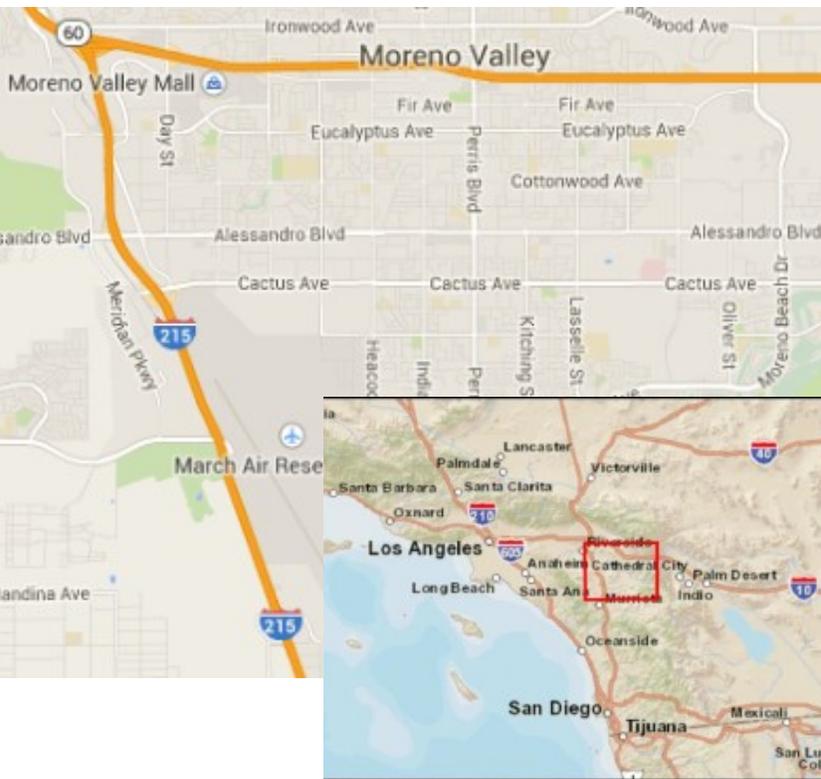


- 3.58 ACRE RETAIL/COMMERCIAL SITE
- 60 FREEWAY FRONTAGE
- NEXT TO NASON ST ON/OFF RAMPS
- INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2014
- 5M SQ.FT. OF NEW INDUSTRIAL CONSTRUCTED & 10 M NEW INDUSTRIAL COMING SOON
- NWC NASON & FIR AVE
- MORENO VALLEY, CA

