

PREMIER BPX-ZONED DEVELOPMENT OPPORTUNITY IN MORENO VALLEY

SE OF CACTUS AVE & ELSWORTH STREET,
MORENO VALLEY, CA 92553



CENTENNIAL
— ADVISERS —

ELSWORTH ST

MARCH AIR FORCE BASE

GOLDENCREST DR

**OFFERING
MEMORANDUM**

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

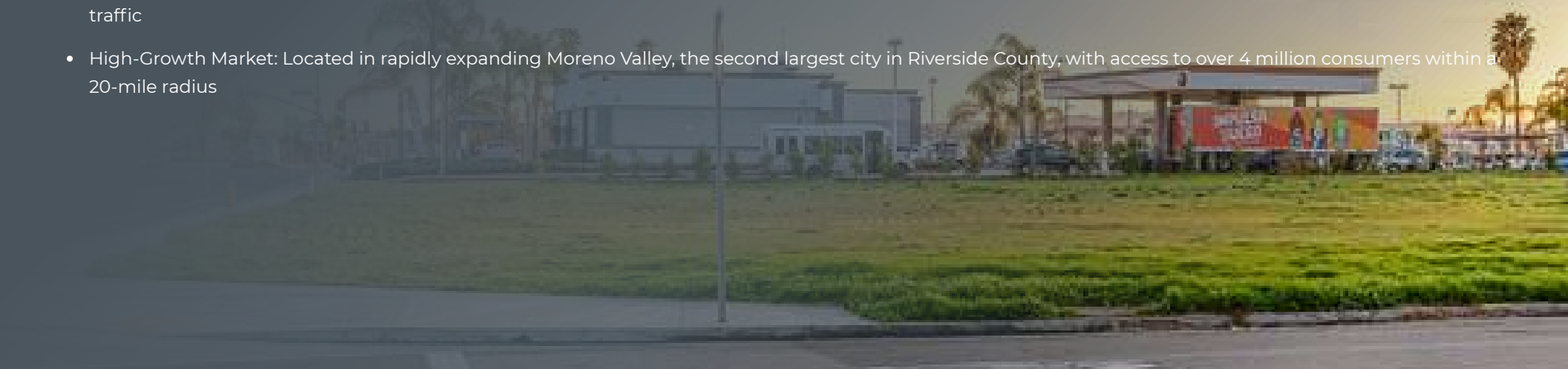
Strategically positioned at the gateway to Moreno Valley's thriving commercial corridor, this exceptional 70,000 sq ft development site offers unparalleled visibility and access. Located just off I-215 with immediate freeway on/off ramp access at Cactus Avenue, the property boasts outstanding exposure to daily commuter traffic while sitting across from March Air Reserve Base, just 1 mile from City Hall and 2 miles from Moreno Valley Mall. This site features completed infrastructure including curbs, gutters, fire hydrants, and storm drainage with all utilities available in the street, allowing for immediate development.

Zoned BPX (Business Park-Mixed Use), this versatile property supports a wide range of profitable development options including retail, office, professional services, hotels, medical facilities, light manufacturing, and specialized commercial uses. The site was previously approved in 2018 for an 81-unit hotel development with permits, plans, and engineering work already completed. Neighboring successful businesses include gas stations and restaurants, creating a complementary commercial ecosystem with established customer traffic.

Moreno Valley continues to experience robust growth as the second largest city in Riverside County, with its strategic location offering access to over 4 million consumers within a 20-mile radius. This rare opportunity combines prime location, flexible BPX zoning, existing infrastructure, and immediate development potential—all offered by a motivated owner ready to engage with serious investors looking to capitalize on Moreno Valley's expanding commercial landscape.

