

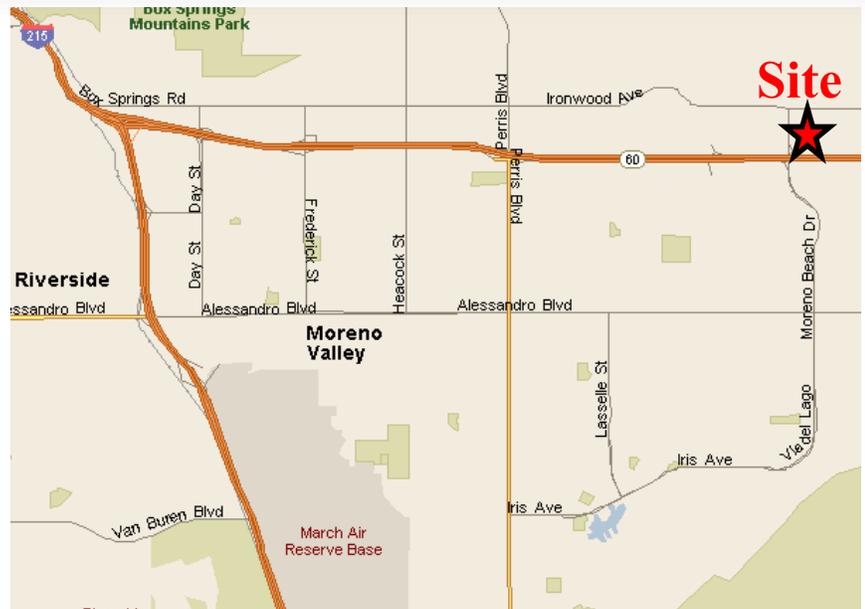
- 29.86 Acre Site
- Prime Commercial Corner at Freeway
- 60 On/Off Ramps
- North of 60 Freeway
- Close to Hospitals & Shopping
- Prime Northeast City Location
- Moreno Valley, CA

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



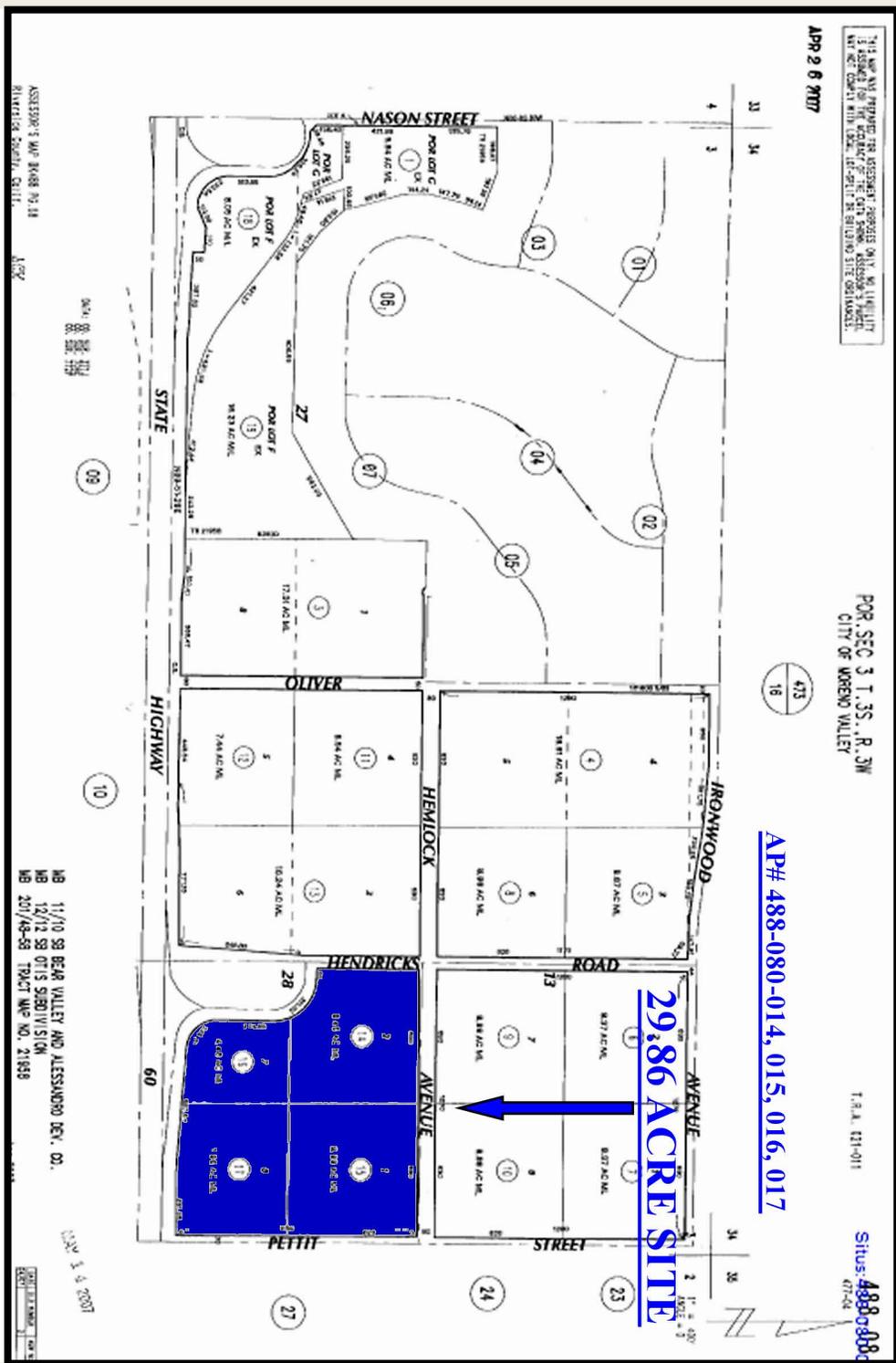
Property Description & Features

- Next to Freeway On/Off Ramps
- Close to Skechers 1.8 Million S.F North American Headquarters Distribution Center
- Near Riverside County Hospital, Kaiser Hospital and New Kaiser 80K Sqft Medical Office
- Property is Zoned Office Commercial (OC)
- Cal Trans Traffic Count on 60 Freeway at Moreno Beach Dr., in 2012 was 78,000 Cars Per Day in Full Volume
- **Price: \$19,510,500 (\$15.00 Per Sq Ft for Bulk Purchase)**
- **For Pads Submit**



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LA FITNESS
WAL*MART
BEST BUY

Moreno Valley Mall

CALIFORNIA
60

Site

INTERSTATE
215
CALIFORNIA

March Air Reserve Base

City Hall

Frederick St

Cottonwood Ave

Heacock St

Perris Blvd

RITE AID

CVS Pharmacy
Walgreens

Messandro Blvd

Lasselle St

Riverside County Hospital
Cactus Ave

STATER BROS.

CVS Pharmacy
Walgreens

CVS Pharmacy
McDonald's

Nason St

TARGET

chili's

KOHNS
SUBWAY

LA FITNESS
WAL*MART

Kaiser Hospital
Iris Ave

STATER BROS.

CVS Pharmacy
Walgreens

Moreno Beach Dr

Moreno Valley Ranch Golf Course

Redlands Blvd

SNACKERST



Site



Site



Site



Riverside County Hospital



Stonebridge Center



New Kaiser 80K Sqft Medical Office

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