26001 - 26499 Alessandro Blvd.

Moreno Valley, CA 92555

STREAM

Executive Summary

This 18.39 acre site offers an opportunity to construct an institutional grade multifamily or senior housing development in the burgeoning Southern California Moreno Valley market. The site sits at the gateway of Rancho Belago, one of the region's most popular destinations for homeowners and Fortune 500 companies alike. The offering is located less than 1.5 miles from the Riverside County Regional Medical Center and situated adjacent to the planned 2,922 unit Aqua Bella Active adult project. It enjoys easy access to local amenities such as the Moreno Valley Mall, the Stoneridge Towne Center, and the Cottonwood and Moreno Valley Ranch golf courses. Additionally, with the approval of the 3,818 acre World Logistics Center, the project is primed to take advantage of thousands of new jobs benefiting Moreno Valley's economic development within the next few years.

About Moreno Valley

Population:
+200,000

Expected 2021:
+220,000

Average Household Income:
$67,990

Major Employers:

Public Sector:
March Air Reserve Base, Moreno Valley College

Distribution:
Amazon, Harbor Freight Tools, Proctor and Gamble, Sketchers USA

Healthcare:
Riverside University Health System, Kaiser Permanente

Retail:
Walmart, Costco, Home Depot

4,500 Businesses:

World Logistics Center projected to add ***20,000-25,000 new jobs*** *to Moreno Valley*

Site Aerial

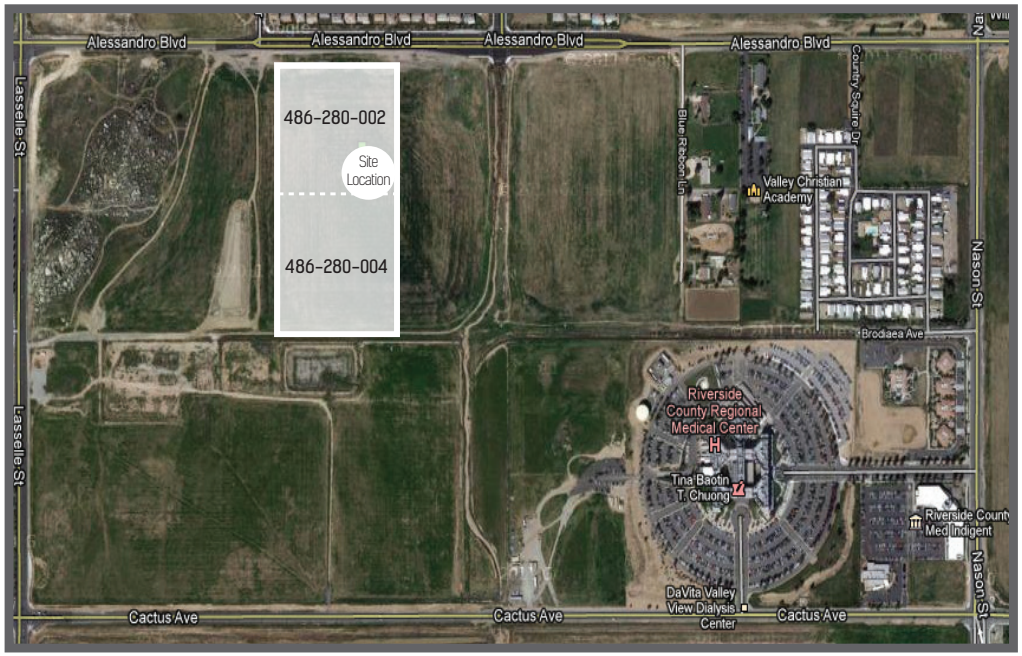
Zoned R-30
18.39 Acres
26001 - 26499
Alessandro Blvd
9.0 AC
9.39 AC
Laselle Street
Alessandro Blvd.
Cactus Ave
AQUABELLA
RIVERSIDE COUNTY
REGIONAL MEDICAL CENTER
Image Landsat

Project Highlights

- Property Zoned R-30
- Moreno Valley Unified School District
- Proximity to UC Riverside and Moreno Valley College – estimated 32,000 students
- Level topography
- Easy access to SR-60 and I-215 freeways

Distance to Amenities

- **1.4 miles** to Riverside County Regional Medical Center
- **2.8 miles** to March Life Care Campus
- **3.0 miles** to Kaiser Community Hospital
- **3.8 miles** to Moreno Valley Industrial Park
- **4.0 miles** to Highland Fairview Business Park
- **4.4 miles** to March Air Force Base
- **4.8 miles** to Moreno Valley Mall



STREAM

For leasing information, contact Stream Realty Partners at 949.203.3030 or:

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