F 2.00 Acres  
**TOTAL: 4.80 Acres**



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