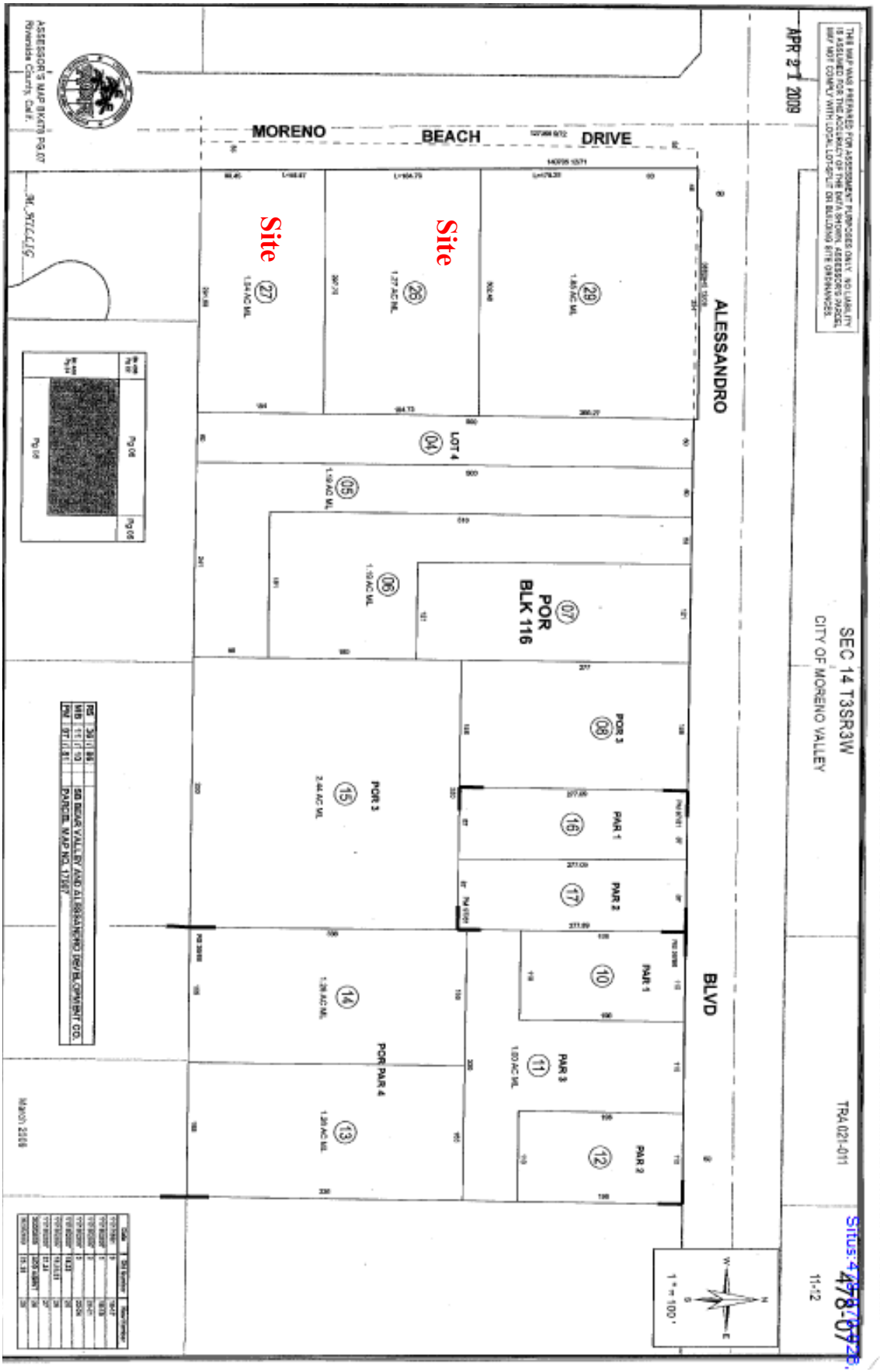
Diversified Realty, Inc

- 2.31 ACRE COMMERCIAL LOTS
- SIGNALIZED CORNER OF MAJOR INTERSECTION
- CLOSE TO 60 FREEWAY ON/OFF RAMPS
- INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2013
- 5M SQFT OF NEW INDUSTRIAL CONSTRUCTED & 10M NEW INDUSTRIAL COMING SOON
- NEAR RIVERSIDE COUNTY HOSPITAL, KAISER HOSPITAL & NEW KAISER 80K SQFT MEDICAL OFFICE
- SEC ALESSANDRO & MORENO BEACH DR
- MORENO VALLEY, CA

