FOR SALE: $1,050,000
GROUND LEASE: $85,000/Yr.

FEATURES

- Approx. 30,000 SF parcel available
- Signalized intersection
- Located at the Frederick Street/Pigeon Pass Road exit off ramp, providing easy access
- Excellent access to/from I-60 freeway
- Off-site work is completed with major utilities in street
- Reciprocal access and parking with America's Tire
- Surrounded by national/regional tenants including: In-N-Out, Burger King, America's Tire, Dunn Edwards, Farmer Boys, Arco AM/PM, Good Year Tires, Western Dental, Home Depot & more

Demographics	1 mile	5 miles	7 miles
Average Income	$61,240	$73,763	$72,880
Population	21,916	229,867	629,677

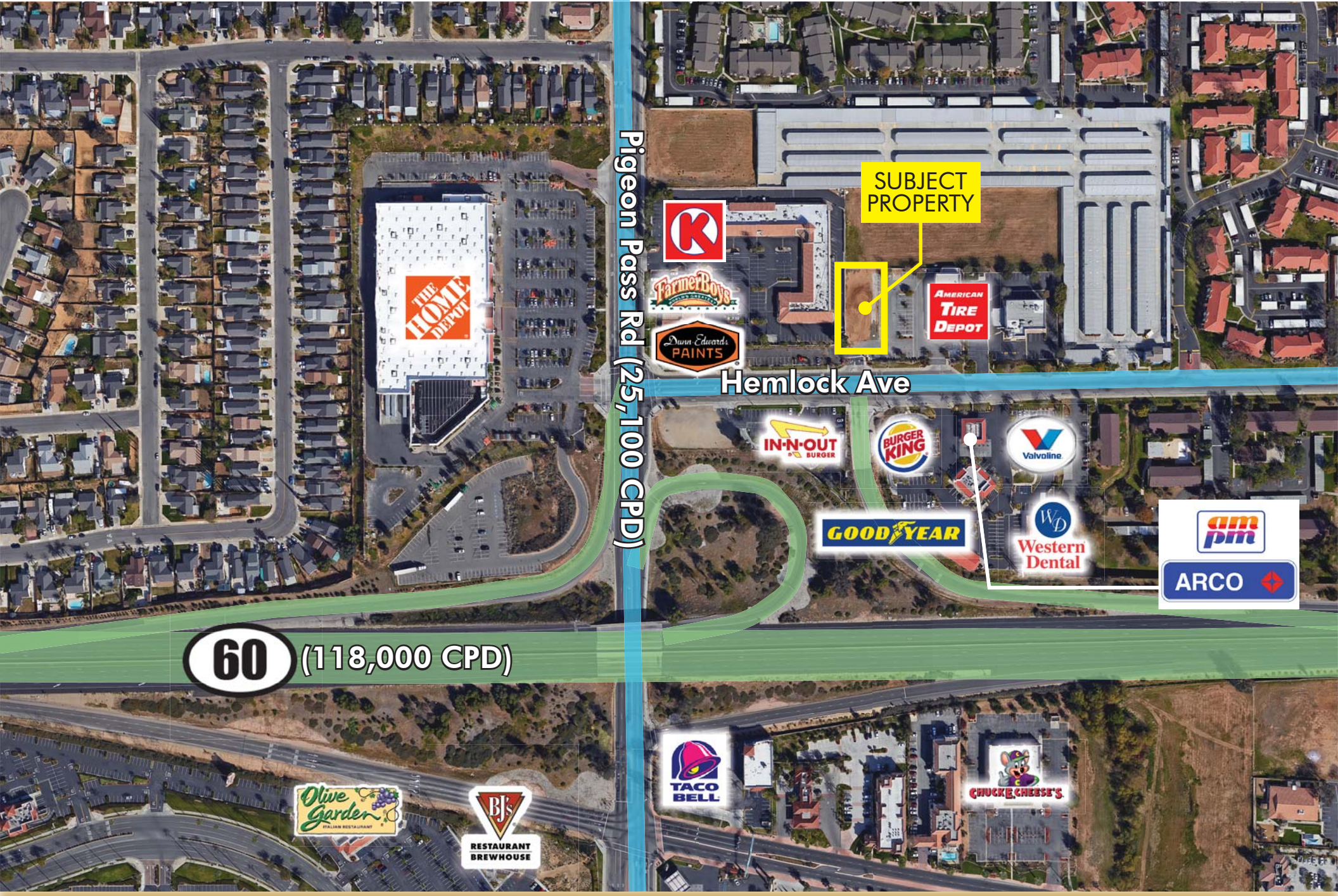
Traffic Counts
118,000 CPD on CA-60
25,100 CPD on Pigeon Pass Rd

