Diversified Realty, Inc

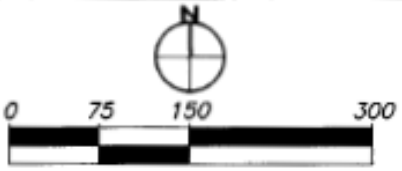
- 4.54 ACRE RETAIL COMMERCIAL SITE
- INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2013
- 5M SQFT OF NEW INDUSTRIAL CONSTRUCTED & 10M NEW INDUSTRIAL COMING SOON
- RECIPRICAL PARKING WITH CVS, FAMILY DOLLAR & O'RIELLY AUTO PARTS
- SWC OF JOHN F KENNEDY DR & PERRIS BLVD
- MORENO VALLEY, CA

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

PROPERTY DESCRIPTION

- Prime 4.54 Acre Commercial Site –Parcel 1 (1.85 Ac) and Parcel 5 (2.69 Ac) are Available
- Property is Zoned NEC (Neighborhood Commercial) Most Retail Uses Ok
- Possible Mini Storage or Apartments
- Corner Location Close to Job Center of City
- AP# 485-081-034
- Traffic Count as of 2009 is 40,300 Cars Per Day in Full Volume One Mile to the North At Perris Blvd and Cactus Ave
- O'Reilly Auto Parts Under Construction
- Adjacent El Pollo Loco on Perris Blvd to be built soon
- **Purchase Price: $1,977,624 ($10.00 P.S.F)**

