

- 81 UNIT MOTEL/HOTEL SITE
- NEAR I-215 FREEWAY ON/OFF RAMPS & COMMERCIAL CENTER
- INDUSTRIAL BOOMING IN MORENO VALLEY 2,600 JOBS CREATED IN 2013
- 5M SQFT OF NEW INDUSTRIAL CONSTRUCTED & 10M NEW INDUSTRIAL COMING SOON
- LOCATED SEC OF CACTUS AVE & ELSWORTH BLVD
- MORENO VALLEY, CA

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PROPERTY DESCRIPTION

- 1.61 Acre Hotel/Motel Site in Moreno Valley
- Located Across the Street from March Air Reserve Base
- High Job Growth Area
- Next to Service Station & Restaurants
- Cal Trans Traffic Count in 2009 was 36,100 cars Per Day in Full Volume
- AP# 297-130-043
- Property is Zoned BPX (Business Park Commercial)
- **Price: \$2,025,000 (\$25,000 Per Unit)**

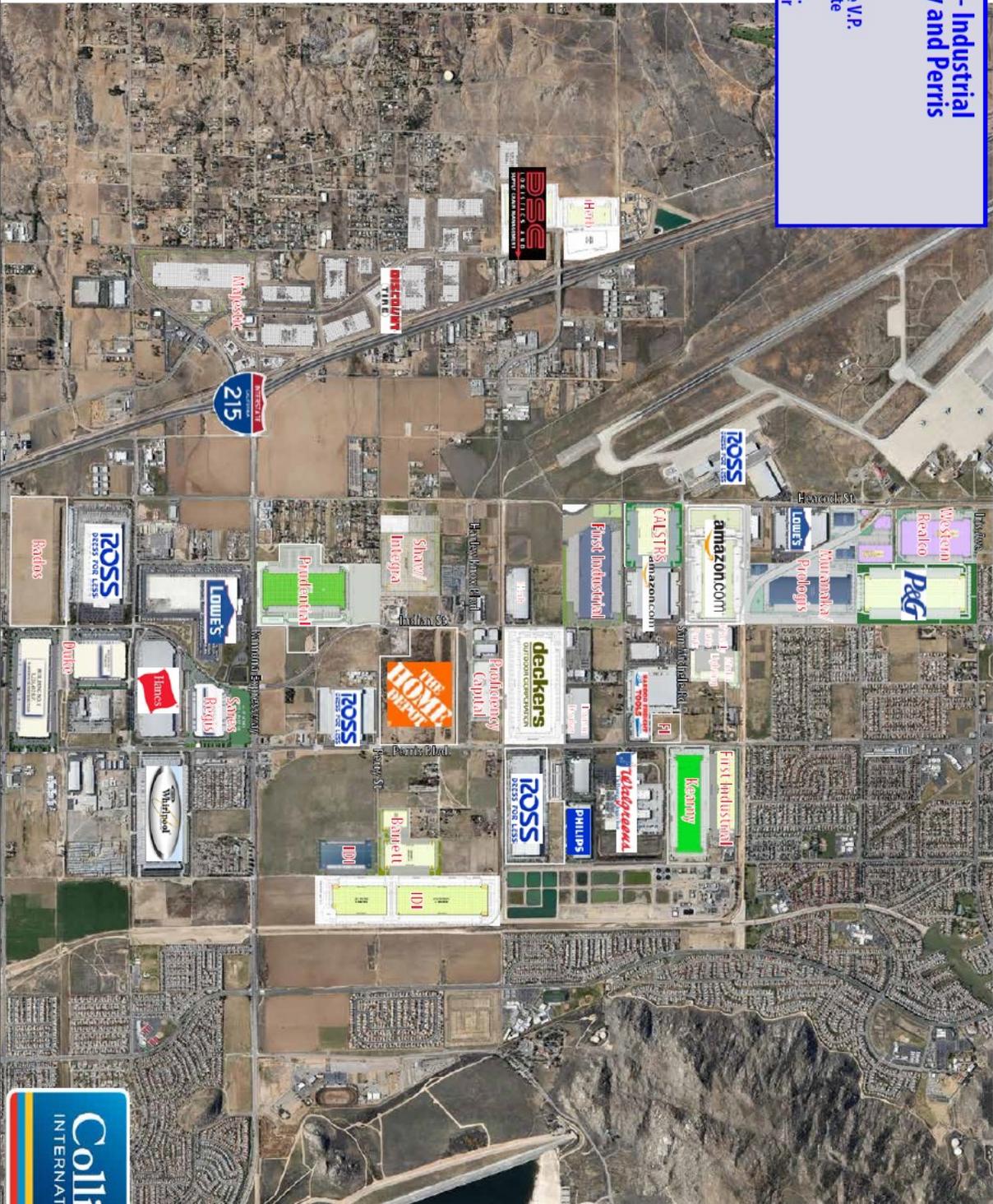




All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein

I-215 Corridor- Industrial Moreno Valley and Perris

Prepared By:
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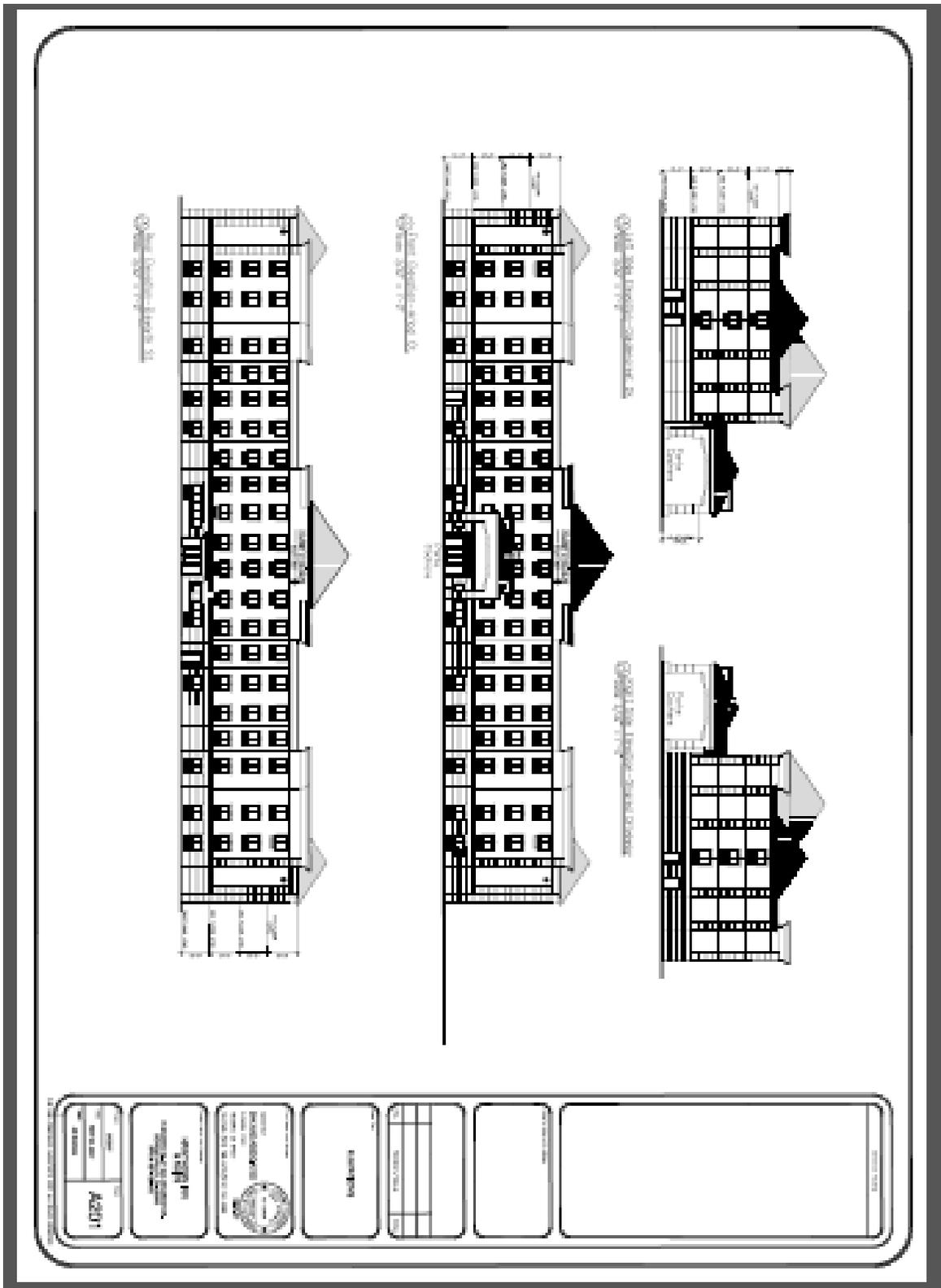
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**Close to 60 Freeway Skechers North American
Headquarters 1.8M Sq.Ft. Building**

