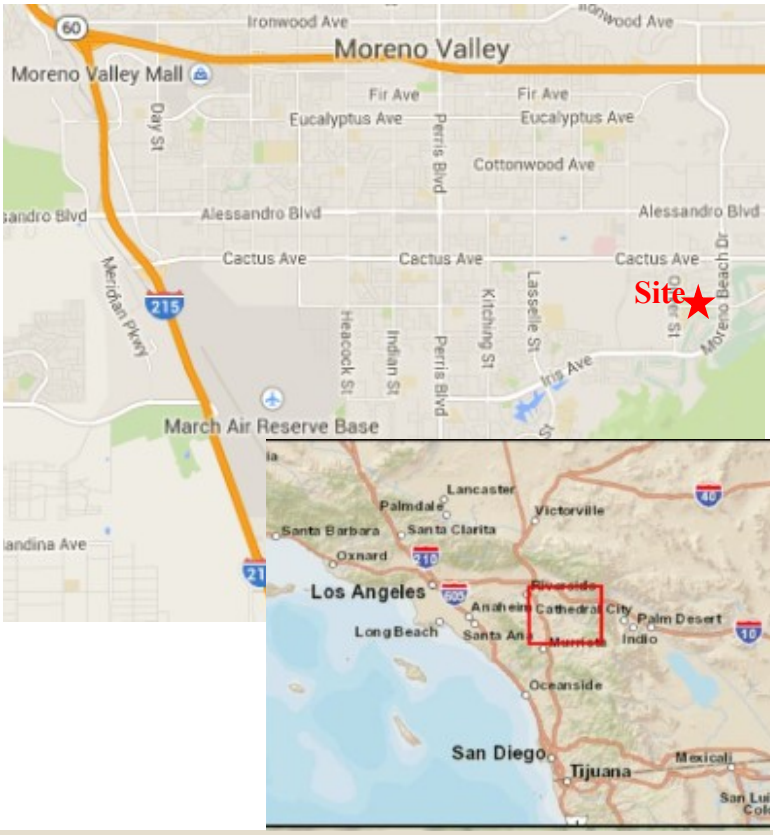
Diversified Realty, Inc

- Prime 2.5 Acre Commercial Corner
- Community of Rancho Belago
- Finished Lot -Streets, (Sidewalks, Curb, Landscaping & Utilities are in /Completed)
- Approx. 10 Million SQ.FT. in Planning or Under Construction
- Close to 60 Freeway Proposed 40M SQ.FT World Logistic Center
- Industrial Booming in Moreno Valley 2,600 Jobs Created
- Near Riverside County Hospital, Kaiser Hospital and Kaiser 80K Sqft Medical Office Bldg
- SWC Moreno Beach Dr/JFK
- Moreno Valley, CA

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

Property Description

- 2.50 Acre Commercial Site
- AP# 304-240-004
- Near Riverside County Hospital, Kaiser Hospital & New Kaiser 80K S.F Medical Building.
- Next to Moreno Valley Ranch 27 Hole Golf Course
- Approved Development for 3 Building Shopping Center with 16,000 S.F —Two Fast Food Pads
- Off-Site Improvements Are In—Finished Lot
- Close to Lake Perris 10 Mile Bike Paths & Trails
- **Price $1,400,000 ($12.85 Per SqFt)**
- **Pads Negotiable**