FAST FOOD & FAST CASUAL SITE FOR SALE OR GROUND LEASE

23150 Hemlock Avenue, Moreno Valley, CA 92557

PROGRESSIVE
REAL ESTATE PARTNERS

Frank Vora, CCIM | BRE #01793683 | 909.230.4500 office | Frank@ProgressiveREP.com



AERIAL VIEW | FAST FOOD & FAST CASUAL SITE

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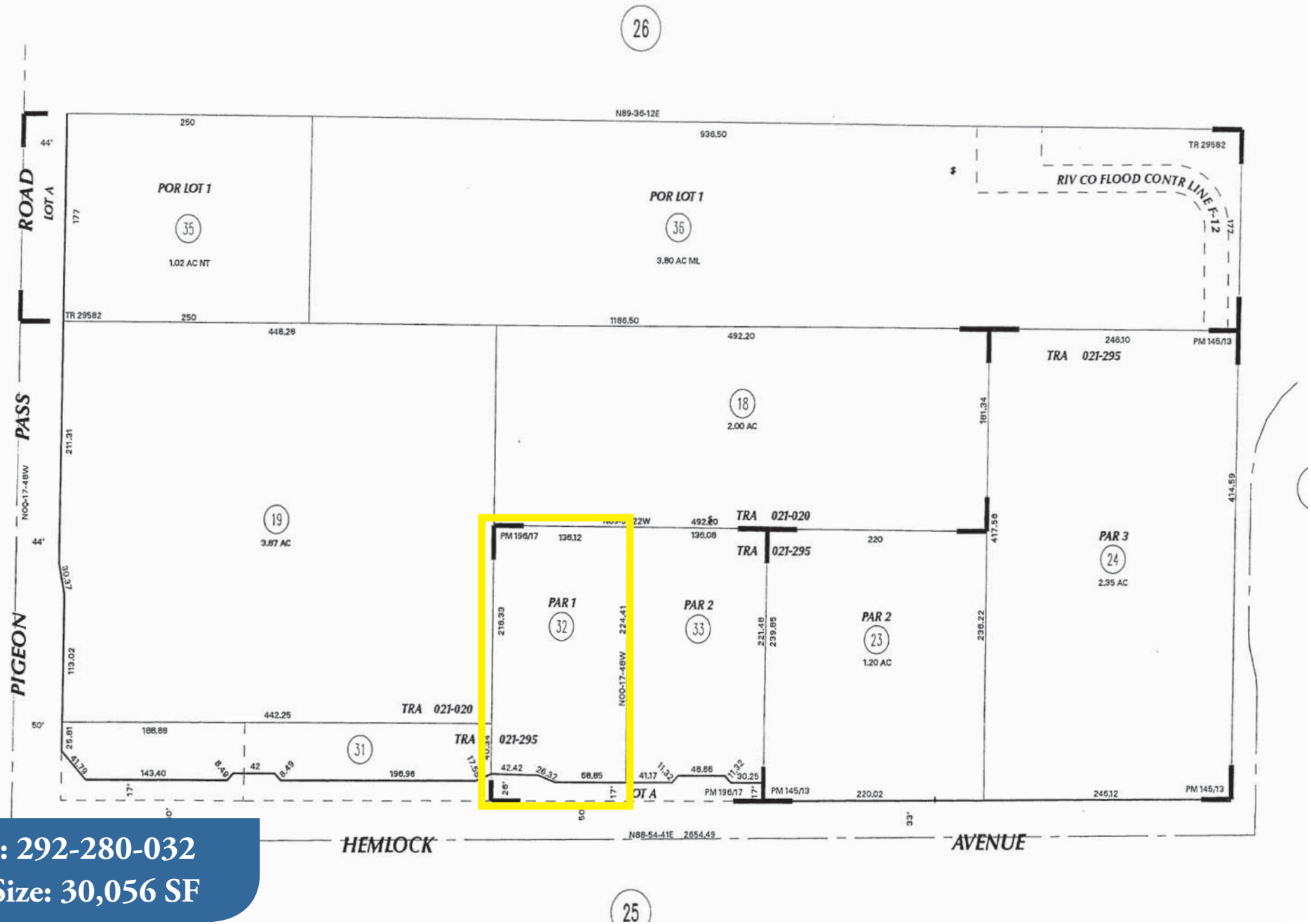

