

# CRESTA BELLA

PARCELS FOR SALE, GROUND LEASE OR  
BUILD-TO-SUIT

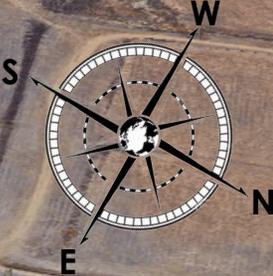
IRIS AVENUE

Fresenius  
Medical Care



SITE

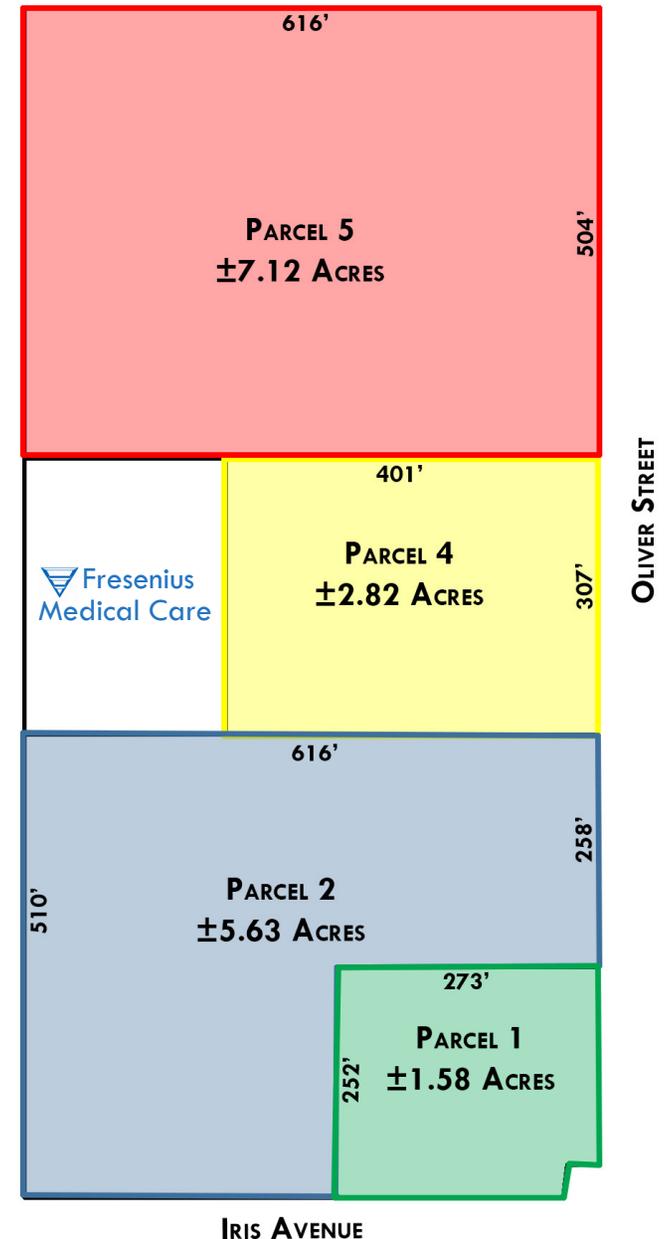
OLIVER STREET



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## Property Features

- Signalized Intersection in thriving South Moreno Valley
- Adjacent to Kaiser Permanente Hospital
- Only 1.7 miles from Riverside County Regional Medical Center
- Located at the western gateway to Moreno Valley Ranch
- Strong and growing residential community
- Ideal for retail, medical uses and senior facilities
- High demand for physicians in this trade area
- Parcels 1 and 2 are Zoned Neighborhood Commercial (NC)
- Parcels 4 and 5 are Zoned Office (O)
- All parcels have an approved Medical Office overlay permitting various medical uses such as; General Practice, Skilled Nursing and Assisted Living