Site

Site

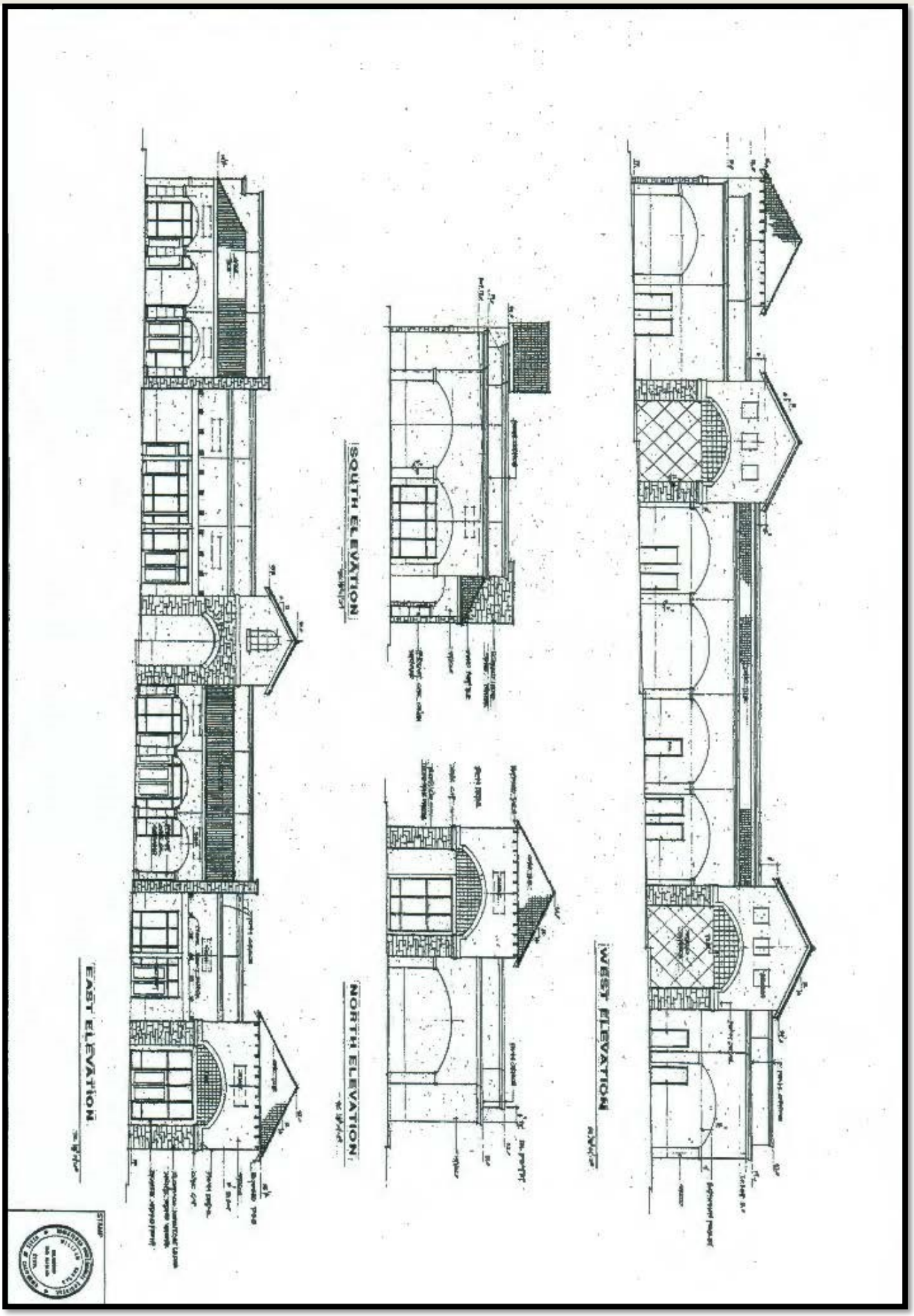
New Kaiser 80K Sqft Medical Office
KAISER PERMANENTE
MEDICAL OFFICES