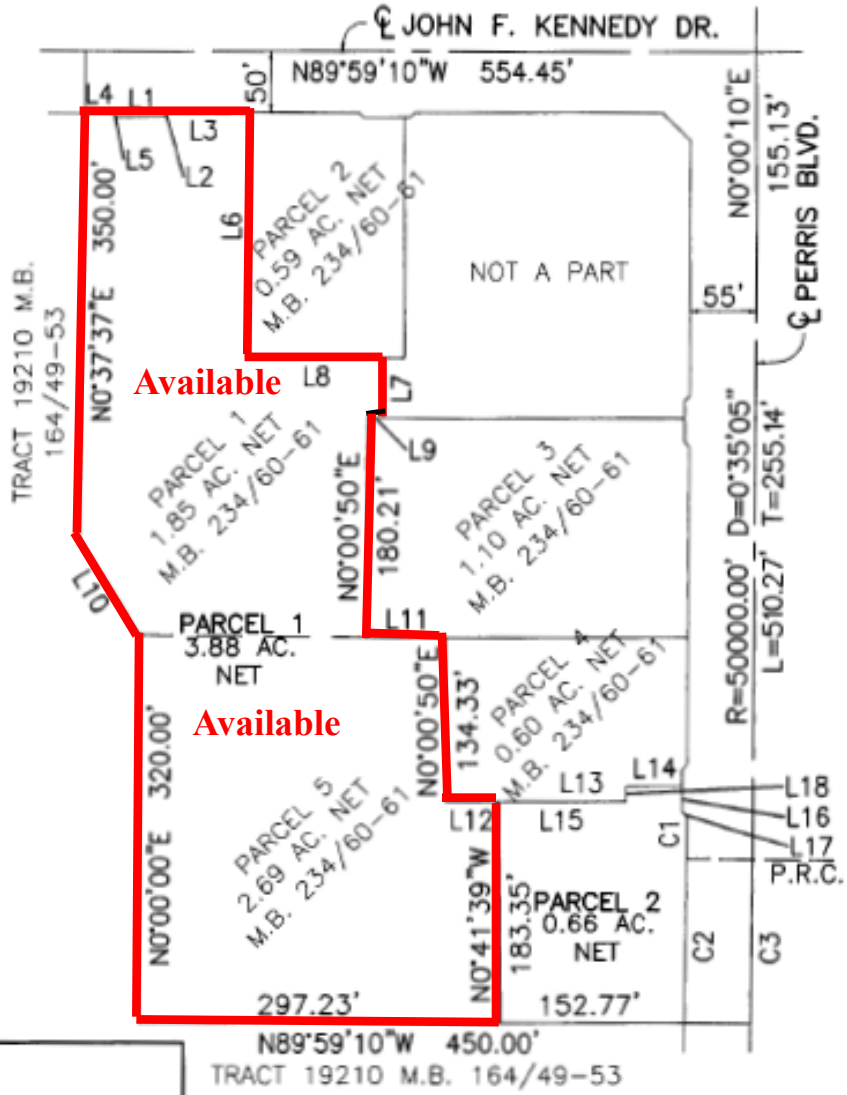
EXHIBIT "B" – PLAT
LOT LINE ADJUSTMENT NO. 0000 / AND CERTIFICATE OF COMPLIANCE

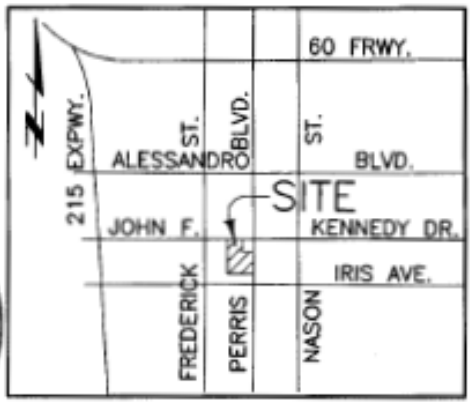


SCALE: 1"=150'

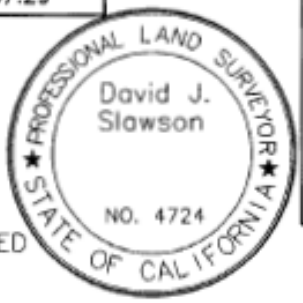
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	38.00'	S89°59'10"E
L2	5.66'	N45°00'50"E
L3	68.00'	N89°59'10"W
L4	22.42'	S89°59'10"E
L5	5.66'	S44°59'10"E
L6	202.34'	N00°00'50"E
L7	49.68'	S00°02'58"W
L8	110.23'	N89°57'02"W
L9	13.03'	N89°59'10"W
L10	94.33'	N32°00'00"W
L11	65.42'	N89°59'10"W
L12	42.30'	N89°59'10"W
L13	148.97'	N89°59'10"W
L14	46.11'	N89°59'10"W
L15	106.67'	N89°59'10"W
L16	20.34'	S00°31'48"W
L17	5.66'	N44°27'28"W
L18	12.00'	S00°00'50"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	35.84'	49945.00'	000°02'28"	17.92'
C2	135.13'	50055.00'	000°09'17"	67.57'
C3	134.58'	50000.00'	000°09'15"	67.29'





VICINITY MAP
N.T.S.