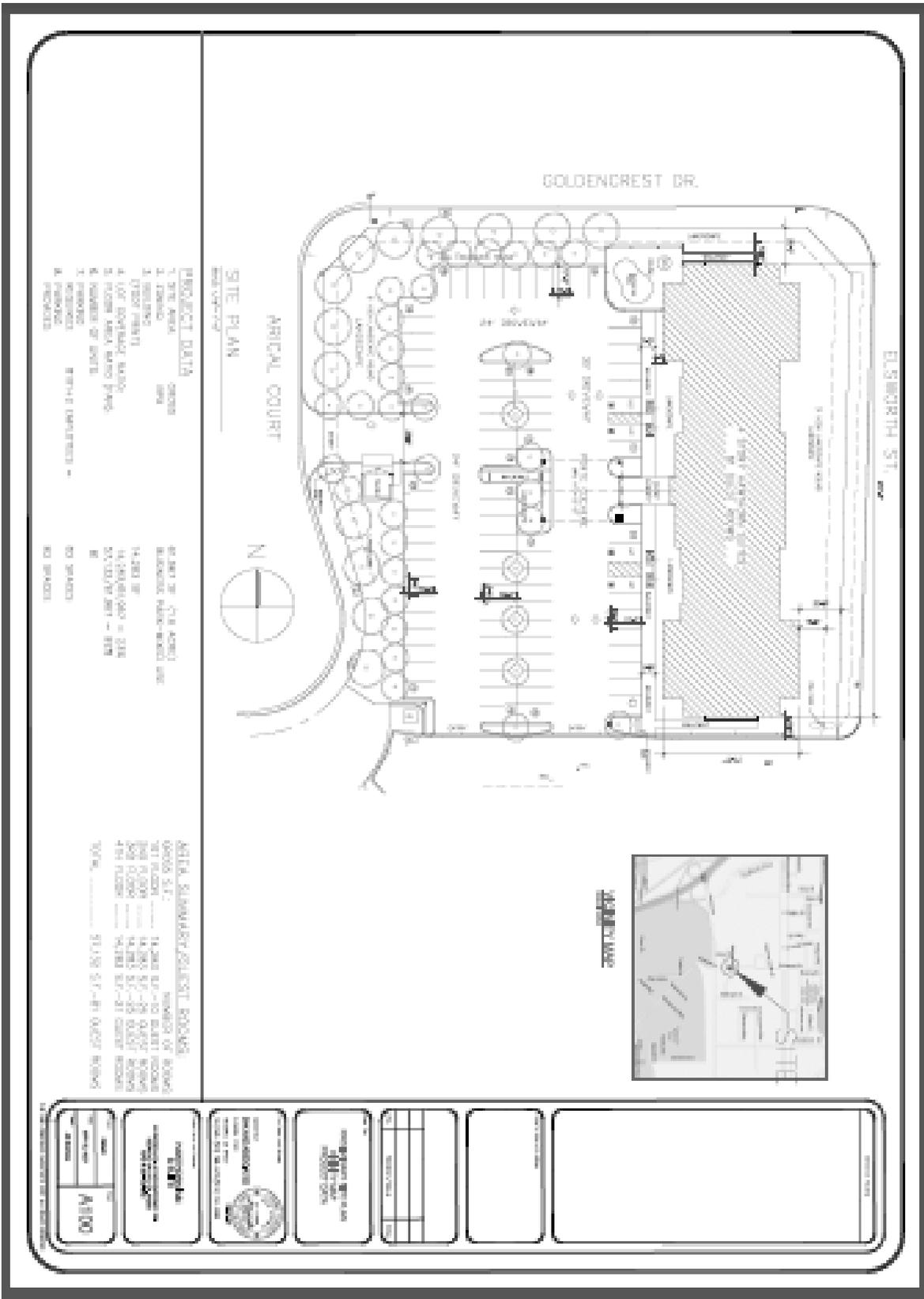


**Close to 60 Freeway proposed World Logistic Center 40
Million Sq.Ft. Project and 20,000 jobs**





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PROJECT DATA

1. SITE AREA: 20,000 SQ. FT.

2. FINISH: ASPHALT

3. TOTAL: 14,200 SQ. FT.

4. USE: OFFICE BUILDING