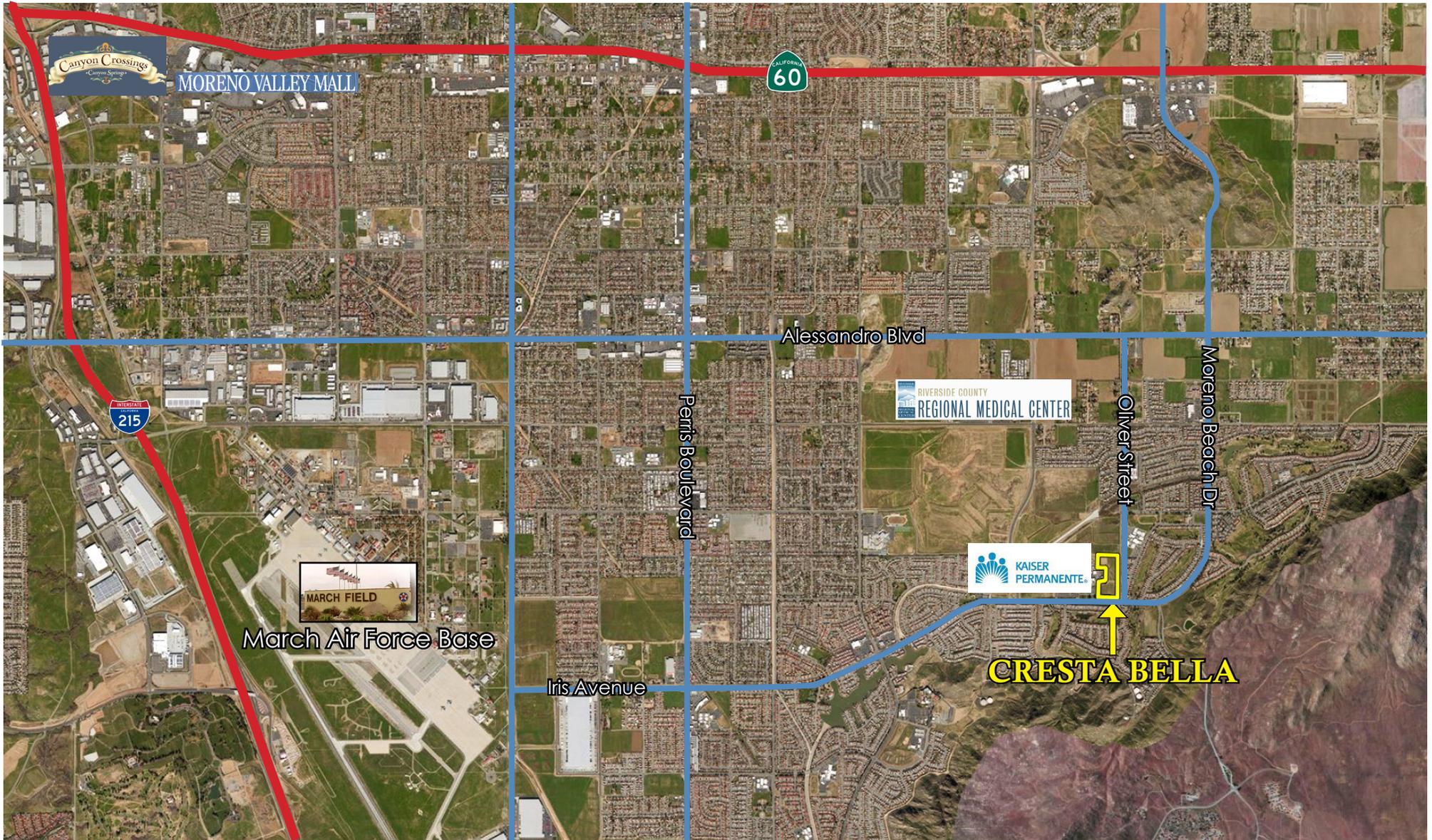


## Demographics & Traffic Counts

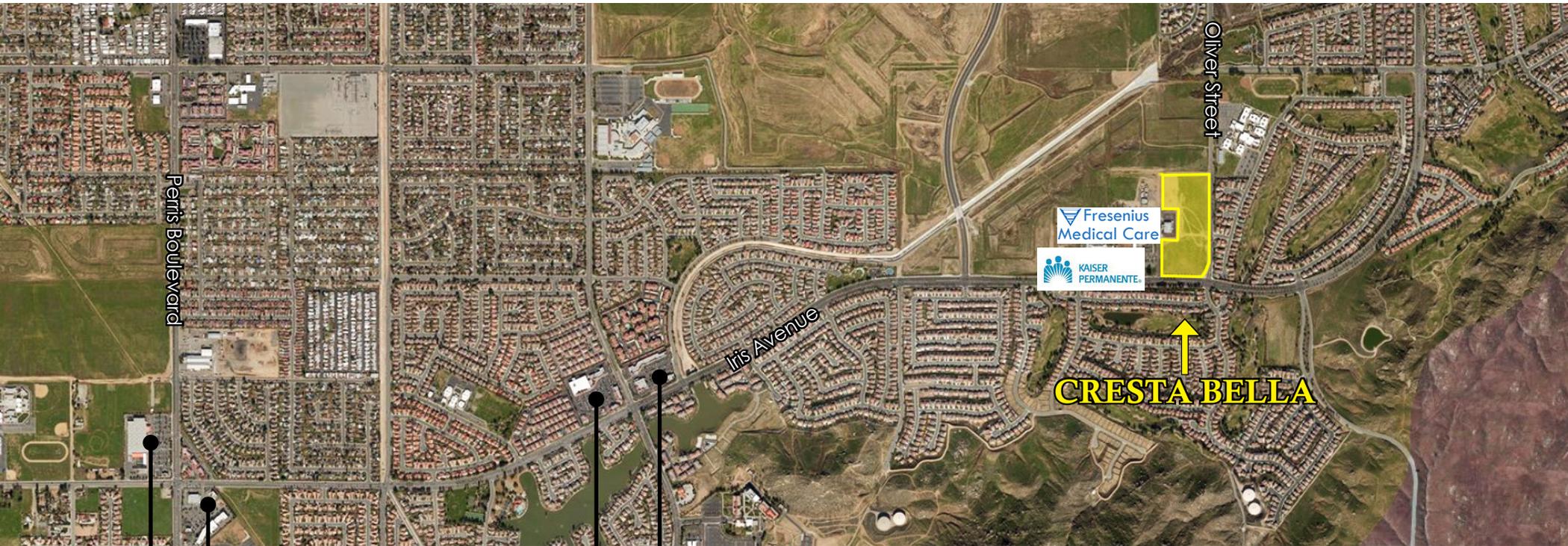
	1 Mile	3 Miles	5 Miles
Population 2015:	10,624	80,197	167,202
Population 2020 (Est):	11,262	84,053	174,986
Daytime Employee Pop:	818	11,764	30,181
2015 Average HH Income:	\$75,213	\$70,966	\$67,746
Iris Avenue and Oliver Street			17,800 ADT

Source: Esri November 2015

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For More Information, please contact:

## JAY BRUN

Senior Vice President  
 jayb@cbcsocalgroup.com  
 Phone Number: (951) 234-0118  
 CalBRE License # 00977248

## STEVE CASTELLANOS

Sales Associate  
 stevec@cbcsocalgroup.com  
 Phone Number: (951) 297-7448  
 CalBRE License # 01922901

## STAN NOWAK

Senior Vice President  
 stann@cbcsocalgroup.com  
 Phone Number: (951) 297-7437  
 CalBRE License # 01461162



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