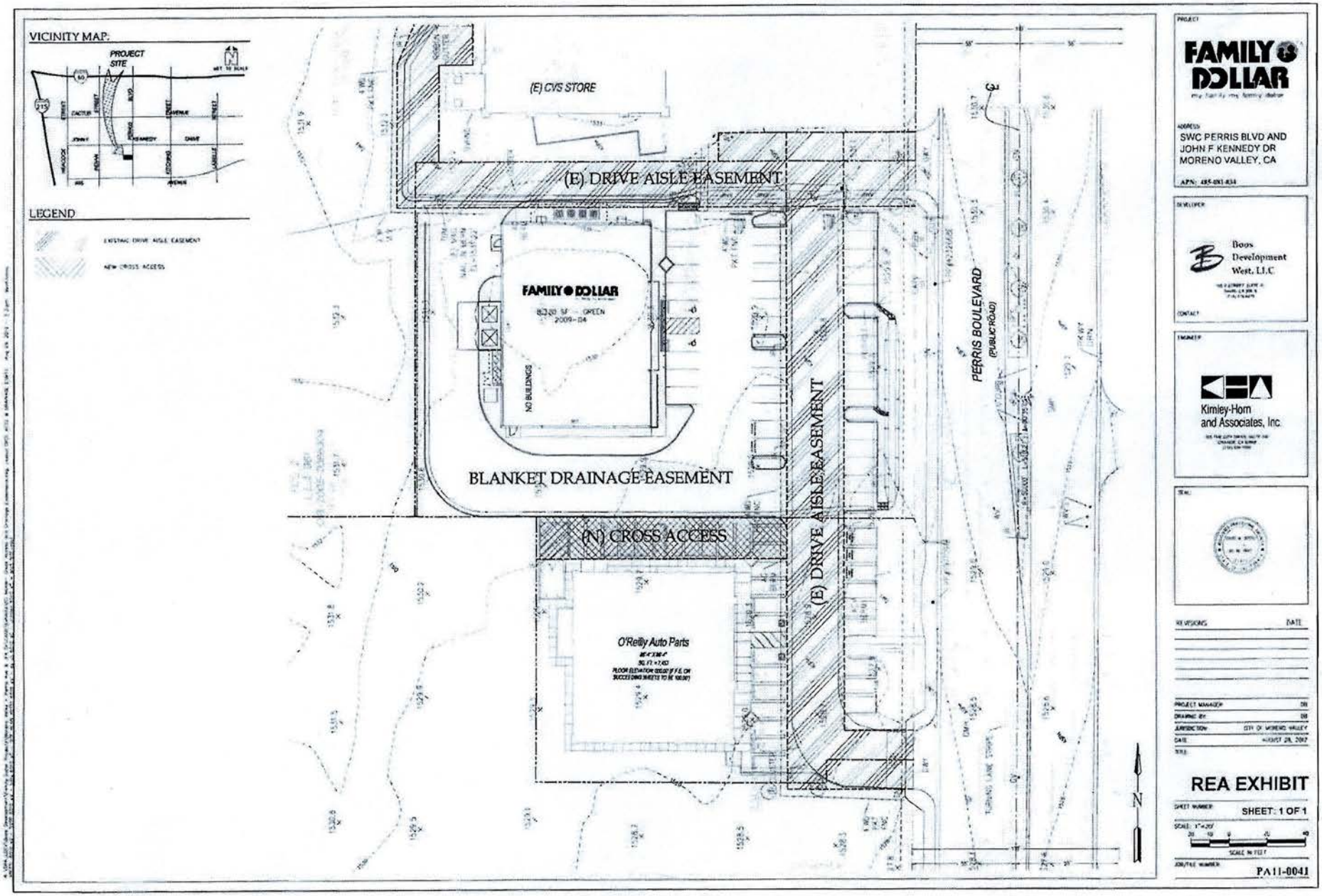


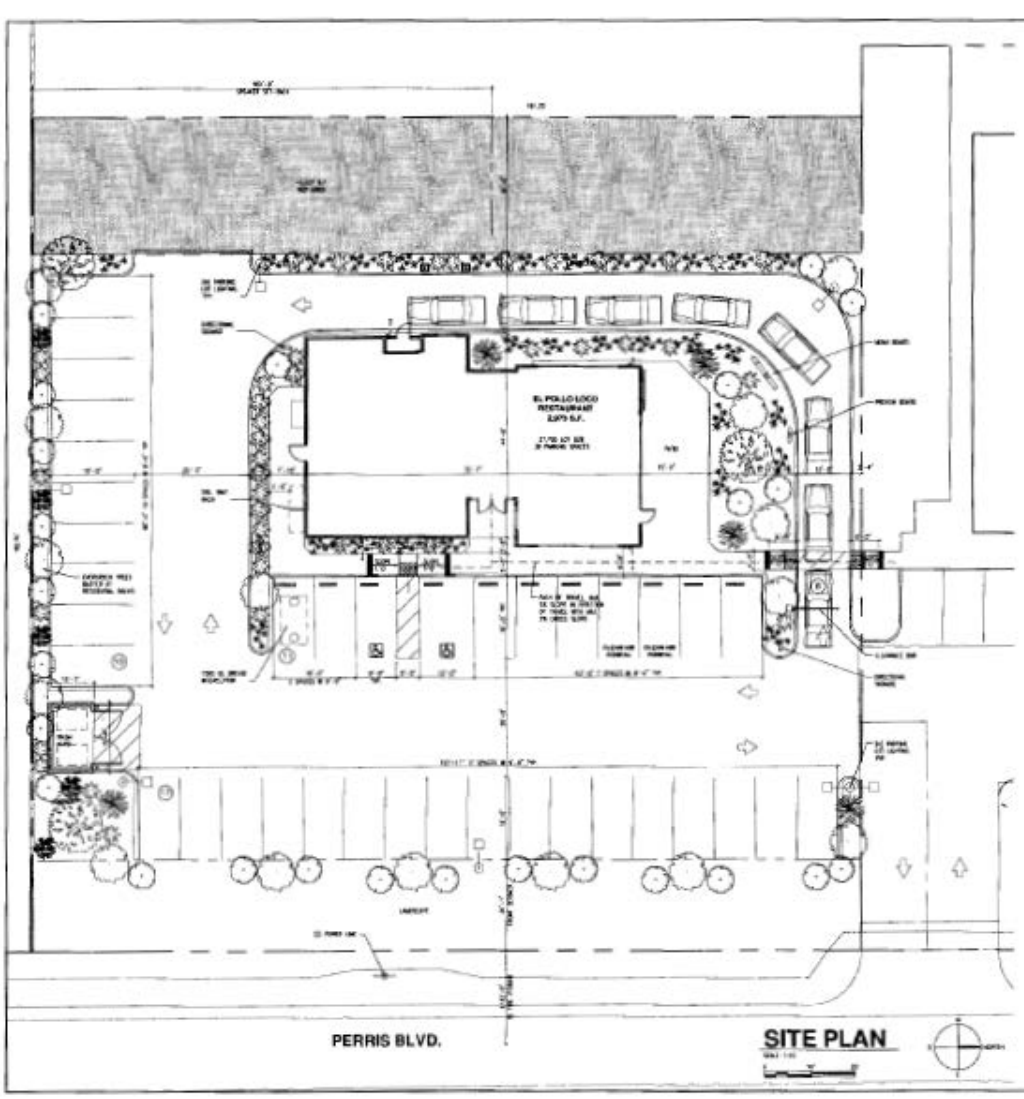
LEDGEND

- CENTERLINE
- LOT LINE
- LINE TO BE REMOVED
- NEW LINE

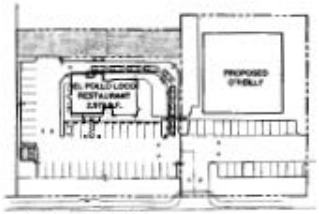
CITY I.D. NO. 0000

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


VICINITY MAP:
PROJECT SITE
LEGEND
EXISTING DRIVE AISLE EASEMENT
NEW CROSS ACCESS
(E) CVS STORE
(E) DRIVE AISLE EASEMENT
FAMILY DOLLAR
NO BUILDINGS
BLANKET DRAINAGE EASEMENT
(N) CROSS ACCESS
(E) DRIVE AISLE EASEMENT
PERRIS BOULEVARD
(PUBLIC ROAD)
O'Reilly Auto Parts
N
PROJECT
FAMILY DOLLAR
ADDRESS
SWC PERRIS BLVD AND
JOHN F KENNEDY DR
MORENO VALLEY, CA
DEVELOPER
Boos Development West, LLC
CONTACT
ENGINEER
Kimley-Horn and Associates, Inc.
SEAL
REVISIONS
DATE
PROJECT MANAGER
DRAWING BY
JURISDICTION
CITY OF MORENO VALLEY
DATE
AUGUST 28, 2012
REA EXHIBIT
SHEET NUMBER
SHEET: 1 OF 1
SCALE: 1"=20'
SCALE IN FEET
JOB/FILE NUMBER
PA11-0041



