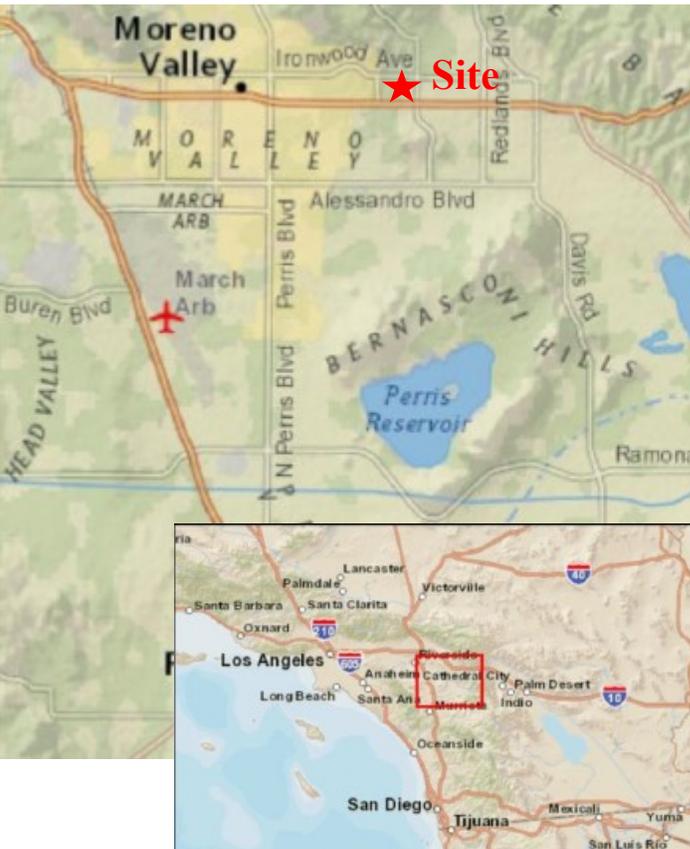


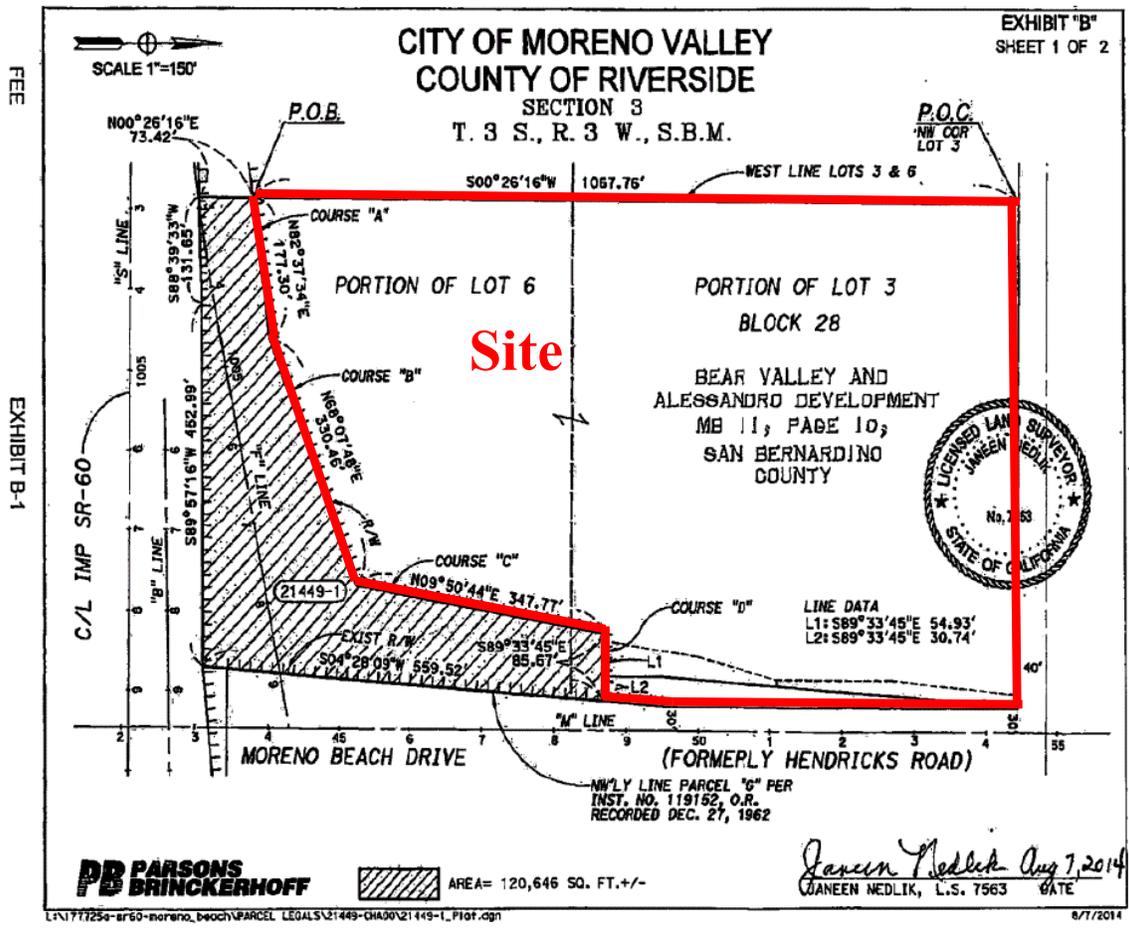
- Freeway Frontage 13.47 Acre Retail Site
- NWC of 60 Freeway & Moreno Beach DR
- Adjacent to 60 Freeway On/Off Ramps
- Industrial Booming in Moreno Valley 2,600 Jobs Created
- Approx. 10 Million SQ.FT. in Planning or Under Construction
- Close to 60 Freeway Proposed 40M SQ.FT World Logistic Center
- Rancho Belago Area of Moreno Valley, CA