HIGHLIGHTS

- **Prime Location:** Strategically positioned at I-215/Cactus Ave interchange with excellent freeway visibility, directly across from March Air Reserve Base, 1 mile from City Hall, and 2 miles from Moreno Valley Mall
- **Development-Ready 70,000 sq ft Site:** Flat commercial lot with existing infrastructure including curbs, gutters, fire hydrants, storm drainage, and all utilities in street
- **Versatile BPX Zoning:** Flexible Business Park-Mixed Use zoning permits diverse commercial development including retail, office, medical, hotels, light manufacturing, and specialized commercial uses
- **Previously Approved Plans:** 2018 approval for 81-unit hotel with existing permits, plans, and engineering documentation available
- **Established Commercial Area:** Adjacent to successful gas stations and restaurants, creating a complementary business ecosystem with established customer traffic
- **High-Growth Market:** Located in rapidly expanding Moreno Valley, the second largest city in Riverside County, with access to over 4 million consumers within a 20-mile radius



PROPERTY DETAILS

Sale Price	\$1,498,000
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LOCATION INFORMATION

Building Name	Premier BPX-Zoned Development Opportunity in Moreno Valley
Street Address	SE of Cactus Ave & Elsworth Street
City, State, Zip	Moreno Valley, CA 92553
County	Riverside
Nearest Highway	215 Highway
Nearest Airport	March Air Reserve Base

PROPERTY/BUILDING INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	BPX
Lot Size	70,131 SF
APN #	297-130-043

BPX ZONING

What is BPX Zoning?

The Business Park-Mixed Use (BPX) zoning district provides flexible opportunities for commercial, office, and light industrial uses. This versatile zoning creates a transition between commercial and industrial zones.

Permitted Uses by Category

Retail & Commercial

- Auto Supply Stores
- Banks & Financial
- Delicatessens
- Mail Order House
- Stationery Stores
- Bakery Shops
- Computer Sales/Repair
- Drug Stores
- Postal Services

Office & Professional

- Admin/Prof. Offices
- Laboratories
- Research & Development
- Business Schools
- Recording Studios
- Vocational Schools

Light Industrial

- Light Manufacturing
- Wholesale/Distribution
- Recycling Processing
- On-Site Retail Sales
- Storage/Warehouses

Automotive & Transportation

- Auto Rentals
- Equipment Sales/Rentals
- Vehicle Storage Yards
- Auto Electronics
- Tire Recapping

Public & Institutional

- Fire/Police Stations
- Public Administration
- Medical Clinics
- Libraries
- Parks & Recreation
- Churches (C)

Services & Special Uses

- Hotels
- Veterinarian Clinics
- Refreshment Stands
- Adult Businesses (A)
- Personal Services
- Cannabis Activities (M)
- Athletic Clubs/Gyms
- Smoke Shops (S)

Permission Types

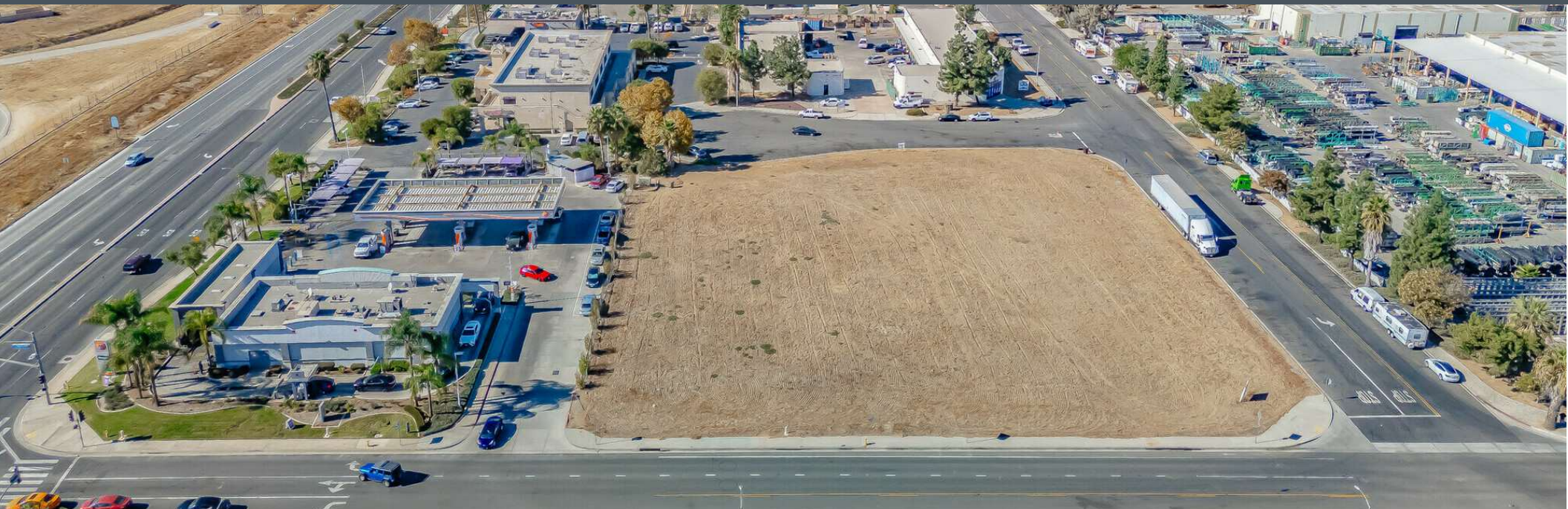
- X- Permitted subject to zoning requirements
- C- Allowed with a conditional use permit
- +- Permitted unless within 300 ft of residential zone
- A- Permitted with an adult business permit
- S- Permitted with smoke shop requirements
- M- Allowed with conditional cannabis permit