5. FLOOR AREA: 14,200 SQ. FT.

6. NUMBER OF SPACES: 20

7. FINISH: ASPHALT

8. PROVIDER: [Blank]

9. FINISH: ASPHALT

10. PROVIDER: [Blank]

DATE: 11/15/2011

PROJECT: [Blank]

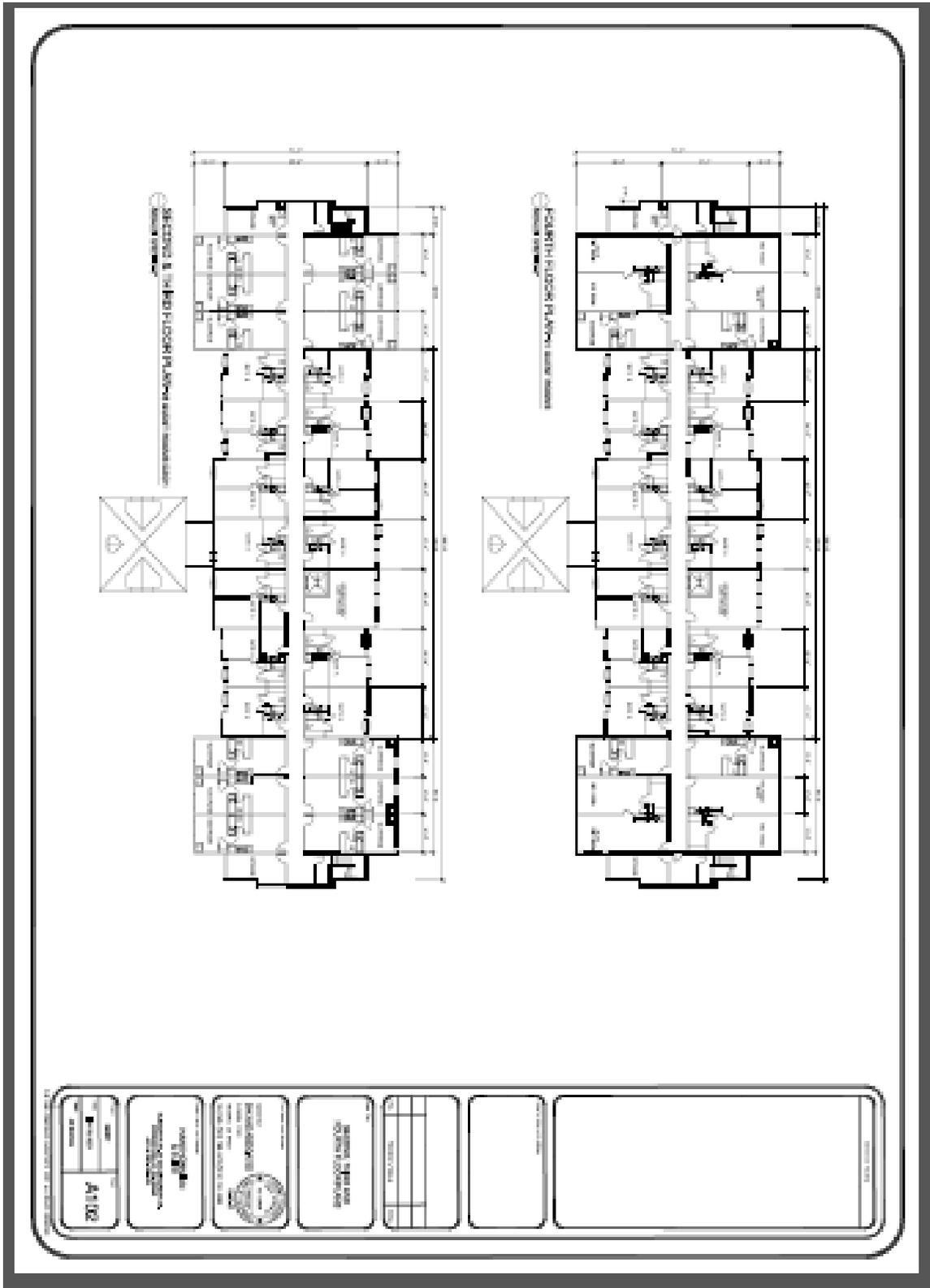
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DATE: 11/15/2011