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

Property Description & Features

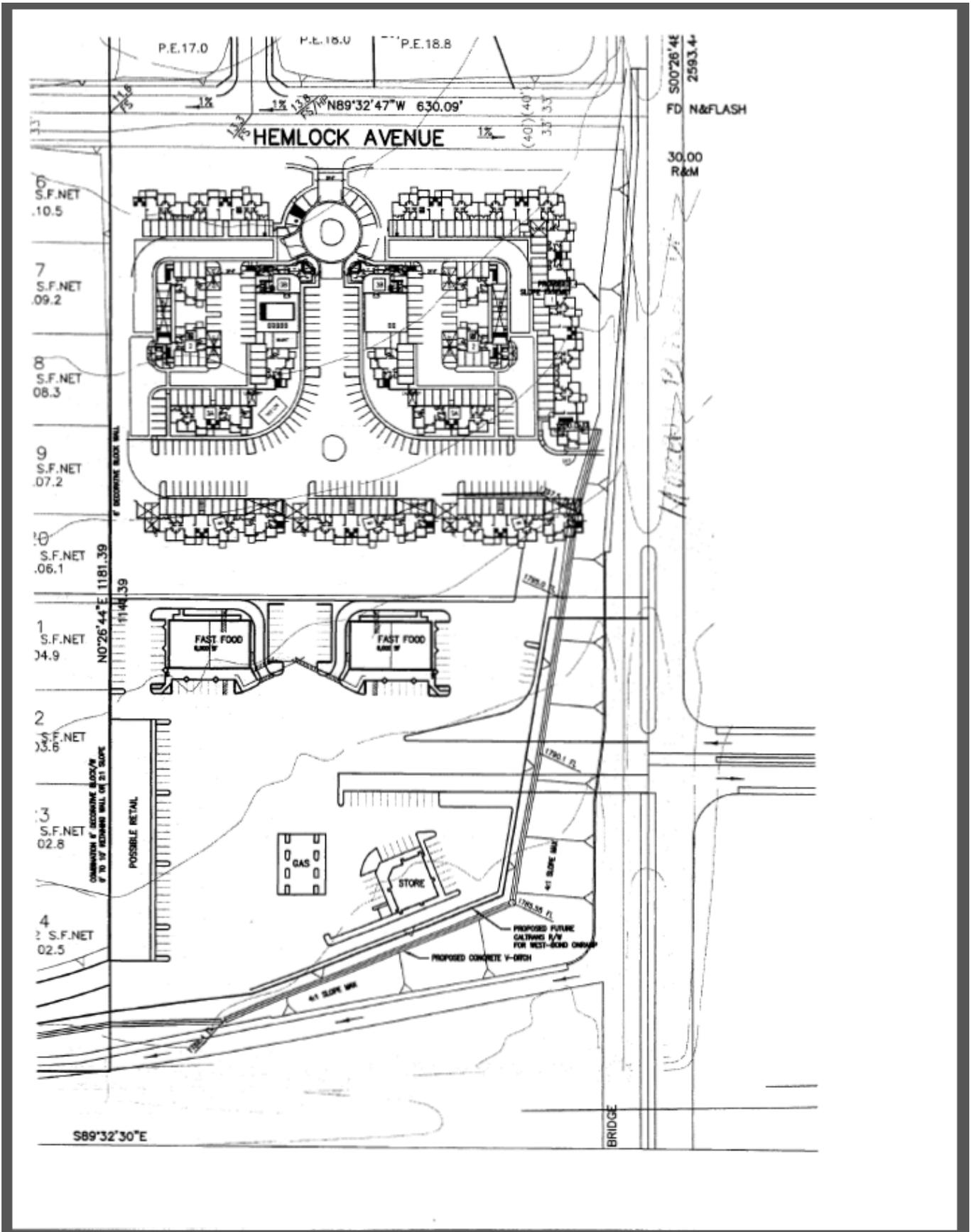
- Great Commercial Site in Rancho Belago Area
- AP# 488-080-013
- Moreno Valley General Plan Use designation is CC (Office Commercial)
- Close to Shopping, Schools and Hospitals
- Near Skechers 1.8M Distribution Center
- Traffic Count in 2014 was 80,000 Cars in Full Volume. Moreno Beach Dr traffic count for 2014 is 14,900 Cars Per Day
- **Price: \$13.00 Per Sq Ft(\$7,628,000)**
- **Pads Submit**