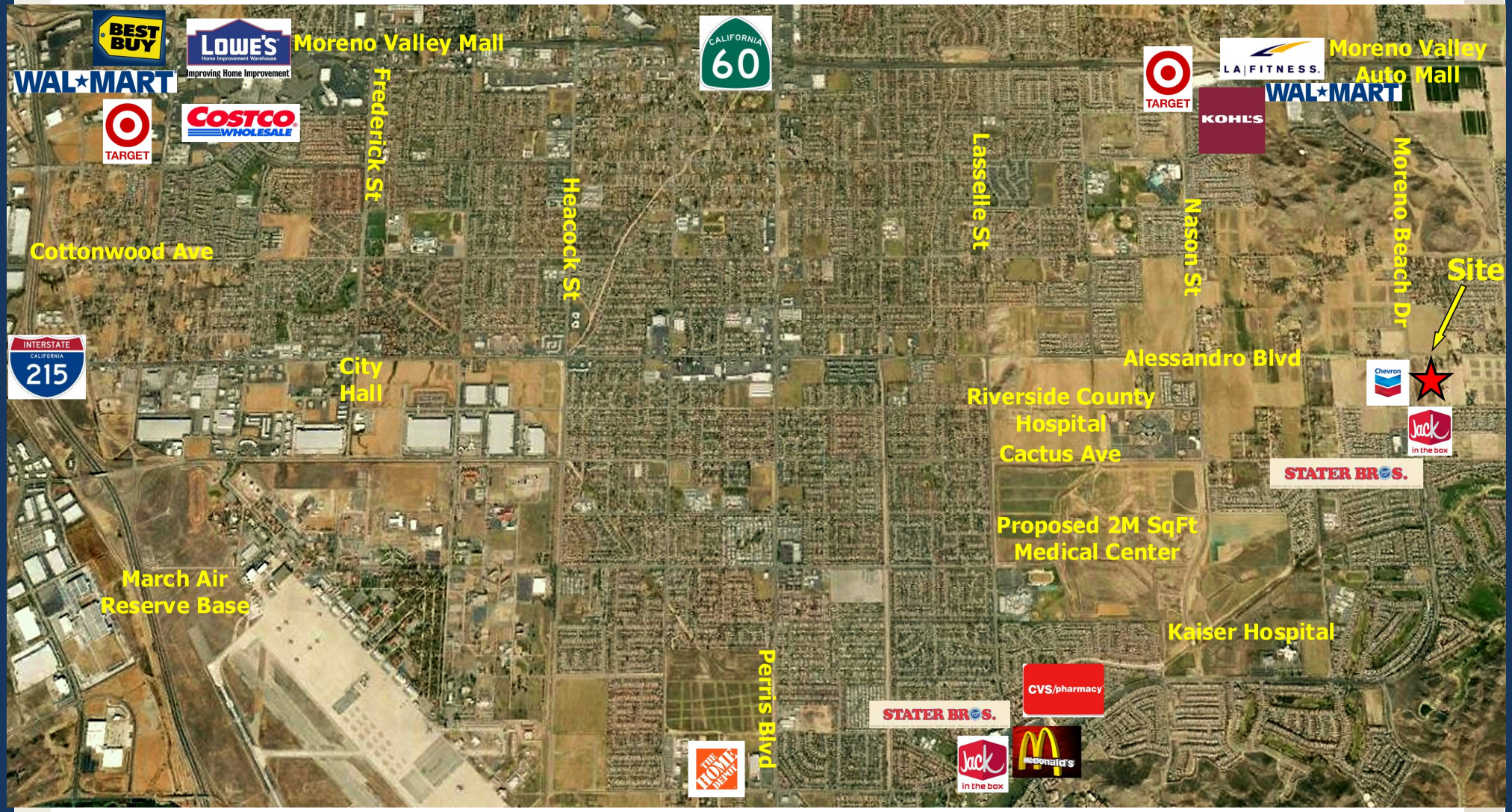
Jerry Stephens
Broker DRE# 00546732
Cell: (951) 567-3849
Email: Jerry@div-re.com

