# *Diversified Realty, Inc*

- **3.22 ACRE COMMERCIAL LOT**
- **PADS AVAILABLE– SELLER WILL DIVIDE**
- **APPROX 270' OF FRONTAGE ON SUNNYMEAD BLVD & 270' FRONTAGE ON 60 FREEWAY**
- **FINISHED LOT (CURB AND GUTTER IN)**
- **BOOMING NEW INDUSTRIAL AND JOB GROWTH FOR REGION**
- **MORENO VALLEY, CA**


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

## Property Description & Features

- Project Consist of One Parcel Totaling 3.22 Acres
- Pads Available Seller Will Divide
- AP# 292-250-013
- Property Located on Sunnymead Blvd/Pigeon Pass
- Property is Zoned Highway Oriented Commercial
- Cal-Trans Traffic 2013 Count for 60 Freeway at Pigeon Pass is 143,000 Cars Per Day
- Approximately 35,000 Cars Per Day at the Intersection of Pigeon Pass Rd and Sunnymead Blvd
- **Purchase Price: $2,454,606 ($17.50 PSF)**

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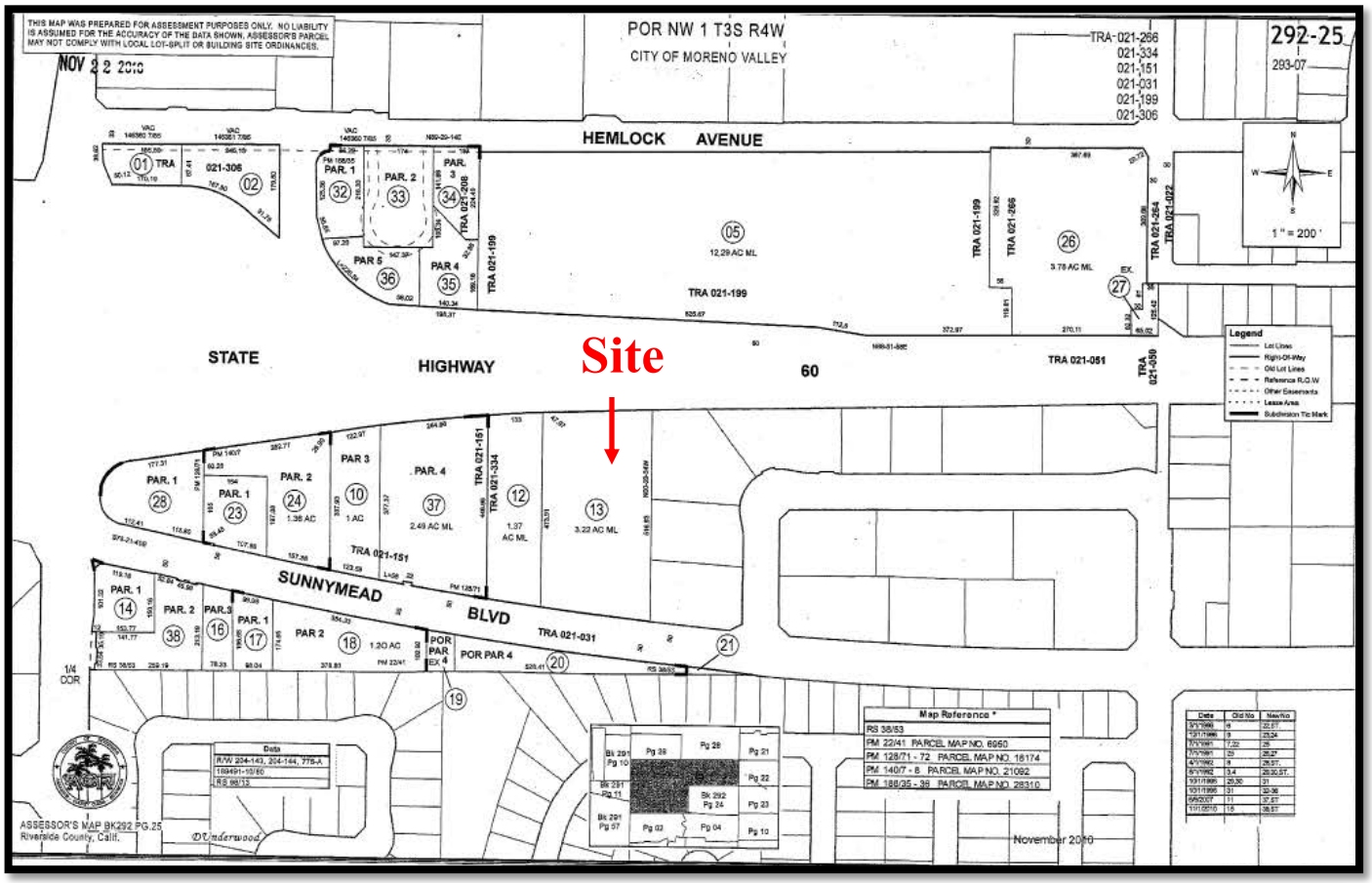
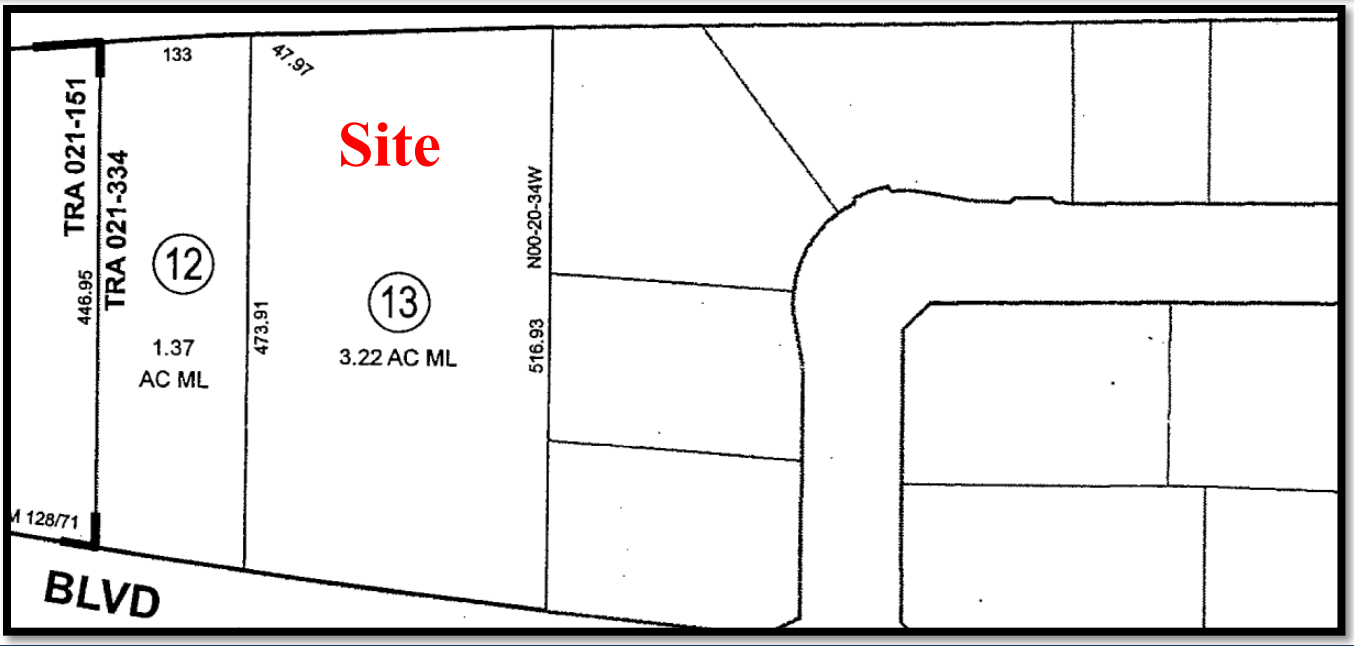
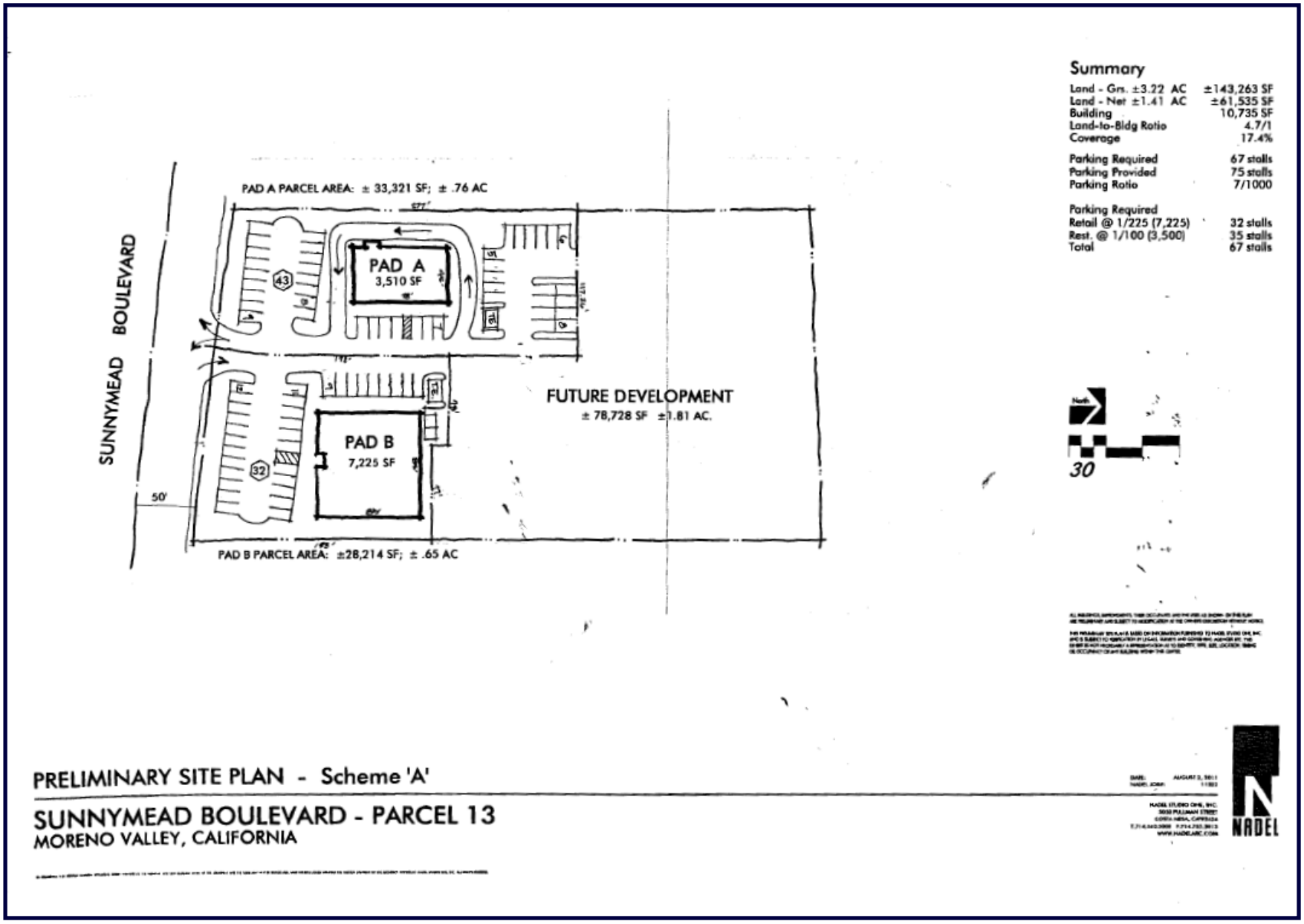
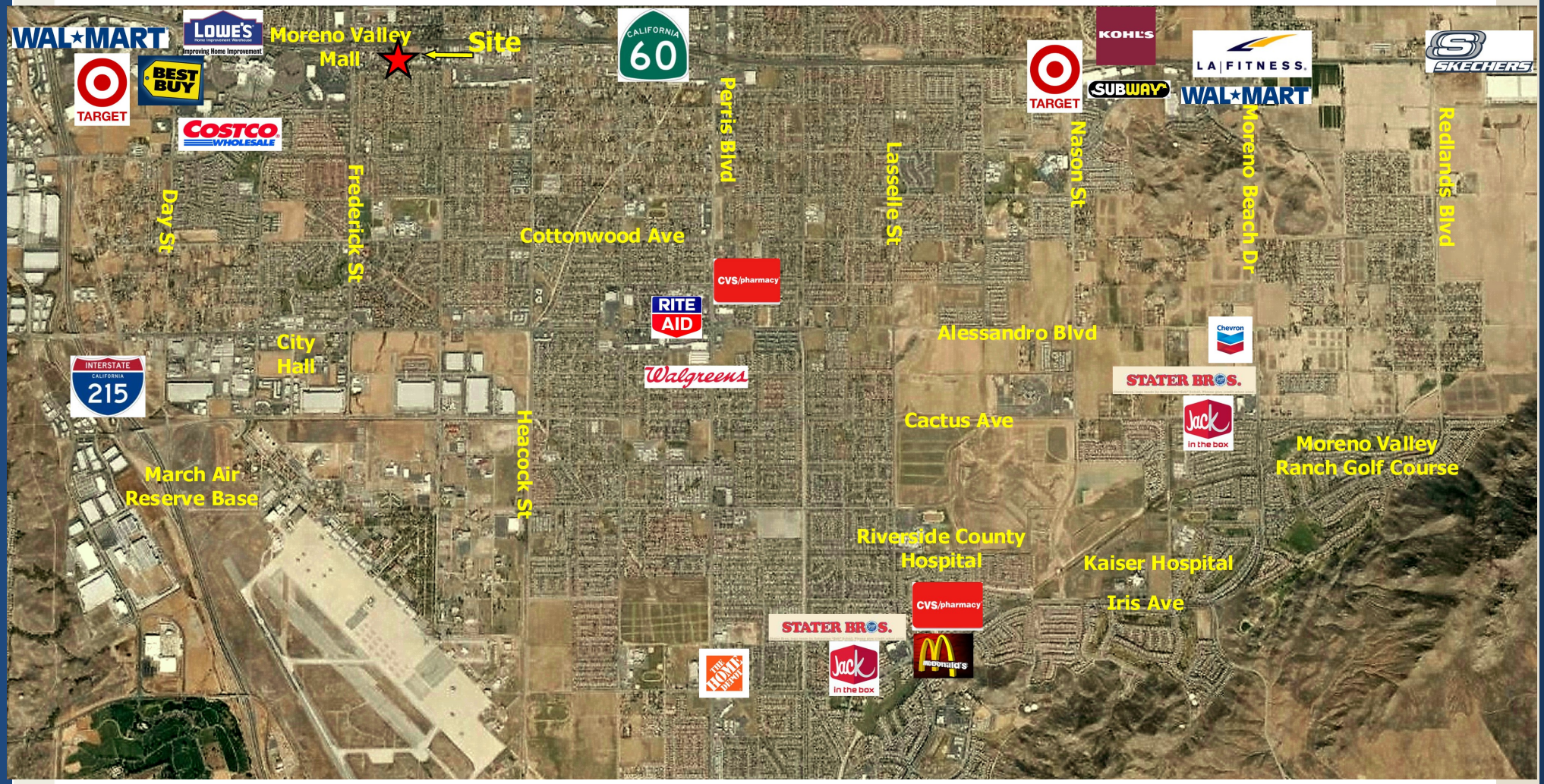