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

Conceptual Site Plan





Site



Site



New Kaiser 80K Sqft Medical Office

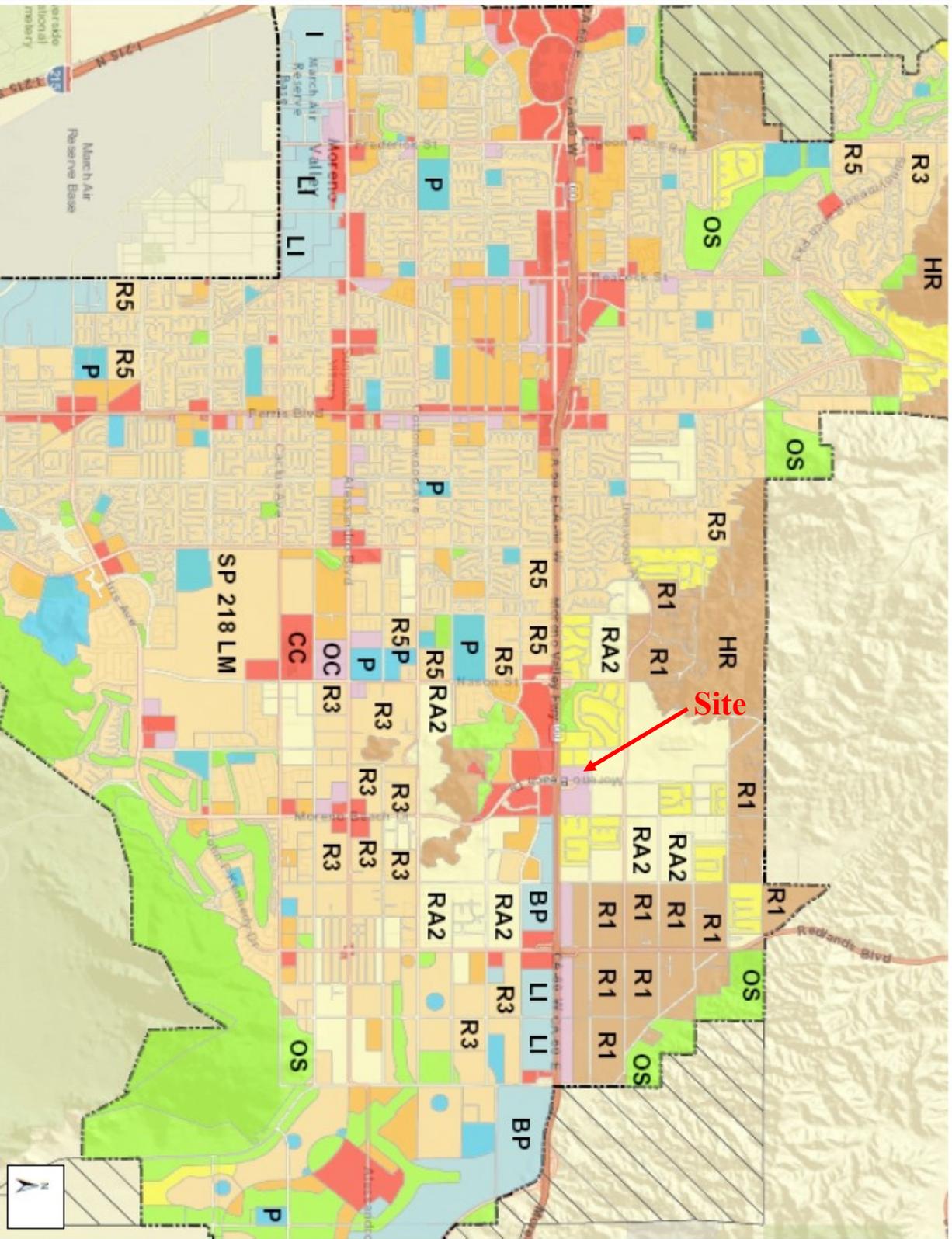


Kaiser Hospital



Riverside County Hospital

13.47 Acre Site



Legend

- Zoning**
- Commercial
 - Industrial/Business Park
 - Public Facilities
 - Office
 - Planned Development
 - Large Lot Residential
 - Residential Agriculture 2 DU/AC
 - Residential 2 DU/AC
 - Suburban Residential
 - Multi-family
 - Open Space/Park
- City Boundary
- Sphere of Influence

Notes

11,686.2
0
5,843.08
11,686.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Print Date: 2/20/2015

DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County 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.