ONE WAY
welcome
New Kaiser 80K Sqft
Medical Office

Kaiser Hospital

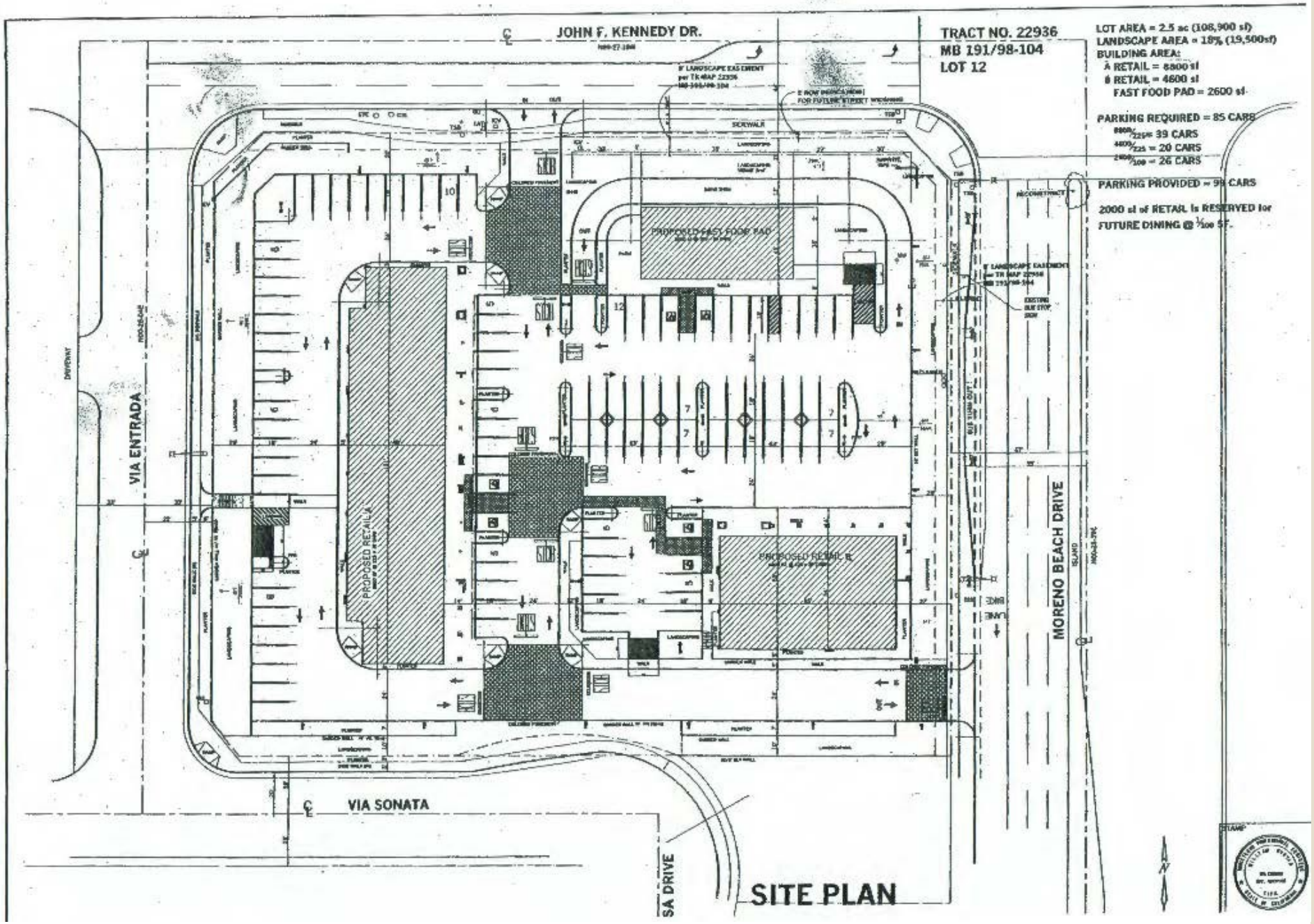
Moreno Valley Mall
Auto Mall
Site
Redlands Blvd
Day St
Frederick St
Cottonwood Ave
Lasselle St
Nason St
Moreno Beach Dr
Alessandro Blvd
Riverside County Hospital
Cactus Ave
City Hall
Heacock St
March Air Reserve Base
Moreno Valley Ranch Golf Course
Site
Kaiser Hospital
Iris Ave
Perris Blvd