LOCATION INFORMATION

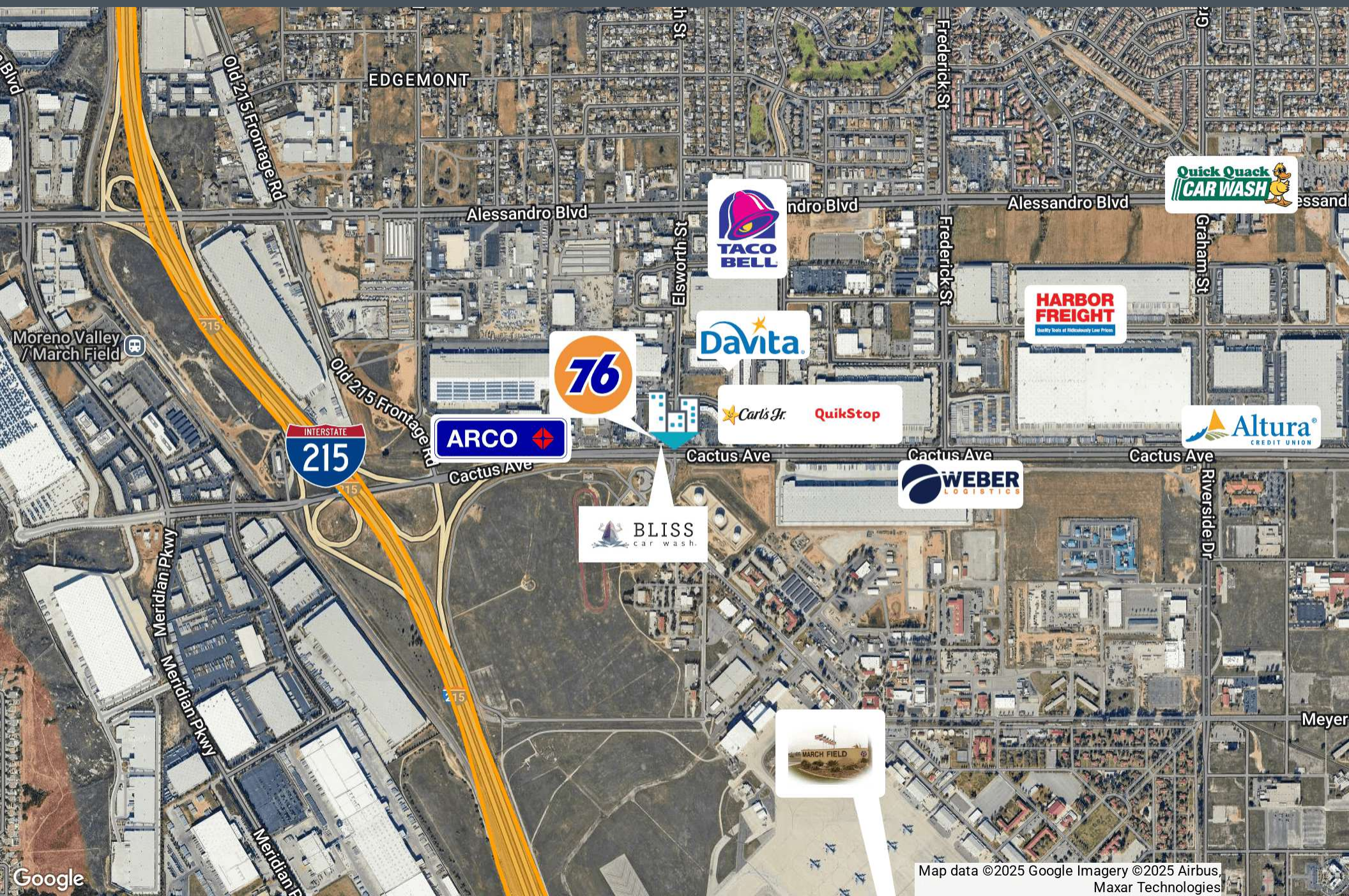
ADDITIONAL PHOTOS



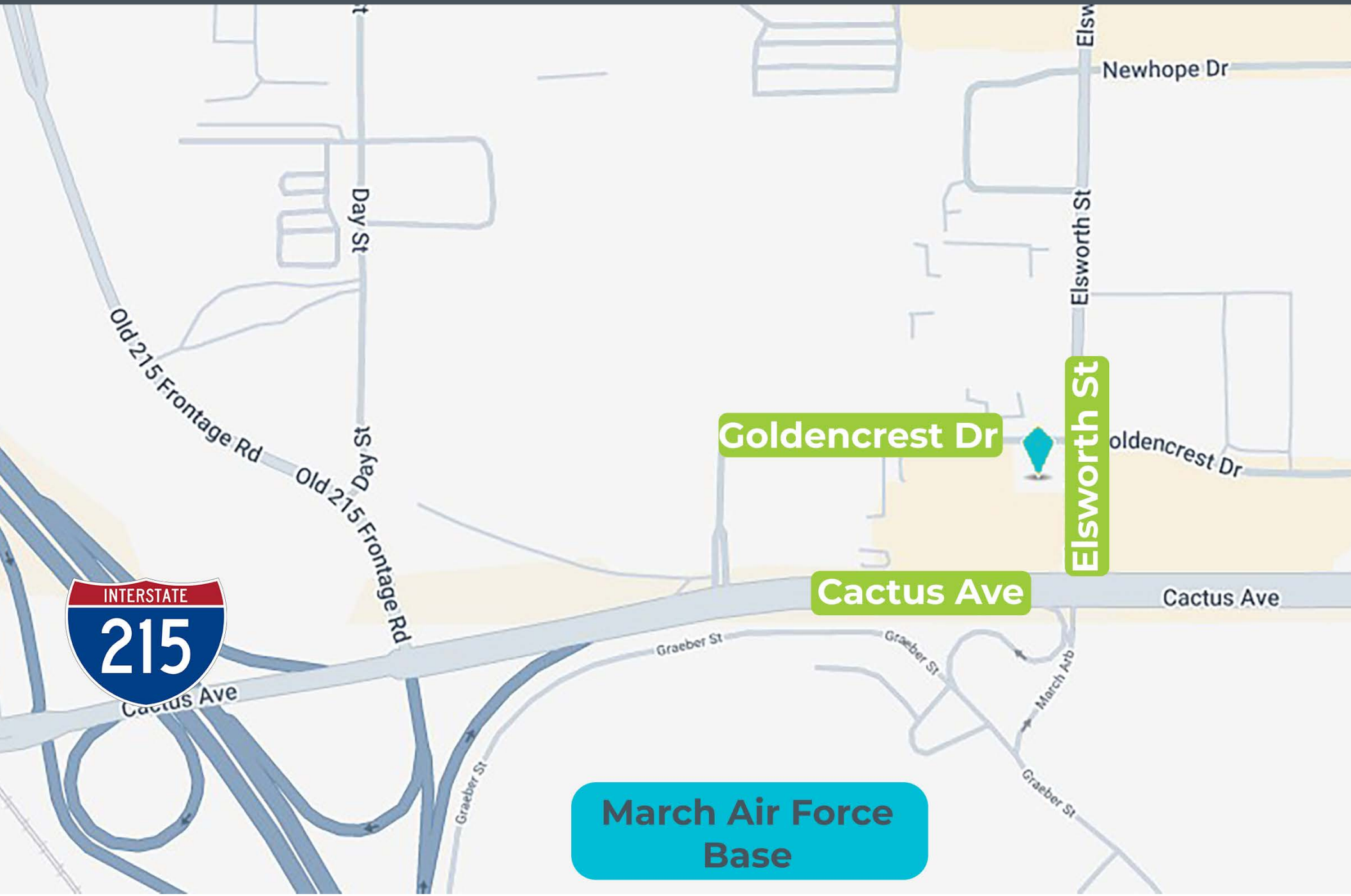
ADDITIONAL PHOTOS



REGIONAL MAP



REGIONAL MAP



AERIAL MAP



MORENO VALLEY, CA



Moreno Valley is a progressive city with a bright future. While maintaining its friendly small town attitude, the 50-square-mile community boasts big city amenities including contemporary retail destinations and neighborhood shopping centers, plus a multitude of options for entertainment, dining, cultural, and recreational experiences and an array of housing options. The City is dedicated to fostering new business and well-managed growth to create a superb quality of life for residents and visitors to enjoy.

POPULATION

Moreno Valley's youthful population totals 203,266 and is projected to exceed 215 thousand by 2019. Solid growth has propelled Moreno Valley to its position as the second largest city in Riverside County, fourth largest in the Inland Empire.

OPPORTUNITY

