

# LAND FOR SALE - FINISHED PARCELS

SEQ OF THE 60 FREEWAY & MORENO BEACH DRIVE  
 MORENO VALLEY, CA

## HIGHLIGHTS

- Zoned for broad Commercial and Retail uses.
- Convenient access to the 60 Freeway and Moreno Beach Drive, a major North/South corridor through the growing East side of Moreno Valley.
- Located at the core of a million square feet of Retail and Commercial Development.
- Over 4 million square feet of proposed business park development immediately East of the site.

## PERMITTED USES

Broad zoning allows for expanded uses including but not limited to:

- Retail / Restaurant
- Car Sales - New & Used
- Boat Sales
- Medical / Dental - Clinic and Medicare
- Urgent Care
- Office
- Hotel
- Storage
- Day Care
- Automotive Repair
- Collision Center
- Auto Service Station - Fuel, Convenience Store, and Car Wash
- Auto Rentals
- Banks and Financial Institutions



Description	3 Miles	5 Miles	7 Miles
<b>Population</b>			
2020 Projection	60,833	176,703	238,664
2015 Estimate	57,743	167,479	226,456
<b>Households</b>			
2020 Projection	16,329	46,732	64,434
2015 Estimate	15,602	44,581	61,545
<b>Household Income</b>			
2015 Est. Average Household Income	\$72,902	\$64,016	\$69,397



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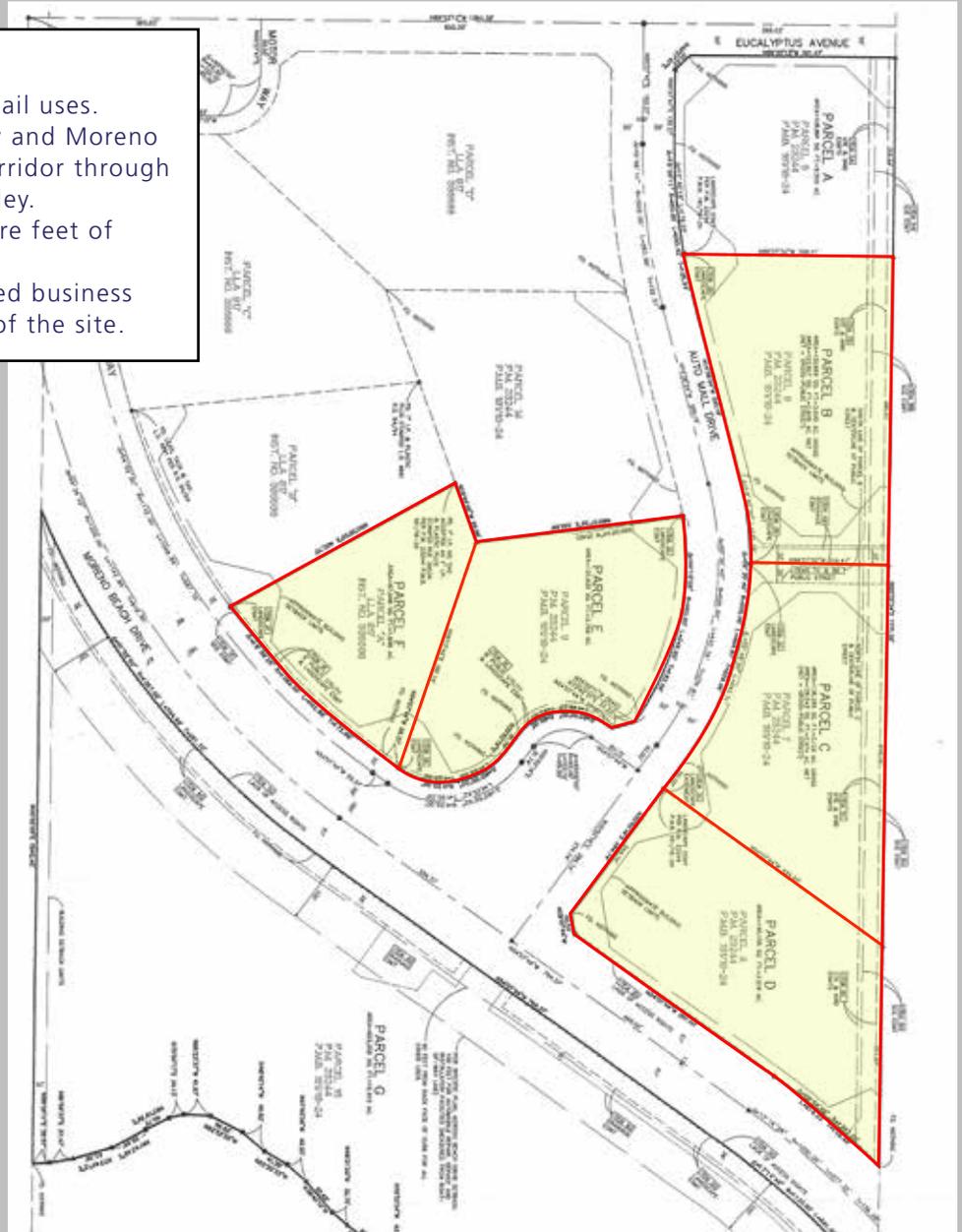
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## TRAFFIC COUNTS

US 60 at Moreno Beach Dr. 74,000 ADT  
Moreno Beach Dr @ Auto Mall 15,000 ADT  
Source: REgis Online 2015

## PARCELS

Parcel B	3.00 Acres
Parcel C	3.13 Acres
Parcel D	3.22 Acres
Parcel E	2.80 Acres
Parcel F	2.00 Acres
TOTAL:	14.15 Acres



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