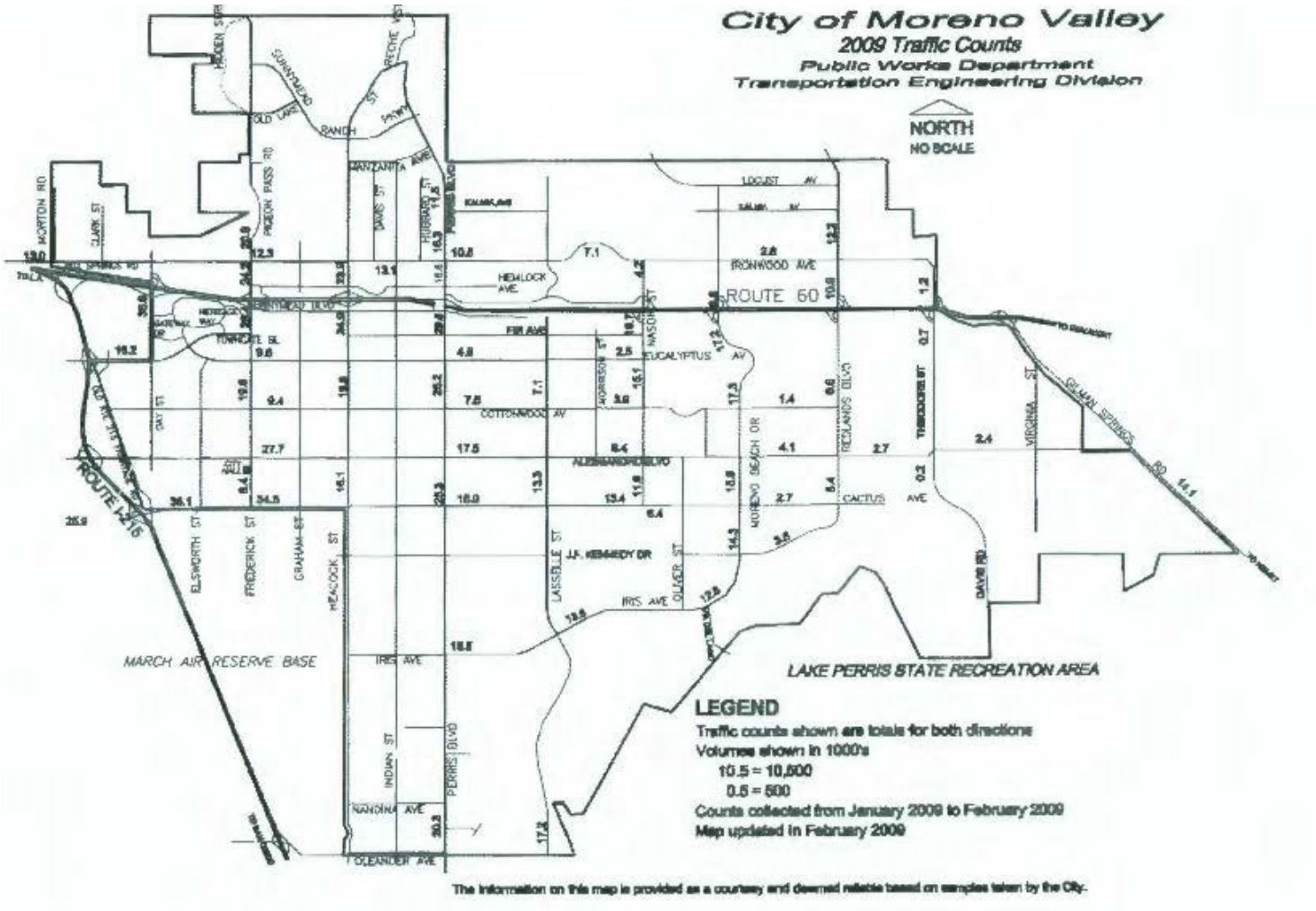
City of Moreno Valley
MORENO BEACH PLAZA
coming soon to
Moreno Beach & JFK