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

Property Description

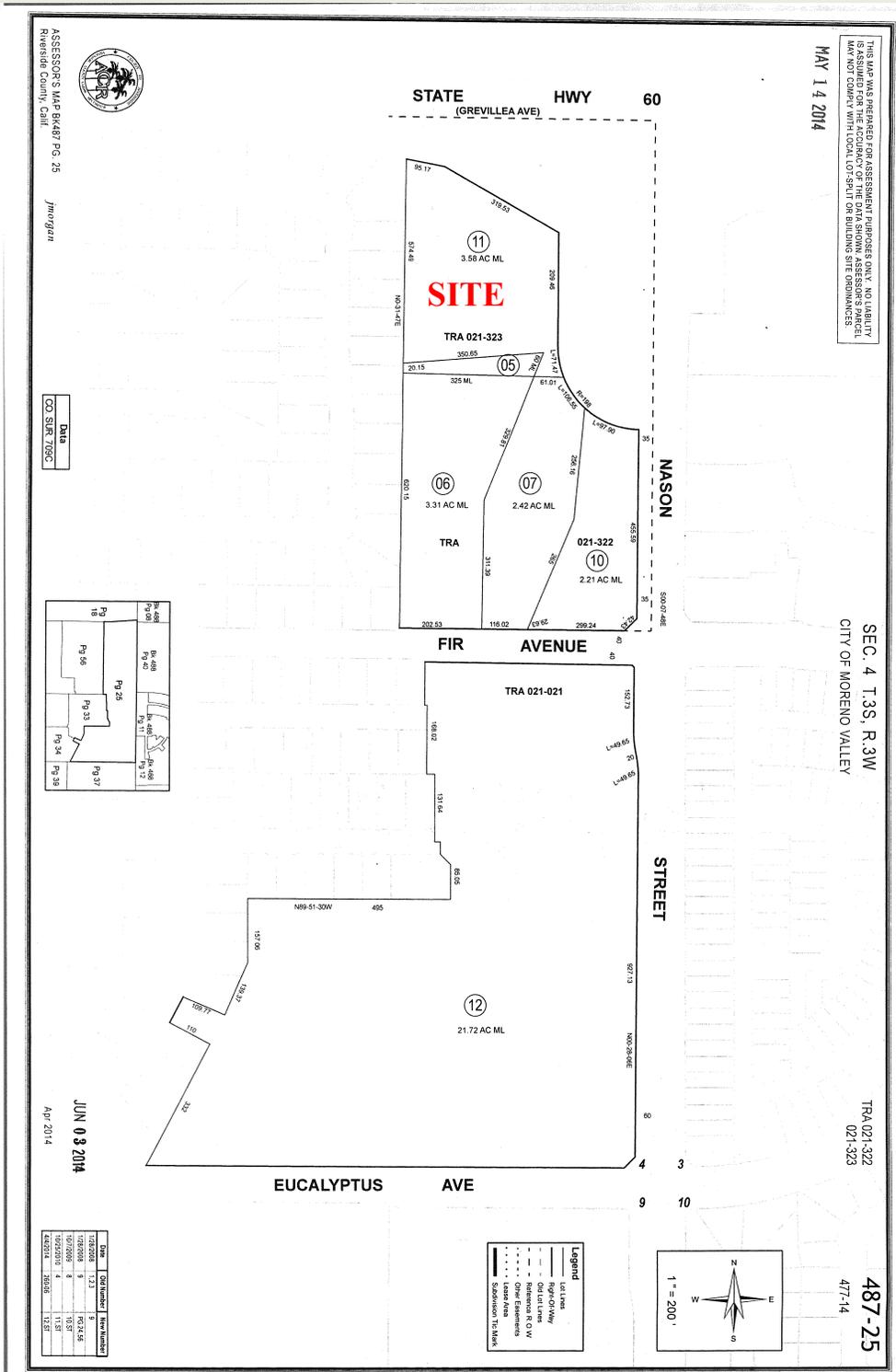
- Project consist of one parcel totaling 3.58 Ac
- AP# 487-250-011
- Property is located in Community of Rancho Belago, Moreno Valley
- Next to 60 Freeway On/Off Ramps
- Nason St is main access to Riverside County Hospital, Kaiser Hospital and New Kaiser 80K SqFt Medical Office
- Property is Zoned CC (Community Commercial)
- Site has no frontage on Fir St. Easement access from Fir St only
- Cal-Trans 2013 Traffic Count for 60 Freeway/ Nason St is approx. 89,000 cars per day & 20,000 cars per day on Nason St
- Ground Lease Only
- Terms: Submit



- 3.58 ACRE COMMERCIAL SITE
- 60 FREEWAY FRONTAGE
- NEXT TO NASON ST ON/OFF RAMP
- INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2014
- 5M SQ.FT. OF NEW INDUSTRIAL CONSTRUCTED & 10 M NEW INDUSTRIAL COMING SOON
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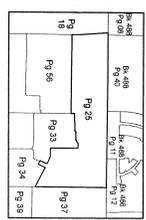
Diversified Realty, Inc

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ASSESSOR'S MAP BOOK Pg. 25
 Riverside County, Calif. Jmoygan

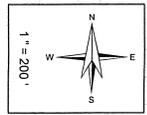
DATA
 CO. SUR. 775C



JUN 9 2014
 Apr 2014

DATE	SCALE	PREPARED BY
1/20/08	9	6/23/08
5/20/08	8	1/21/09
10/22/08	4	1/21/09
4/23/11	10000	1/21/09

Legend
 --- Lot Lines
 --- Right-of-Way
 --- Old Lot Lines
 --- Other Easements
 --- Easement
 --- Lease Area
 --- Subdivision To Be Made



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT CORRECT WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.
 MAY 14 2014

SEC. 4 T.3S, R.3W
 CITY OF MORENO VALLEY

TRA 021-322
 021-323

487-25
 477-14

Diversified Realty Inc



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

Diversified Realty Inc

I-215 Corridor - Industrial Moreno Valley and Perris

Prepared By:
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Diversified Realty, Inc.
Jerry Stephens - Owner



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