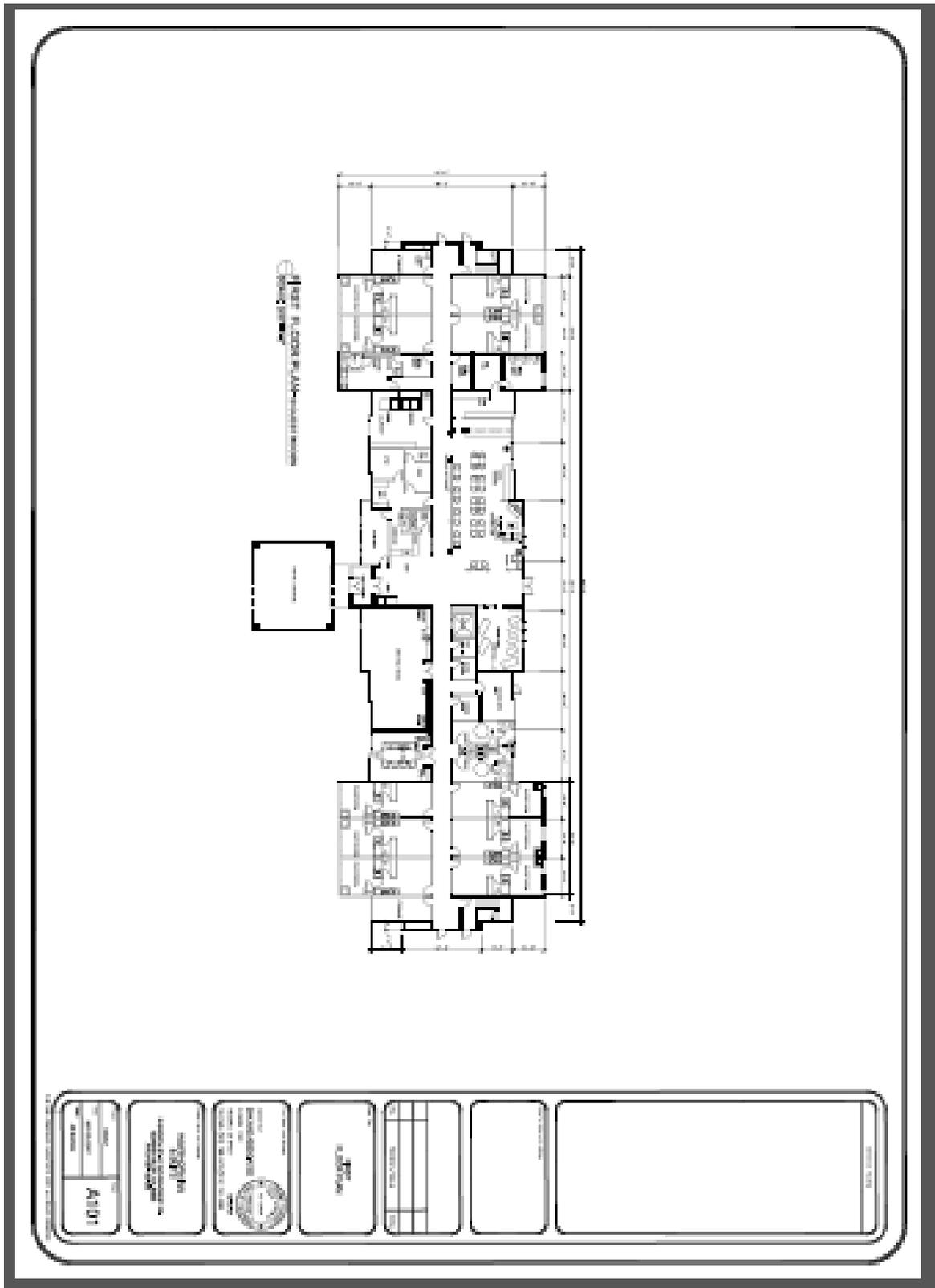
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SCALE: 1/8" = 1'-0"