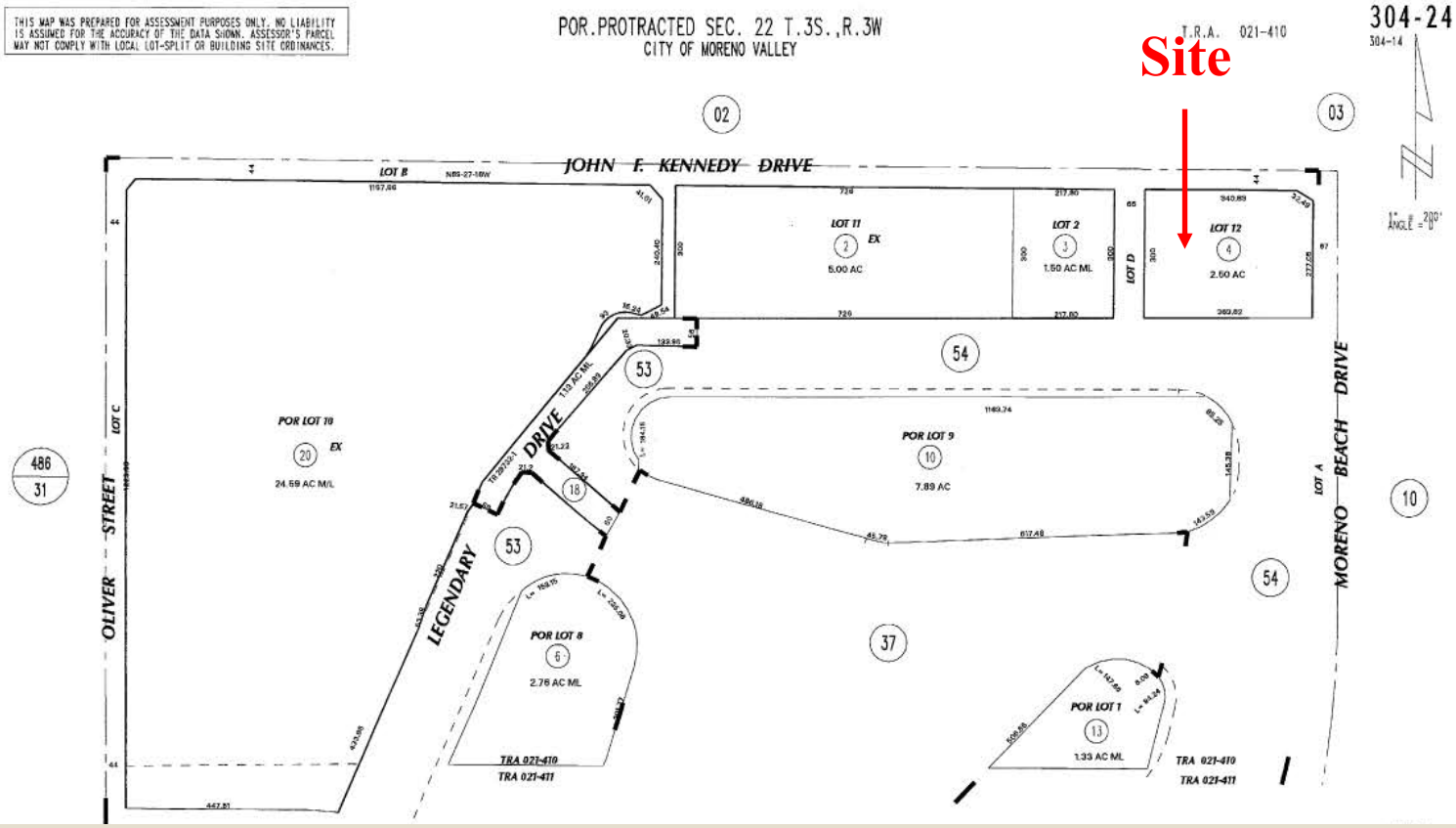


All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein

EAST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
WEST ELEVATION


JOHN F. KENNEDY DR.
TRACT NO. 22936
MB 191/98-104
LOT 12
LOT AREA = 2.5 ac (108,900 sf)
LANDSCAPE AREA = 18% (19,500sf)
BUILDING AREA:
A RETAIL = 6800 sf
B RETAIL = 4600 sf
FAST FOOD PAD = 2600 sf
PARKING REQUIRED = 85 CARS
PARKING PROVIDED = 99 CARS
2000 sf of RETAIL is RESERVED for FUTURE DINING @ 1/100 SF.
PROPOSED FAST FOOD PAD
PROPOSED RETAIL A
PROPOSED RETAIL B
VIA ENTRADA
MORENO BEACH DRIVE
VIA SONATA
SITE PLAN