VICINITY MAP



OVERALL CENTER

PARKING PROVIDED

PARKING REQUIRED

LEGAL DESCRIPTION

SITE PLAN

C1

Site

Site

Site

Site

Site

Adjacent CVS Pharmacy

New Family Dollar Store

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

Close to 60 Freeway Skechers North American Headquarters 1.8M Sq.Ft. Building

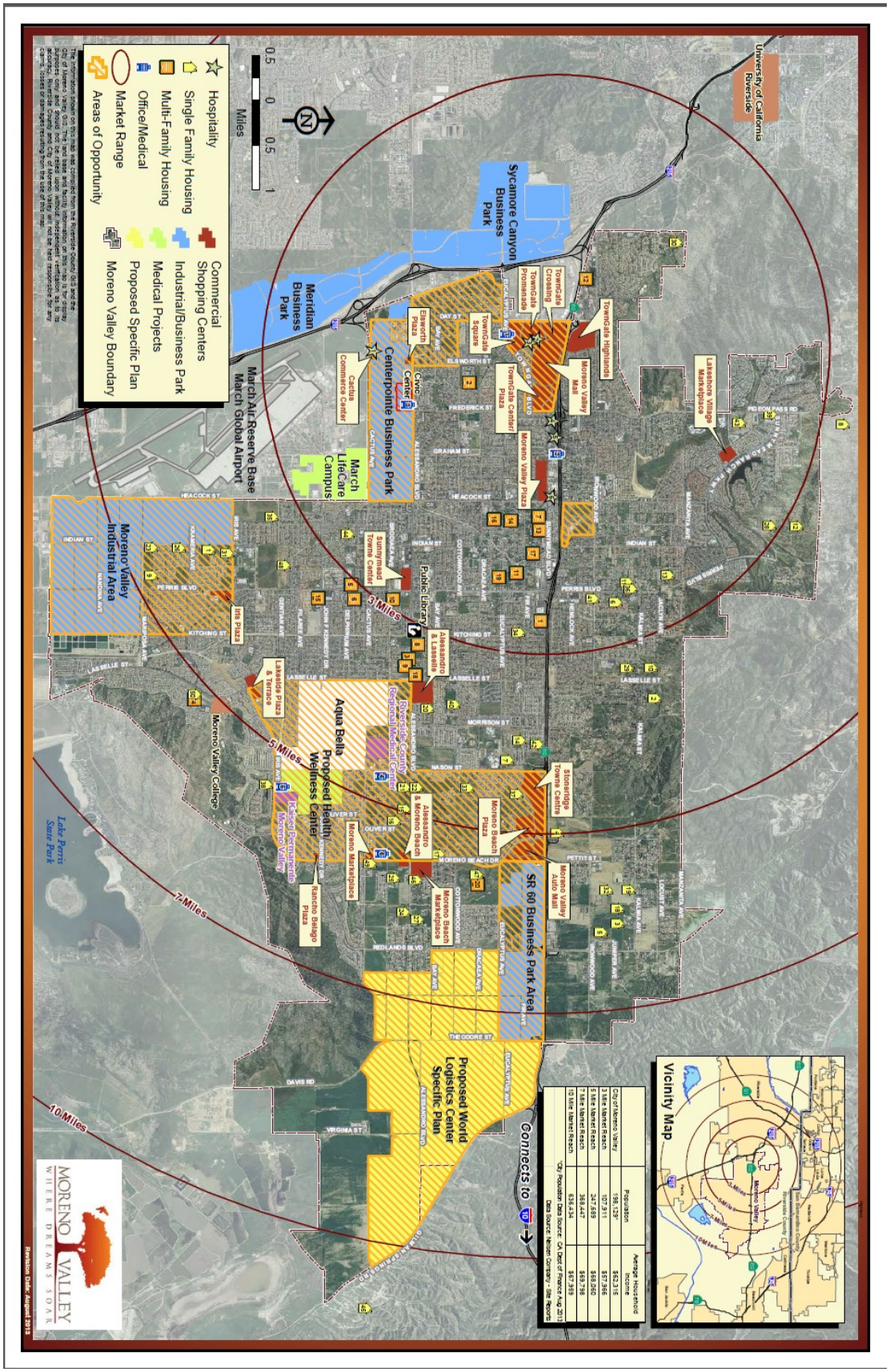
Close to 60 Freeway proposed World Logistic Center 40 Million Sq.Ft. Project and 20,000 jobs