**Close to 60 Freeway Skechers North American
Headquarters 1.8M Sq.Ft. Building**



**Close to 60 Freeway proposed World Logistic Center 40
Million Sq.Ft. Project and 20,000 jobs**

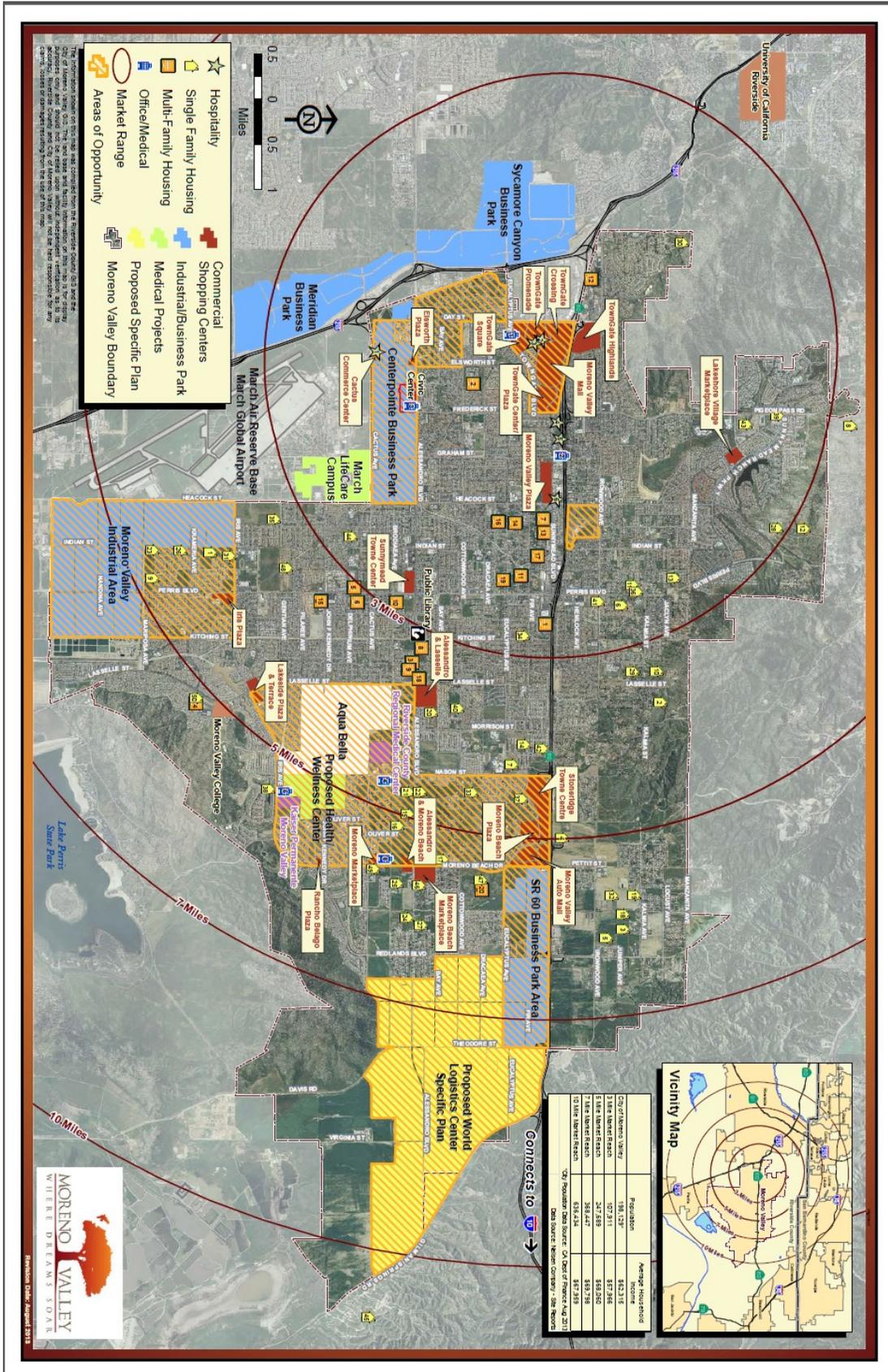


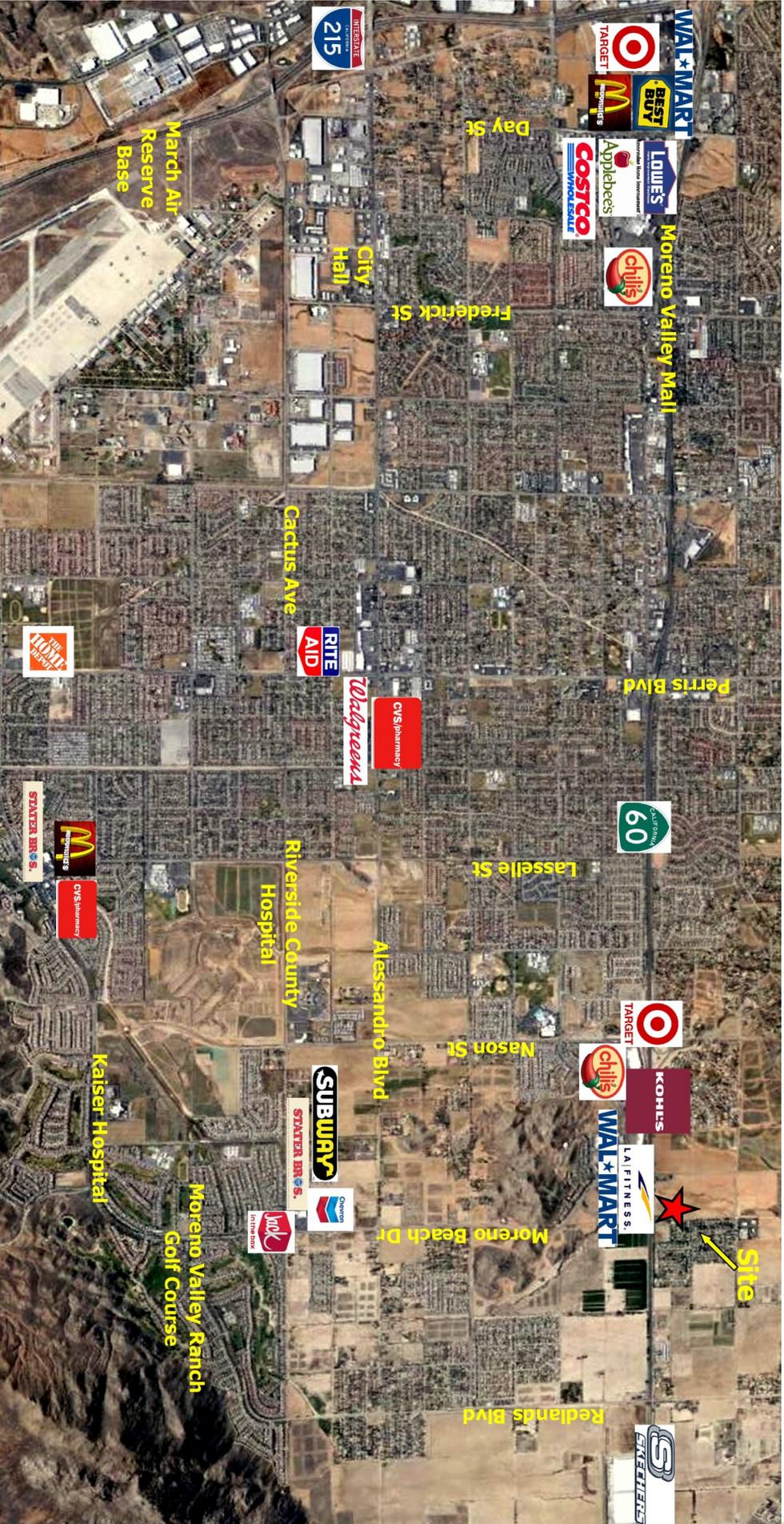
I-215 Corridor - Industrial Moreno Valley and Perris

Prepared By:
Colliers International
Ian DeVries - Executive V.P.
Chris DeVries - Associate
Diversified Realty, Inc.
Jerry Stephens - Owner



Close to New Jobs on I-215 and Moreno Valley booming Jobs/Industrial growth. . Approx 10 Million Sq.F.t in planning or under construction





MORENO VALLEY TRAFFIC COUNTS



Traffic counts shown are totals for both directions
 Volumes shown at 1000's
 10.5 = 10,500
 0.5 = 500
 Text in **BLACK** updated in February 2009
 Text in **RED** updated in April 2014