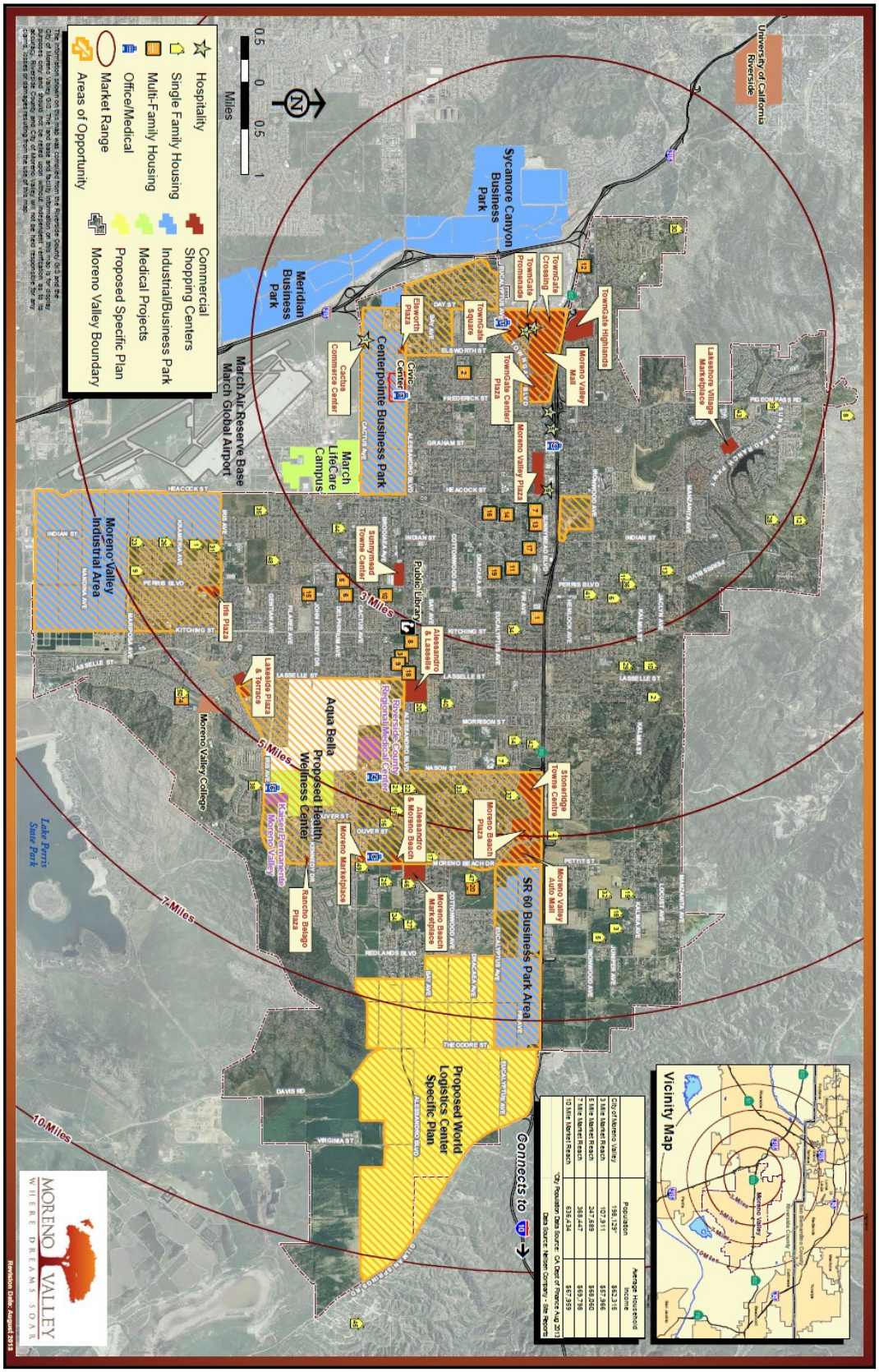

City of Moreno Valley
2009 Traffic Counts
Public Works Department
Transportation Engineering Division
NORTH
NO SCALE
ROUTE 60
ROUTE 215
MARCH AIR RESERVE BASE
LAKE PERRIS STATE RECREATION AREA
LEGEND
Traffic counts shown are totals for both directions
Volumes shown in 1000's
10.5 = 10,500
0.5 = 500
Counts 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.


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
POR.PROTRACTED SEC. 22 T.3S.,R.3W
CITY OF MORENO VALLEY
T.R.A. 021-410
304-24
Site
JOHN F. KENNEDY DRIVE
OLIVER STREET
LEGENDARY DRIVE
MORENO BEACH DRIVE
LOT 11
5.00 AC
LOT 2
1.50 AC ML
LOT 12
2.50 AC
POR LOT 10
24.59 AC M/L
POR LOT 9
7.89 AC
POR LOT 8
2.76 AC ML
POR LOT 1
1.33 AC ML
TRA 021-410
TRA 021-411

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

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



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