# *Diversified Realty, Inc*

- 1.82 ACRE COMMERCIAL LOT
- SIGNALIZED CORNER OF MAJOR INTERSECTION
- CLOSE TO 60 FREEWAY ON/OFF RAMPS
- NEAR RIVERSIDE COUNTY HOSPITAL, KAISER HOSPITAL & NEW KAISER 80K SQFT MEDICAL OFFICE
- SEC ALESSANDRO & MORENO BEACH DR
- MORENO VALLEY, CA


Jerry Stephens
Broker DRE# 00546732
Cell: (951) 567-3849
Email: Jerry@div-re.com

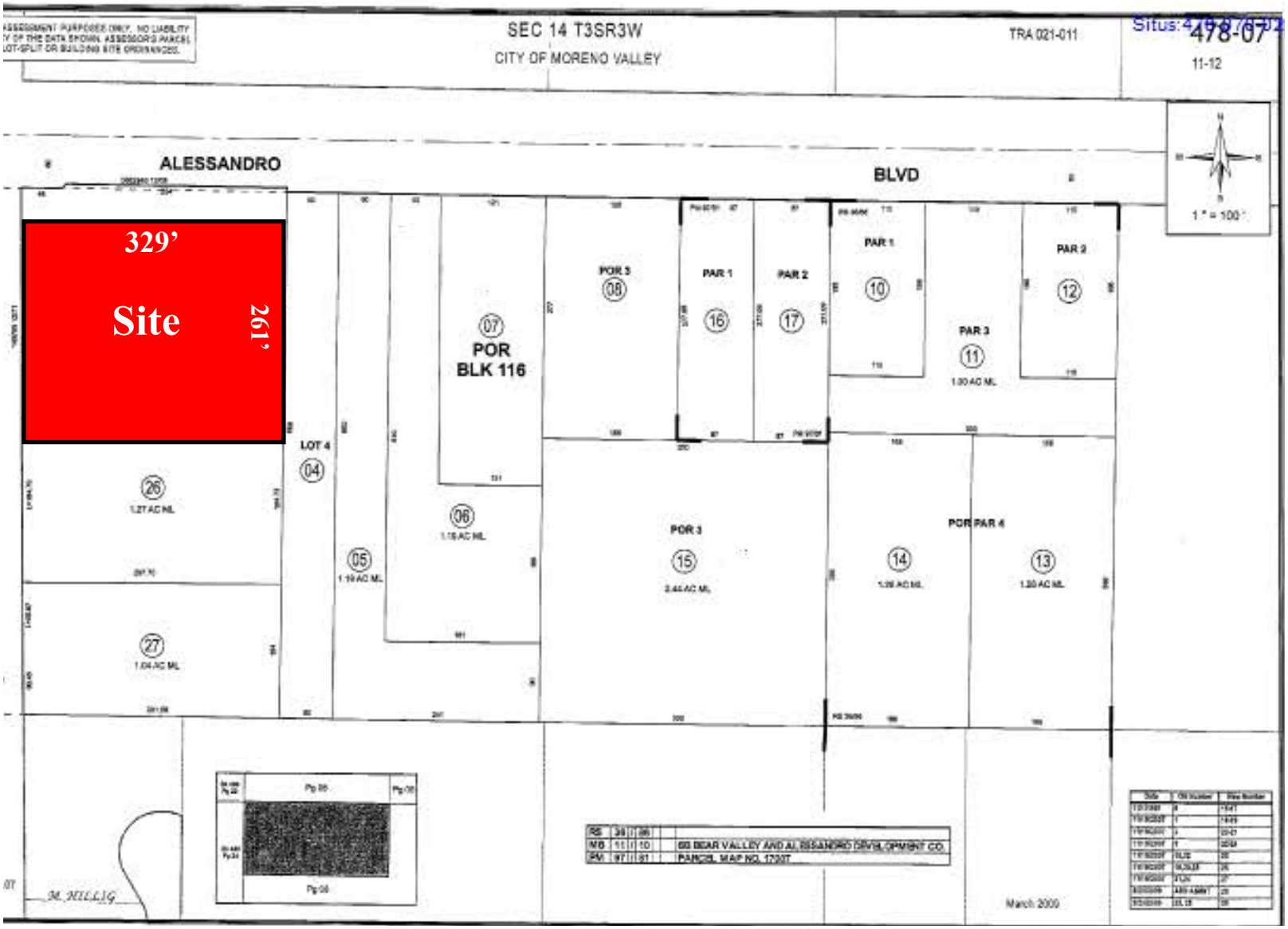
## Property Description & Features

- Project Consist of One Parcel Totaling 1.82 Acres
- AP# 478-070-029
- Approved Site Plan for Rite-Aid
- Property is zoned CC (Community Commercial)
- New Chevron Gas Across the Street
- Great Commercial Site Near Skechers 1.8 Million Sq Ft North American Headquarters and Proposed 2M Sq. Ft. Medical Campus
- Pads Available
- **Build to Suit. Ground Lease**