# 3 Lot Conceptual Plan for Fast-Food, Auto Store & Hotel




WAL★MART
LOWE'S
Improving Home Improvement
Moreno Valley Mall
Site
CALIFORNIA 60
TARGET
BEST BUY
COSTCO WHOLESALE
Day St
Frederick St
Cottonwood Ave
Perris Blvd
Lasselle St
Nason St
Moreno Beach Dr
Redlands Blvd
KOHL'S
SUBWAY
LA|FITNESS
SKECHERS
CVS/pharmacy
RITE AID
Walgreens
Alessandro Blvd
Chevron
STATER BROS.
Jack in the box
INTERSTATE CALIFORNIA 215
City Hall
Heacock St
Cactus Ave
Moreno Valley Ranch Golf Course
March Air Reserve Base
Riverside County Hospital
Kaiser Hospital
Iris Ave
THE HOME DEPOT
McDonald's

Sunnymead Blvd

Nearby Hotel

Nearby Hotel

Nearby Hotel

Site

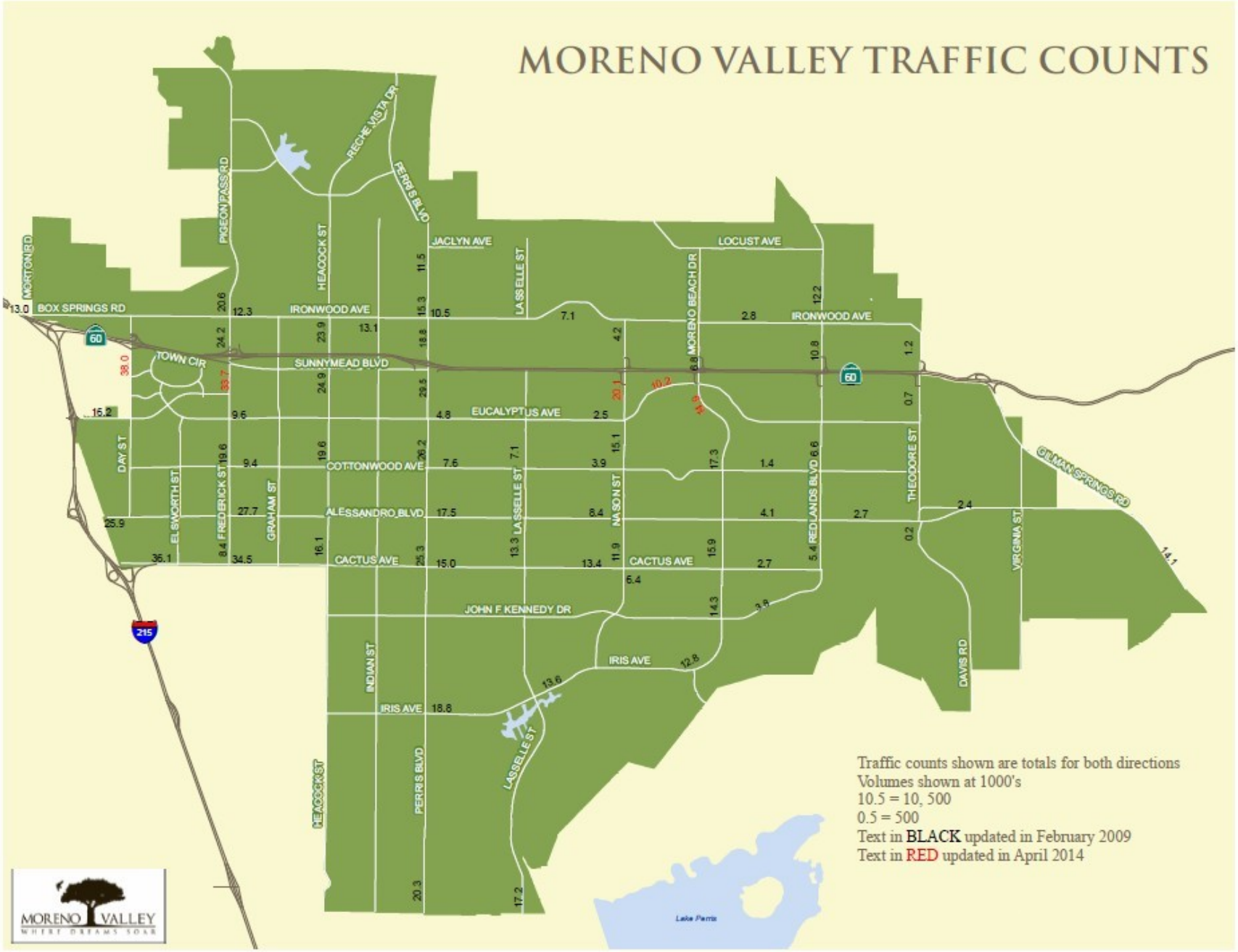
**All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein**

Site

Site

Site

Site


MORENO VALLEY TRAFFIC COUNTS
MORTON RD
BOX SPRINGS RD
PIGEON PASS RD
HEACOCK ST
RECHE VISTA DR
PERRIS BLVD
JACLYN AVE
LASSELLE ST
LOCUST AVE
MORENO BEACH DR
IRONWOOD AVE
TOWN CIR
SUNNYMEAD BLVD
EUCALYPTUS AVE
DAY ST
ELSWORTH ST
FREDERICK ST
GRAHAM ST
COTTONWOOD AVE
ALESSANDRO BLVD
CACTUS AVE
NASON ST
REDLANDS BLVD
THEODORE ST
GILMAN SPRINGS RD
VIRGINIA ST
JOHN F KENNEDY DR
INDIAN ST
IRIS AVE
DAVIS RD
Lake Perris
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
MORENO VALLEY
WHERE DREAMS SOAR