APN: 292-280-032
Lot Size: 30,056 SF

PARCEL MAP | FAST FOOD & FAST CASUAL SITE

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AERIAL VIEW | FAST FOOD & FAST CASUAL SITE

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why morenovalley?

2nd largest city in Riverside County

21st largest city in CALIFORNIA

51.3 square MILES

203,859 Moreno Valley Population 2015

20-mile radius population **2,274,939**

5.27% annual growth RATE

Inland Empire ONE OF THE FASTEST GROWING REGIONS IN THE US

Home to numerous **Fortune 500** AND INTERNATIONAL COMPANIES

4500 businesses STRONG

Median AGE: **30.3**

SERVED BY 60 INTERSTATE 215

Served by **metrolink**

PRIVATE AIR FLIGHTS FROM MARCH INLAND PORT IN MORENO VALLEY AND INTERNATIONAL FLIGHTS FROM Ontario Airport

CITY OVERVIEW | FAST FOOD & FAST CASUAL SITE

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MORENO VALLEY is a city in Riverside County, California with over 200,000 residents.

The City is an active, vibrant city with many new and exciting options. Strategically located at the junction of two major transportation corridors, SR-60 & I-215, the SR-60 boasts over 99.3 million trips per year.

Being the second largest city in Riverside County, Moreno Valley's residents average an income of over $62,652 with over 16,000 households earning in excess of over $75,000.

Moreno Valley is home to several Fortune 500 companies including: Amazon, Proctor & Gamble, Sketchers USA, Harbor Freight Tools, Aldi, Deckers Outdoor, Phillips Electronics, Harman Kardon and Karma Automotive.

Along with its thriving retail, including two regional shopping malls, the City prides itself on its pro-business environment and concierge business service, serving its highly educated, white-collar community.

Moreno Valley is served by over 32,000 students from the local colleges, University of California Riverside and Moreno Valley College and proudly supports over 4,500 businesses.

In addition to the City's impressive retail countenance, Moreno Valley also contains over 200+ acres of parkland, adjacent to 8,000 acre Lake Perris Recreational Area.

POP-FACTS

2020 Population (Projected)	214,604
2015 Population	203,859
Median Age	30.3
Average HH Income	$61,712

TOP CITY EMPLOYERS

- March Air Reserve Base
- Amazon
- Moreno Valley Unified School District
- Riverside County Regional Medical Center
- Ross Dress for Less
- Moreno Valley Mall
- Kaiser Permanente
- Proctor & Gamble
- Harbor Freight Tools
- iHerb, Inc
- City of Moreno Valley
- Val Verde Unified School District
- Walgreens Co.
- Skechers USA

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	1 mile	5 miles	10 miles
Population			
2000 Population	18,736	174,884	485,757
2010 Population	21,851	224,127	613,792
2015 Population	21,916	229,867	629,677
2020 Population	22,420	238,662	651,637
2000-2010 Annual Rate	1.55%	2.51%	2.37%
2010-2015 Annual Rate	0.06%	0.48%	0.49%
2015-2020 Annual Rate	0.46%	0.75%	0.69%
2015 Male Population	47.9%	49.0%	49.1%
2015 Female Population	52.1%	51.0%	50.9%
2015 Median Age	29.3	29.4	31.0

In the identified area, the current year population is 629,677. In 2010, the Census count in the area was 613,792. The rate of change since 2010 was 0.49% annually. The five-year projection for the population in the area is 651,637 representing a change of 0.69% annually from 2015 to 2020. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 29.3, compared to U.S. median age of 37.9.