The City's market reach is nearly 2.8 million people who are willing to travel up to 30 minutes for quality shopping opportunities. Locally, our daytime population is building with Moreno Valley's robust industrial development. With Moreno Valley residents' desire to work close to home, plus their growing disposable incomes, the City's retail centers are well-positioned to serve the residents of Moreno Valley and surrounding communities.



INLAND EMPIRE SEES STRONG HOUSING PRICE APPRECIATION

The population growth in the Inland Empire is driving an increase in pricing, and some submarkets are seeing the strongest appreciation in the country.

The Inland Empire's housing market is on fire. Thanks to housing affordability issues plaguing Southern California, the Inland Empire has seen strong population growth and housing appreciation. In fact, some submarkets in the Inland Empire have seen the strongest housing appreciation in the country.

The pricing appreciation stems from an amalgam of factors, from economic and job growth to new construction. ***"The Inland Empire is the fastest growing region within the state and ranks among the top growth areas nationally,"*** says Kaufman. "Inland Empire developers have responded to this massive growth with a new wave of home construction. In 2018, San Bernardino and Riverside Counties saw the highest number of under construction homes since 2008. That wave of new product has helped drive up the regions' median home price which is partly why we are seeing such high home appreciation. Furthermore, job growth in the Inland Empire has made a profound impact of home pricing particularly in and around the region's most remote cities."

"...well located for life and for business..."

MORENO VALLEY, CA

Moreno Valley is well located for life and business at the junction of I-215 and SR-60.



PROXIMITY

Strategically located at the junction of I-215 and SR-60, Moreno Valley is well located for life and for business. The City's prime Southern California location is about an hour drive east of Los Angeles, west of Palm Springs, and north of San Diego, facilitating same day access to California, Nevada and Arizona consumers and the rest of the West in 1 - 2 days.

AIR SERVICE

Ontario International Airport is about 30 minutes away and serves most major airlines.

RAIL & PORTS

An inter-modal rail facility is 18 miles away and two majorports, the Port of Los Angeles and the Port of Long Beach, are easily accessed via the freeway system.

