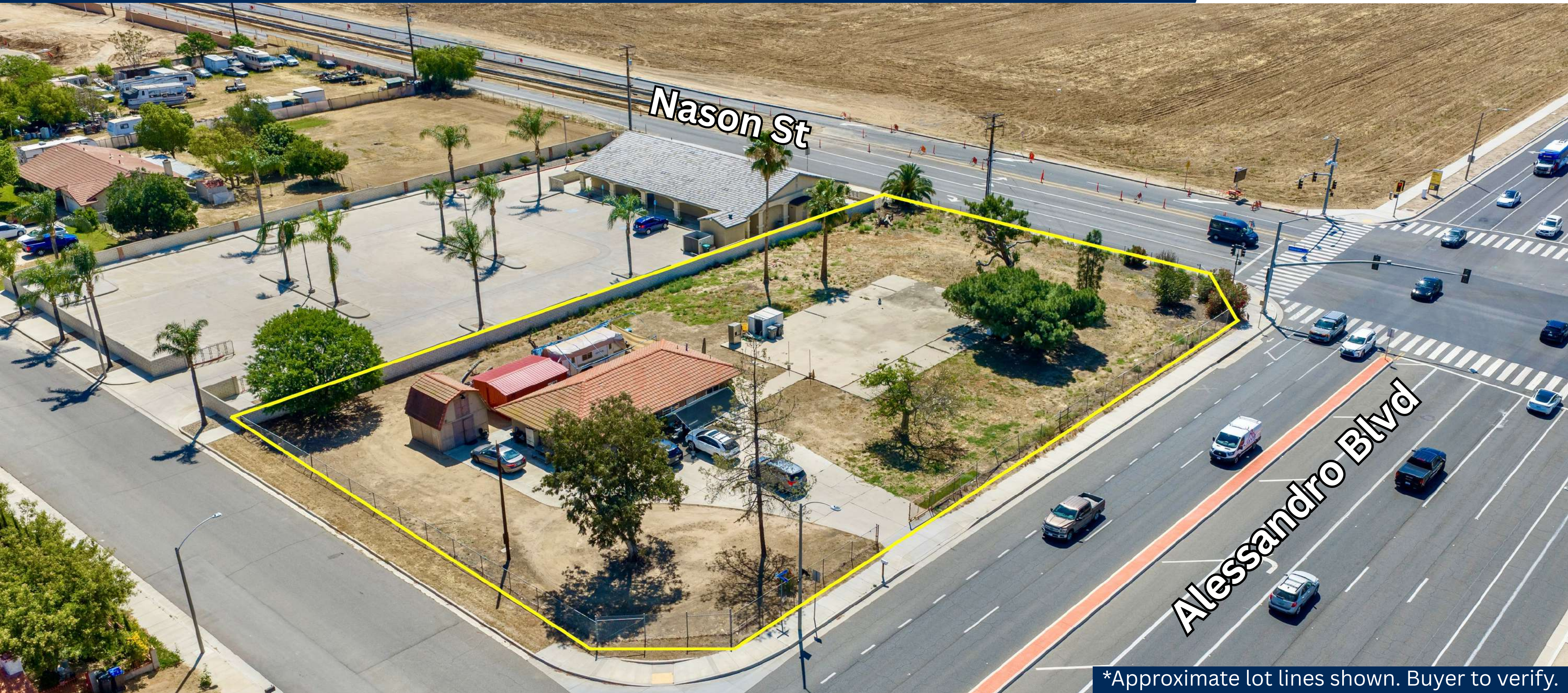


FOR SALE

13980 Nason St, Moreno Valley CA 92555

1 ACRE PRIME CORNER LOT

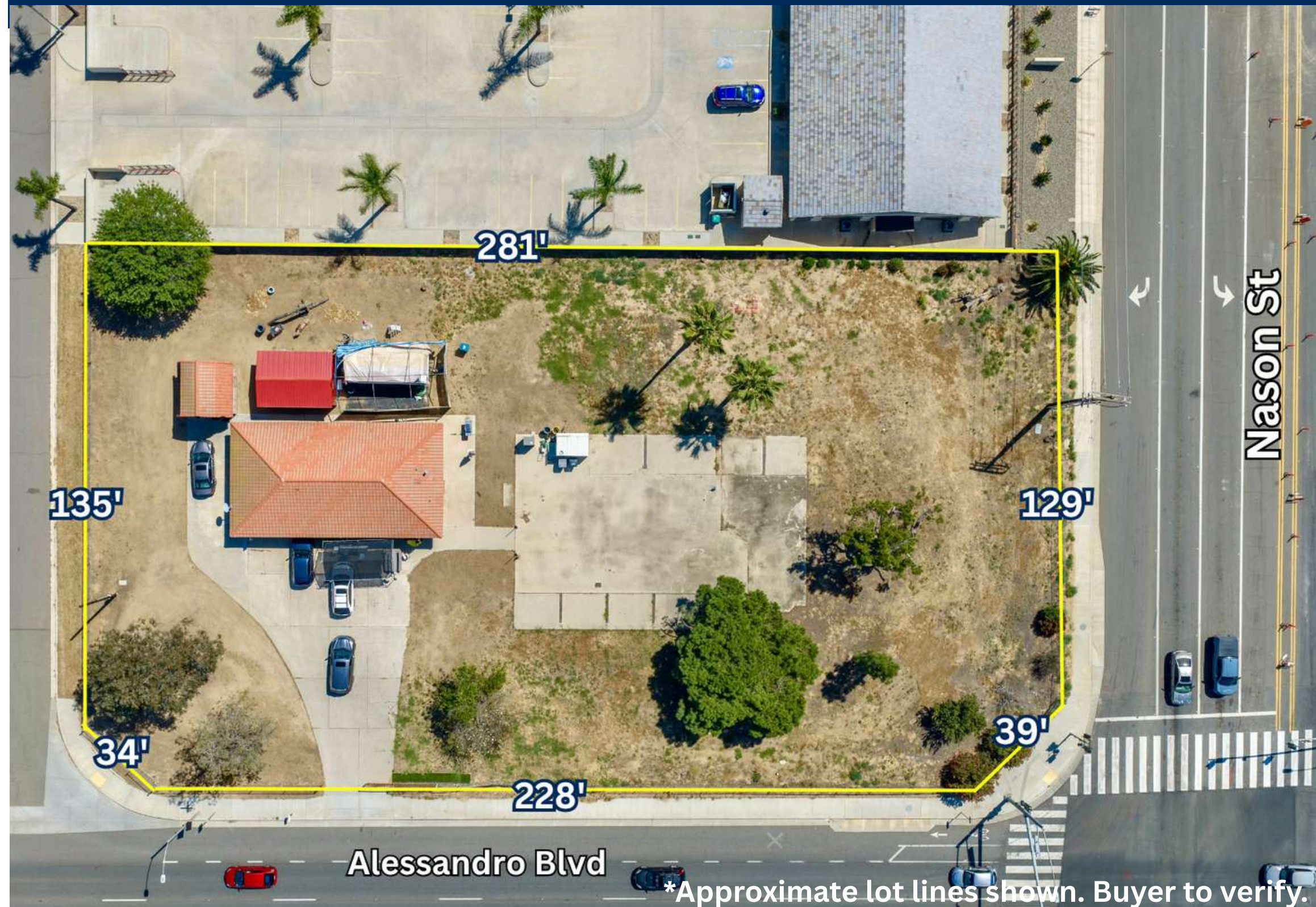


*Approximate lot lines shown. Buyer to verify.

HIGHLIGHTS:

- ± 1 Acre Hard Corner Lot
- 1,271 SF Building
- Zoning: DC (Downtown Center-Mixed Use)
- Total ±27,000 Cars Per Day
- APN: 488-210-029
- In Path of Major Developments
- Across from incoming Moreno Valley Town Center
- 1,000+ Homes nearby
- All utilities available
- Price: \$1.35M

13980 Nason St, Moreno Valley, CA 92555



AQUABELLA
Rancho Belago, California

**770 Acre Approved
Mixed used project**



±10,939 CPD

±16,928 CPD

SITE



Nason St

Alessandro Blvd

Lewis Retail Centers



- ±800 New Housing Units
- ±167,000 SF Retail Center
- ±106 Room Hotel
- ±40,000 SF Civic Building

*Approximate lot lines shown. Buyer to verify.