Race and Ethnicity			
2015 White Alone	39.5%	44.6%	49.4%
2015 Black Alone	20.0%	15.0%	11.1%
2015 American Indian/Alaska Native Alone	0.9%	0.9%	0.9%
2015 Asian Alone	5.2%	8.4%	7.9%
2015 Pacific Islander Alone	0.6%	0.5%	0.4%
2015 Other Race	27.6%	24.7%	24.7%
2015 Two or More Races	6.3%	5.9%	5.5%
2015 Hispanic Origin (Any Race)	55.2%	51.1%	51.7%

Persons of Hispanic origin represent 51.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households			
2000 Households	5,651	51,289	153,895
2010 Households	6,402	62,948	182,368
2015 Total Households	6,423	64,454	186,226
2020 Total Households	6,550	66,678	191,812
2000-2010 Annual Rate	1.26%	2.07%	1.71%
2010-2015 Annual Rate	0.06%	0.45%	0.40%
2015-2020 Annual Rate	0.39%	0.68%	0.59%
2015 Average Household Size	3.40	3.48	3.31

DEMOGRAPHICS | FAST FOOD & FAST CASUAL SITE

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	1 mile	5 miles	10 miles
Median Household Income			
2015 Median Household Income	$45,513	$57,140	$53,535
2020 Median Household Income	$52,334	$65,809	$60,813
2015-2020 Annual Rate	2.83%	2.87%	2.58%
Average Household Income			
2015 Average Household Income	$61,240	$73,763	$72,880
2020 Average Household Income	$69,697	$83,821	$82,340
2015-2020 Annual Rate	2.62%	2.59%	2.47%
Per Capita Income			
2015 Per Capita Income	$17,963	$21,133	$21,963
2020 Per Capita Income	$20,368	$23,863	$24,636
2015-2020 Annual Rate	2.54%	2.46%	2.32%
Households by Income			

Current median household income is $53,535 in the area, compared to $53,217 for all U.S. households. Median household income is projected to be $60,813 in five years, compared to $60,683 for all U.S. households

Current average household income is $72,880 in this area, compared to $74,699 for all U.S. households. Average household income is projected to be $82,340 in five years, compared to $84,910 for all U.S. households

Current per capita income is $21,963 in the area, compared to the U.S. per capita income of $28,597. The per capita income is projected to be $24,636 in five years, compared to $32,501 for all U.S. households

Housing			
2000 Total Housing Units	5,887	54,115	163,475
2000 Owner Occupied Housing Units	3,392	34,711	92,658
2000 Renter Occupied Housing Units	2,259	16,579	61,237
2000 Vacant Housing Units	236	2,825	9,580
2010 Total Housing Units	7,022	67,476	197,187
2010 Owner Occupied Housing Units	3,238	38,493	107,393
2010 Renter Occupied Housing Units	3,164	24,455	74,975
2010 Vacant Housing Units	620	4,528	14,819
2015 Total Housing Units	7,117	69,732	202,538
2015 Owner Occupied Housing Units	3,088	37,791	105,240
2015 Renter Occupied Housing Units	3,334	26,662	80,987
2015 Vacant Housing Units	694	5,278	16,312
2020 Total Housing Units	7,303	72,382	209,262
2020 Owner Occupied Housing Units	3,103	38,700	107,404
2020 Renter Occupied Housing Units	3,448	27,978	84,407
2020 Vacant Housing Units	753	5,704	17,450

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Co-Operating Broker Fee

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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