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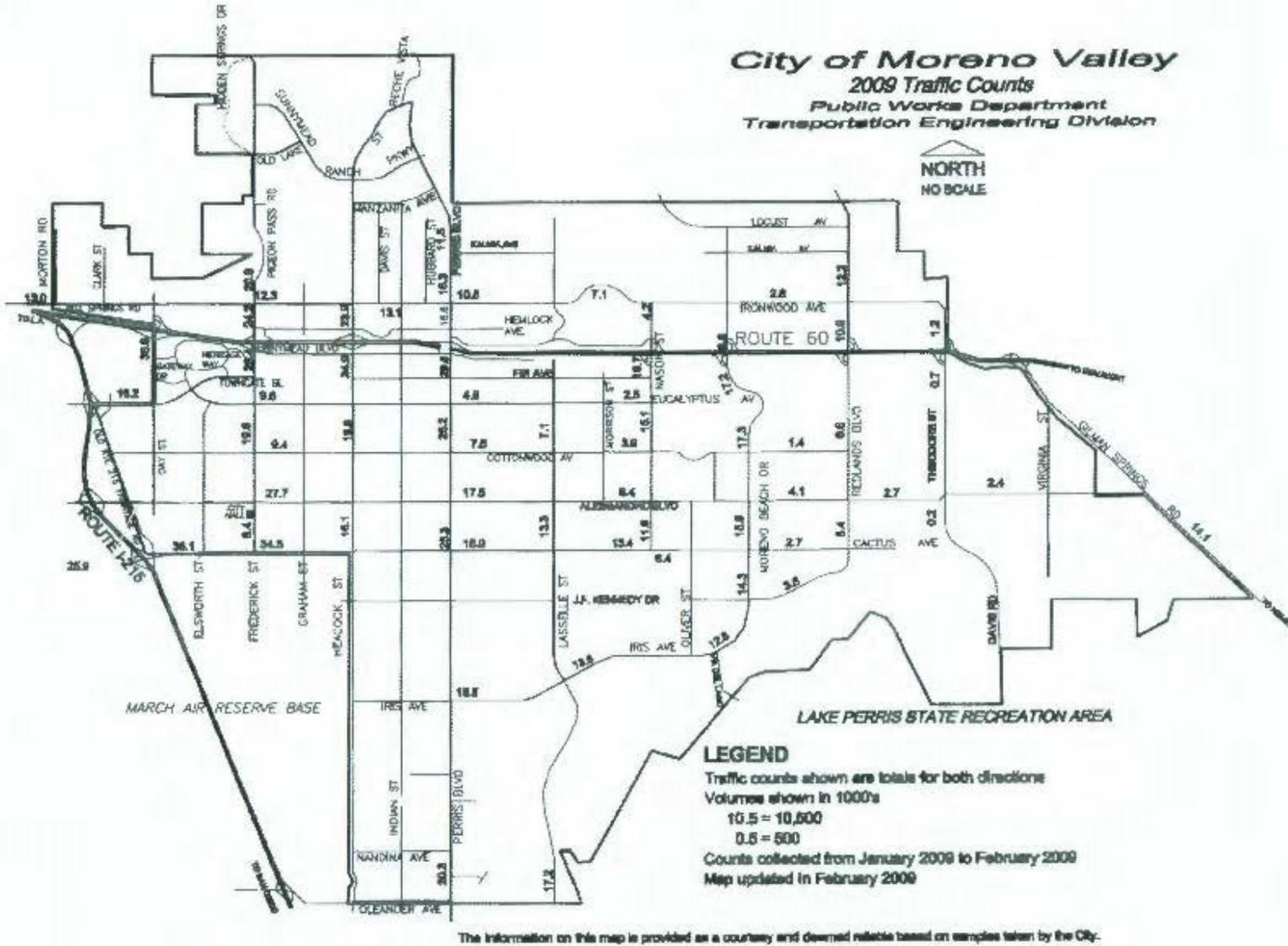
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Cal Trans Traffic Count Highway 215 Exit Cactus

Dist	Route	County	Postmile	Description	Back	Back	Ahead	Ahead	Ahead	
					Hour	Month	Back	Peak		Peak
					AADT	AADT	AADT	AADT	AADT	
8	215	RIV	35.78	CACTUS AVE	9800	123000	120000	103000	129000	126000