# *Diversified Realty, Inc*

- 1.82 ACRE COMMERCIAL LOTS
- SIGNALIZED CORNER OF MAJOR INTERSECTION
- CLOSE TO 60 FREEWAY ON/OFF RAMPS
- NEAR RIVERSIDE COUNTY HOSPITAL, KAISER HOSPITAL & NEW KAISER 80K SQFT MEDICAL OFFICE
- SEC ALESSANDRO & MORENO BEACH DR
- MORENO VALLEY, CA


Jerry Stephens
Broker DRE# 00546732
Cell: (951) 567-3849
Email: Jerry@div-re.com



All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein

1.85 Acre Site

New Chevron Gas Station

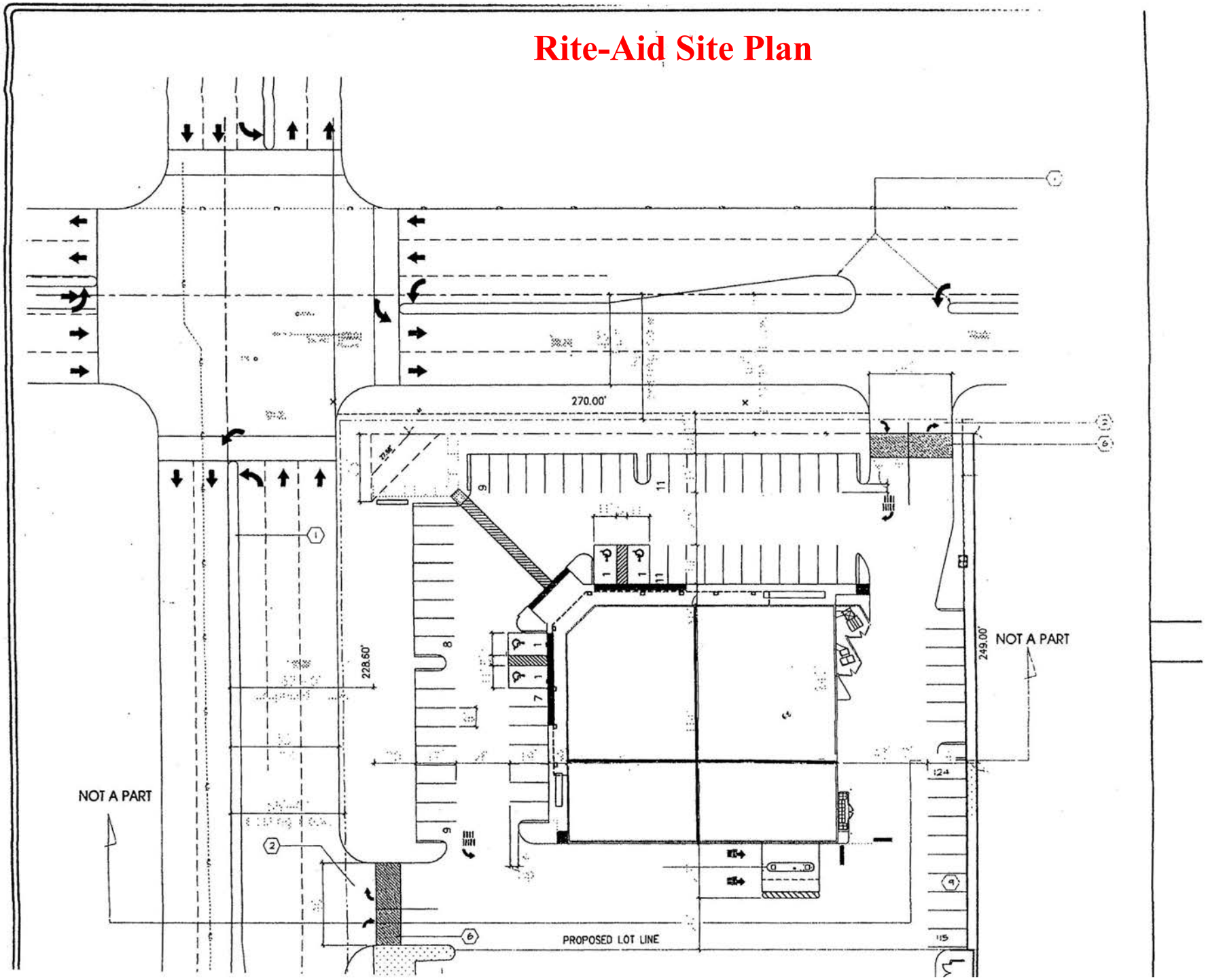
1.85 Acre Site

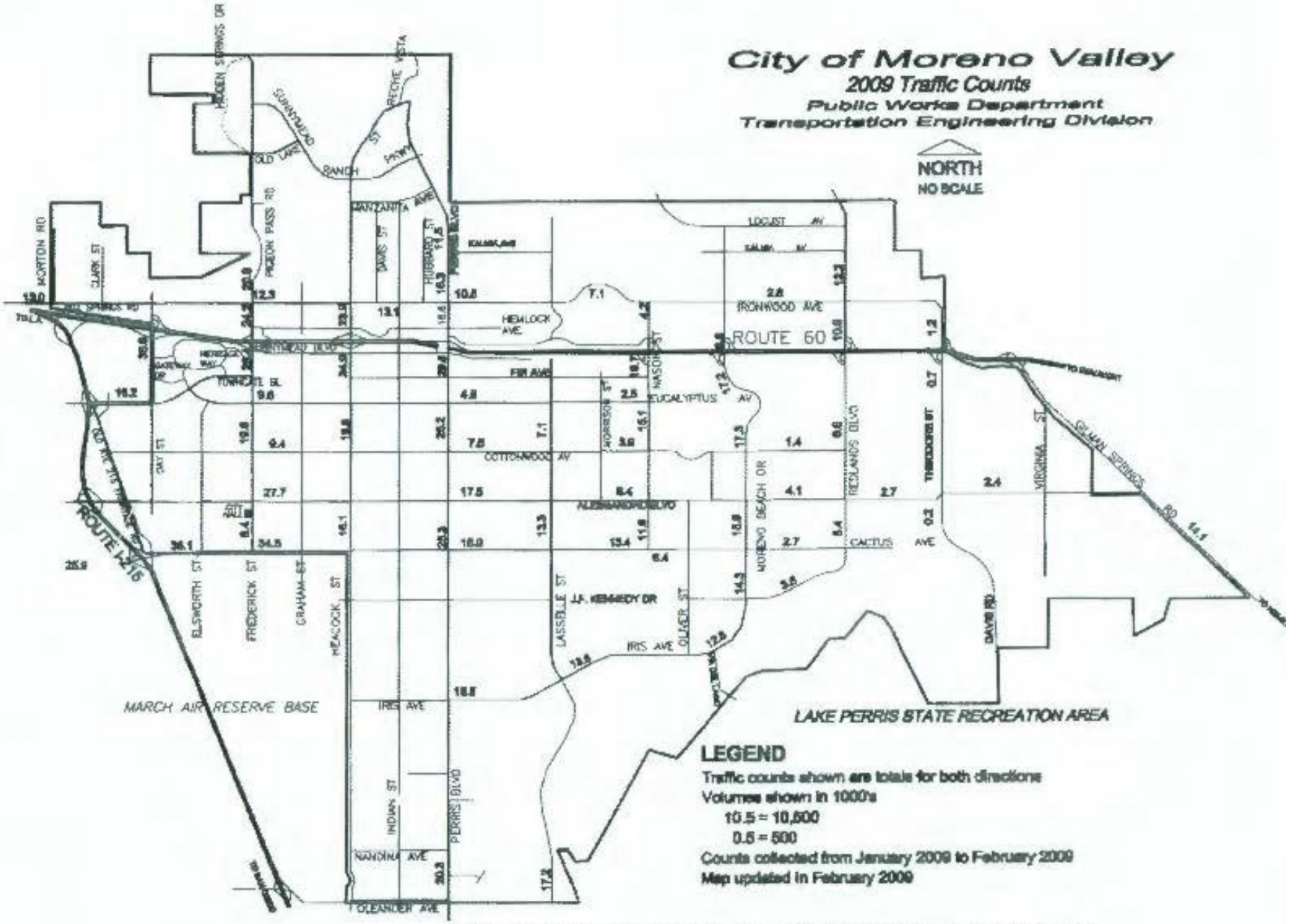
Kaiser Hospital

New Kaiser 80K Sqft Medical Office

BEST BUY
WAL★MART
LOWE'S
Improving Home Improvement
Moreno Valley Mall
TARGET
COSTCO WHOLESALE
Frederick St
Heacock St
CALIFORNIA 60
Lasselle St
TARGET
LA FITNESS
Moreno Valley Auto Mall
WAL★MART
KOHL'S
Nason St
Moreno Beach Dr
Site
Cottonwood Ave
INTERSTATE 215
City Hall
Alessandro Blvd
Chevron
Riverside County Hospital
Cactus Ave
Jack in the box
STATER BROS.
Proposed 2M SqFt Medical Center
March Air Reserve Base
Kaiser Hospital
Perris Blvd
CVS/pharmacy
STATER BROS.
THE HOME DEPOT
Jack in the box
McDonald's

# Rite-Aid Site Plan




City of Moreno Valley
2009 Traffic Counts
Public Works Department
Transportation Engineering Division
NORTH
NO SCALE
ROUTE 60
IRONWOOD AVE
HEMLOCK AVE
FIR AVE
EUCALYPTUS AV
COTTONWOOD AV
ALESSANDRO BLVD
CACTUS AVE
IRIS AVE
NANDINA AVE
OLEANDER AVE
J.F. KENNEDY DR
PERRIS BLVD
MORENO BEACH DR
REDLANDS BLVD
THEODORE ST
GILMAN SPRINGS RD
MARCH AIR RESERVE BASE
LAKE PERRIS STATE RECREATION AREA
LEGEND
Traffic counts shown are totals for both directions
Volumes shown in 1000's
10.5 = 10,500
0.5 = 500
Counts collected from January 2009 to February 2009
Map updated in February 2009
The information on this map is provided as a courtesy and deemed reliable based on samples taken by the City.