Property Description & Features

- Project Consist of Two Parcels Totaling 2.31Acres
- Property is zoned CC (Community Commercial)
- New Chevron Gas Station Across the St
- Great Commercial Site Near Kaiser Hospital/New Kaiser 80K Sqft Medical Office & Riverside County Hospital
- AP# 478-070-026, 027
- Near Skechers 1.8M Sqft North American Headquarters
- **Price: $1,207,500 ($12.00 P.S.F For Two Lots)**



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


BEST BUY
LOWE'S
Improving Home Improvement
Moreno Valley Mall
WAL★MART
TARGET
COSTCO WHOLESALE
Frederick St
Heacock St
CALIFORNIA 60
Lasselle St
Nason St
TARGET
KOHL'S
LA FITNESS
Moreno Valley Auto Mall
WAL★MART
Moreno Beach Dr
Site
Cottonwood Ave
INTERSTATE CALIFORNIA 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

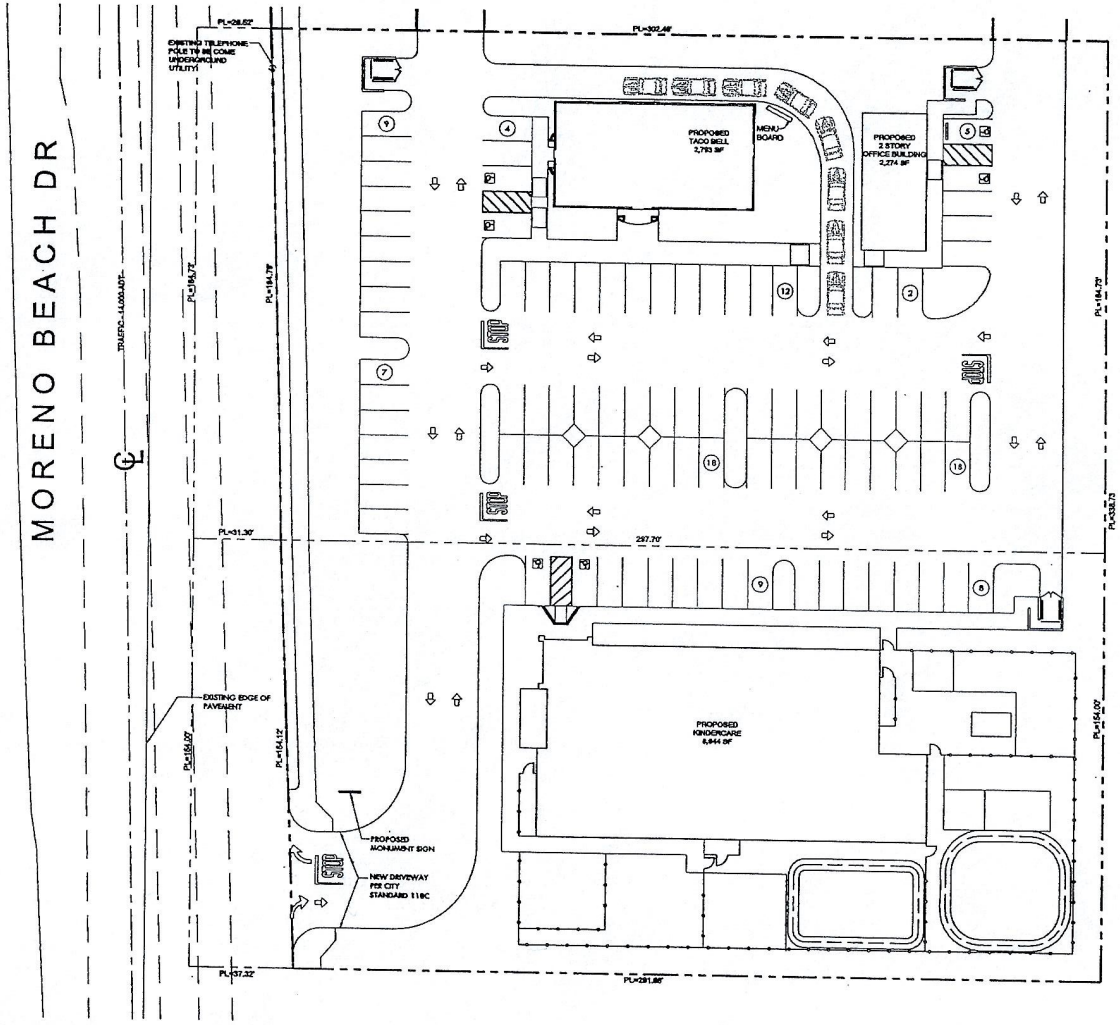
Site

New Chevron Station

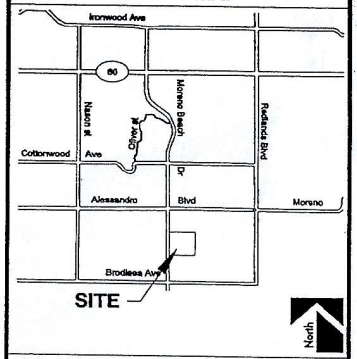
Intersection

Kaiser Hospital

New Kaiser 80K Sqft Medical Office