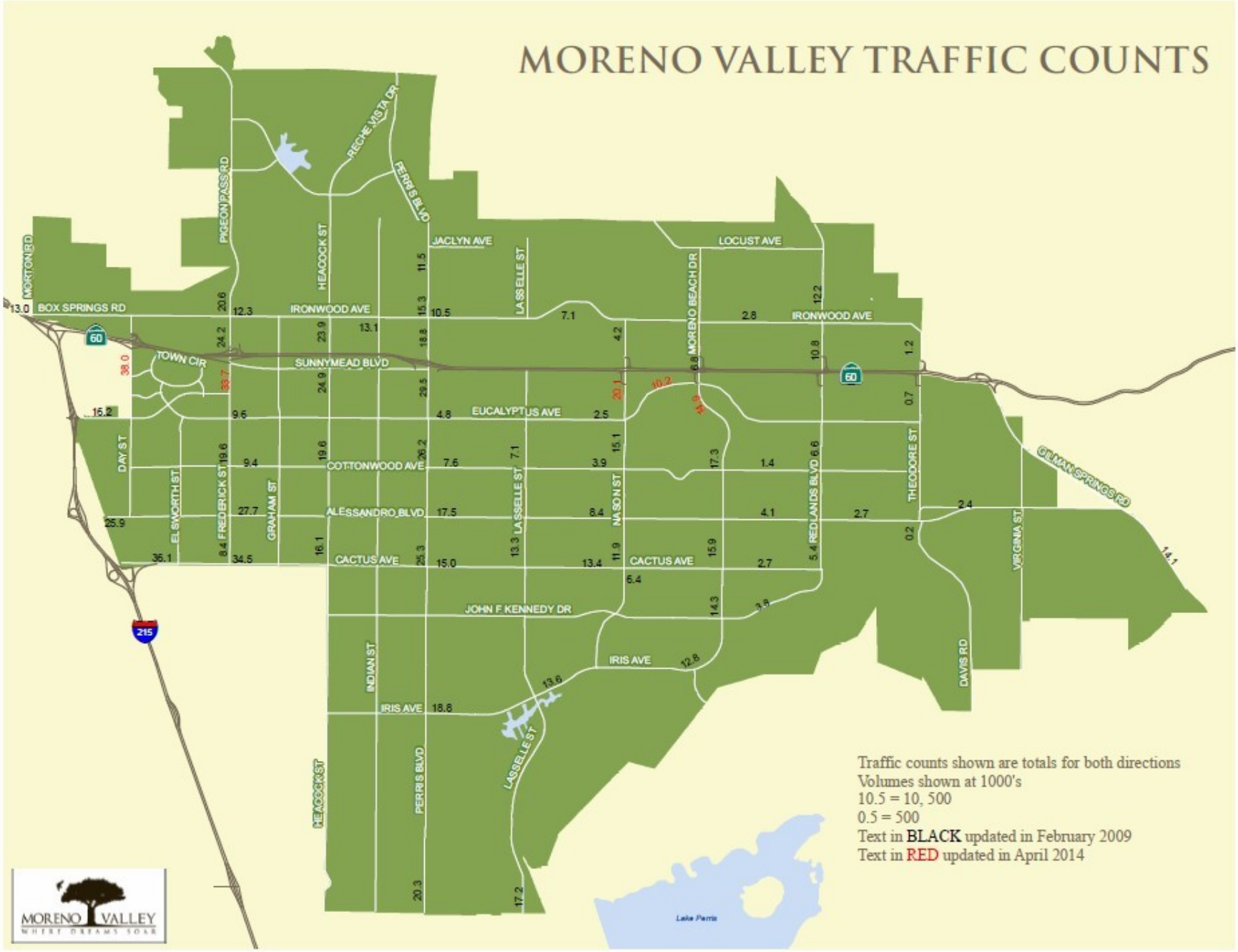
I-215 Corridor- Industrial
Moreno Valley and Perris

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

Diversified Realty, Inc.
Jerry Stephens- Owner

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




MORENO VALLEY TRAFFIC COUNTS
MORTON RD
BOX SPRINGS RD
PIGEON PASS RD
HEACOCK ST
RECHE VISTA DR
PERRIS BLVD
JACLYN AVE
LA SSELLE 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
IRIS AVE
INDIAN ST
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