D·R·HORTON
America's Builder

Mystic Pointe at Sunset Crossings
(243 units in construction)

NOW SELLING!
±200 UNITS

Nason St

±16,9289 CPD

SITE

±10,939 CPD

Alessandro Blvd

UPCOMING TOWN CENTER

- Movie Theaters
- Retail Stores
- Restaurants

Lewis
Group Of Companies

DEMOGRAPHICS



RESIDENTIAL POPULATION

1 MILE	3 MILE	5 MILE
9,919	116,203	190,487



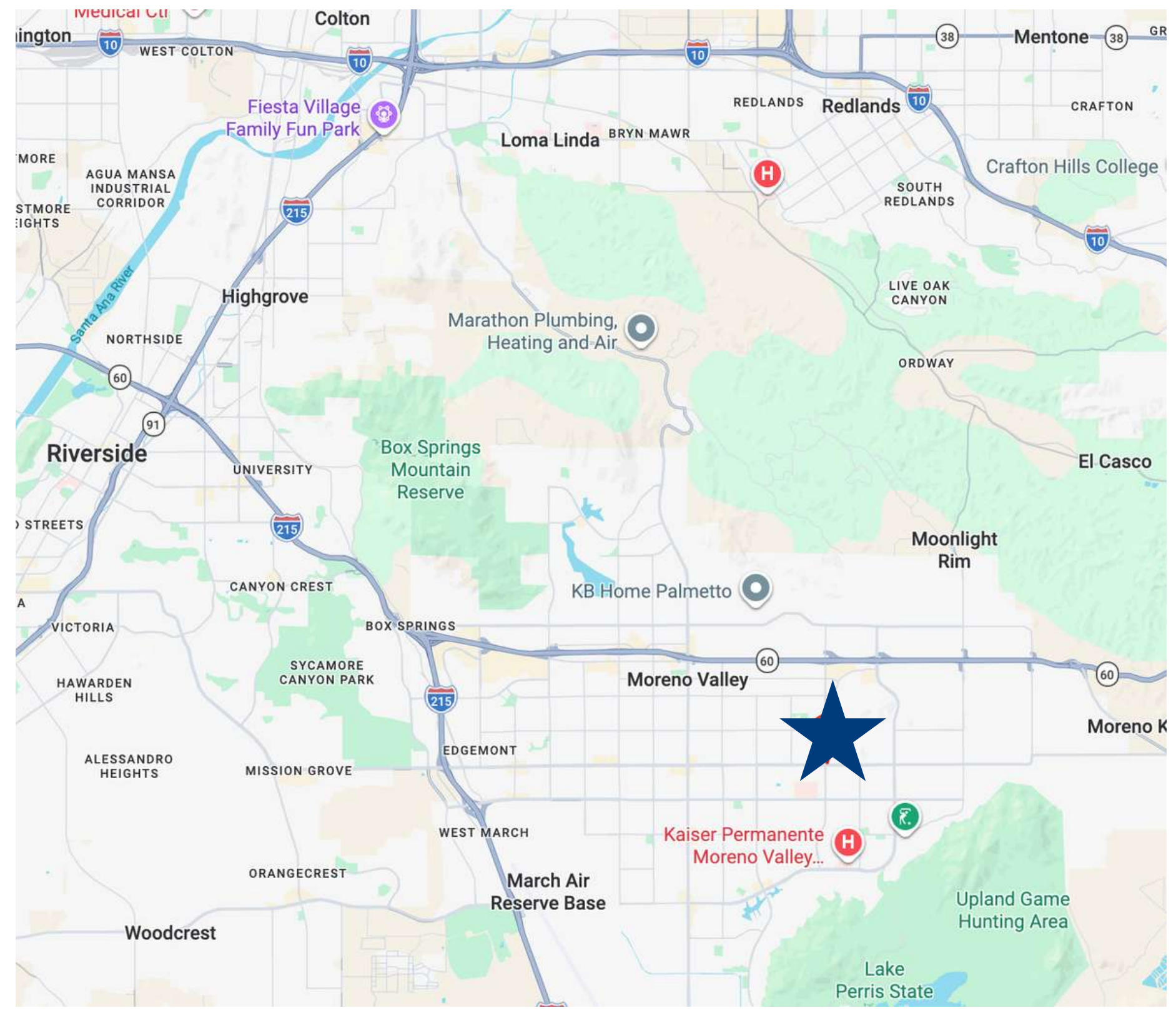
DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
1,850	14,123	29,728



AVG. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$128,767	\$113,857	\$110,393



For More
Information:

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www.BobbyMendezCRE.com

DRE#01971883



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