VICINITY MAP



SITE PLAN SUMMARY

ZONE:
General Commercial (CC)

APN NUMBER:
APN: 478-070-002, 478-070-003

BUILDING DATA:

Land:	
Gross	111,442 SF
Dedication	10,668 SF
Net	100,774 SF
Building (Taco Bell)	2,793 SF
Building (Kindercare)	8,944 SF
Building (Office)	2,274 SF
Land-to-Bldg Ratio	7.83:1
Coverage	12.8 %

Parking Required:

Parking Ratio	Parking Required	Parking Provided
Fast Food 1/100	28 stalls	50 stalls
Day Care 1/500 + 1/employee	23 stalls	35 stalls
Office Building 1/250	5 stalls	7 stalls
	Total= 56 stalls	Total= 92 stalls

SITE LAYOUT:

Minimum Drive Aisle Width:	24'-0"
Standard Parking Stall:	9'-0" x 18'-0"
Minimum Setback:	20'-0" Moreno Beach Dr 10'-0" Side / Rear Yards

NADEL RETAIL

Nadel Retail Architects, LLP
3280 East Guasti Road
Suite 100
Ontario, CA 91761
T. 909.390.4720
F. 909.390.4789
www.nadelarc.com

SEAL: LICENSED ARCHITECT DAVID E. BIRD NO. C-18196 REG. 12-31-07 STATE OF CALIFORNIA

CONSULTANT:

PROJECT: DIVERSIFIED MORENO BEACH DR. MORENO VALLEY, CA 92201

DRAWING TITLE: SITE PLAN

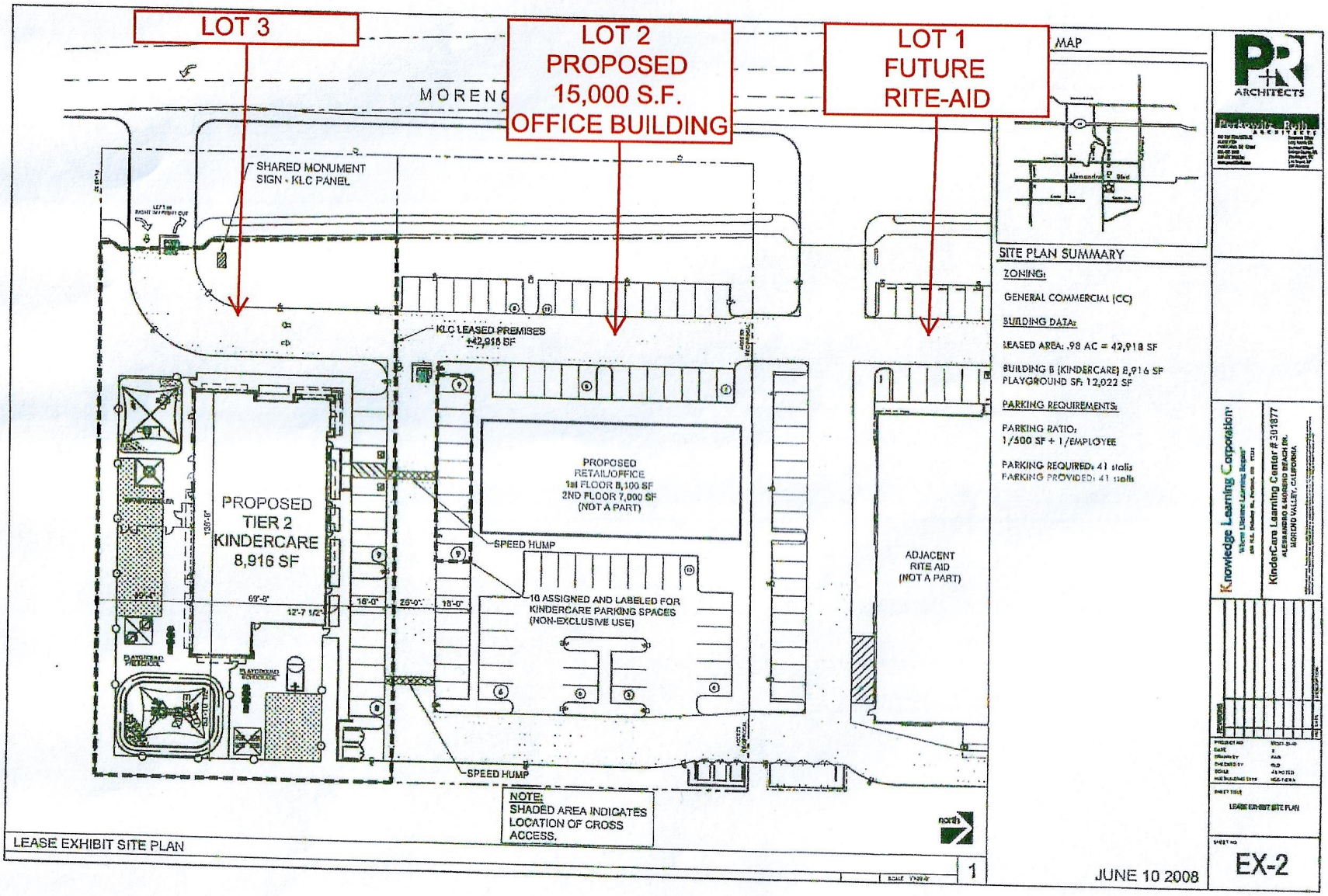
REVISIONS:

DATE 08-30-07

JOB NO. 07451

SHEET NUMBER

CONCEPTUAL SITE PLAN



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

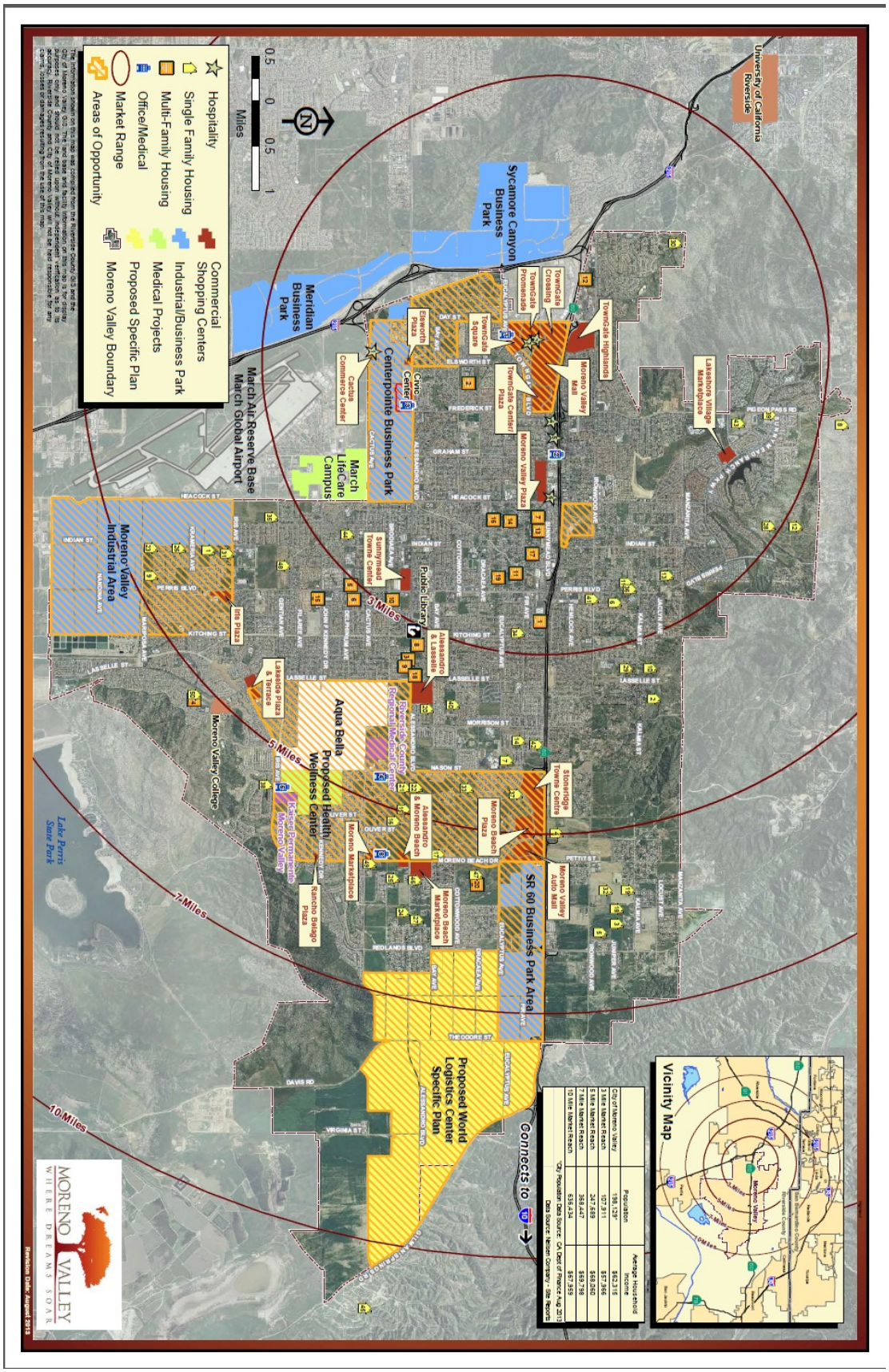
I-215 Corridor- Industrial
Moreno Valley and Perris

Prepared By:
Colliers International
Ian DeVries- Executive V.P.
Chris DeVries- Associate

Diversified Realty, Inc.
Jerry Stephens- Owner

Colliers INTERNATIONAL

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



Average Household Income	
City of Moreno Valley	$62,316
3 Mile Market Reach	$57,996
5 Mile Market Reach	$69,950
7 Mile Market Reach	$69,798
10 Mile Market Reach	$67,959

City Population Data Source: CA Dept of Finance Aug 2013
Data Source: Nielsen Company - Site Reports