MORENO VALLEY, CA



MORENO VALLEY IS A GREAT PLACE FOR PEOPLE AND ENJOY A CLEAN, SAFE ENVIRONMENT. RESIDENTS AND BUSINESSES

DINING, SHOPPING & ENTERTAINMENT

Shopping, movie theaters, musical entertainment, and museums are available in and near the City. From riding the Matterhorn at Disneyland to snowboarding in Big Bear, savoring the Temecula wine country to surfing Southern California swells, or from touring scenic desert canyons to experiencing LA's Broadway theater, Moreno Valley is a great place to live, work, shop, and play.

RECREATION

Blessed with a temperate climate, Moreno Valley's average high is 76 degrees and the average low is 49 degrees -- 531 acres of parkland and 2 golf courses, Miles of multi-use trails for biking, hiking, and horseback riding, and a 8,000-acre Lake Perris State Recreational Area, a paradise for boating, fishing, rock climbing, and camping. The City proudly sponsors more than 195 recreation classes and services for kids and adults. Seniors stay active with creative activities designed to maintain vitality. Moreno Valley cultivates the arts through enrichment programs from music and dance to painting and crafts.

HOUSING

An array of housing options, from homes that are affordable to young, growing families to homes that reflect accomplishment, style and grace. Moreno Valley's average family includes two parents with two children. Most own their home!

MORENO VALLEY, CA

EDUCATION

Moreno Valley's primary and secondary education needs are fulfilled by the Moreno Valley Unified School District, the Val Verde Unified School District, and challenging alternative schools that provide Moreno Valley students a wide variety of innovative programs. Magnets and academies allow our students to concentrate in business, healthcare, science and technology, and visual and performing arts.

UNIVERSITIES & VOCATIONAL TRAINING FACILITIES

Moreno Valley residents benefit from access to the Inland Empire's 27 excellent community colleges and world-class universities, including Moreno Valley College, with its close ties to local businesses. Professional and customized vocational programs offer Moreno Valley residents valuable, real-world job skills companies can use.

HEALTHCARE

Facilities include two full-service acute care hospitals: Moreno Valley Community Hospital, owned by Kaiser Permanente, is a General Acute Care Hospital with basic emergency services. Riverside County Regional Medical Center is a teaching hospital for the new University of California Riverside Medical School and offers the area's only Level II Trauma Center. To encourage large healthcare and logistics employment, the Moreno Valley Electric Utility discounts electric rates up to 20% for up to 18 years.

"...businesses enjoy both big city amenities and small town charm..."



MORENO VALLEY, CA

ACROSS THE STREET FROM SUBJECT PROPERTY



MARCH AIR FORCE BASE

Located directly across the street from the proposed hotel site is March Air Reserve Base. The nearest hotel accommodations are more than 2 miles away.

March Air Reserve Base (IATA: RIV, ICAO: KRIV, FAA LID: RIV) (March ARB), previously known as March Air Force Base (March AFB) is located in Riverside County, California between the cities of Riverside, Moreno Valley, and Perris. It is the home to the Air Force Reserve Command's Fourth Air Force (4 AF) Headquarters and the host 452d Air Mobility Wing (452 AMW), the largest air mobility wing of the Fourth Air Force. In addition to multiple units of the Air Force Reserve Command supporting Air Mobility Command, Air Combat Command and Pacific Air Forces, March ARB is also home to units from the Army Reserve, Navy Reserve, Marine Corps Reserve, California Air National Guard and the California Army National Guard.

For almost 50 years, March AFB was a Strategic Air Command base during the Cold War. The facility covers 2,075 acres of land. March is one of the oldest airfields operated by the United States military, being established as Alessandro Flying Training Field in February 1918. It was one of thirty-two Air Service training camps established after the United States entry into World War I in April 1917. The airfield was renamed March Field the following month for 2d Lieutenant Peyton C. March, Jr., the recently deceased son of then-Army Chief of Staff Peyton C. March, who was killed in an air crash in Texas just fifteen days after being commissioned.

MORENO VALLEY, CA

RIVERSIDE NATIONAL CEMETERY

Adjacent to the March Air Reserve Base is the Riverside National Cemetery. Riverside National Cemetery (RNC) is a cemetery located in Riverside, California, dedicated to the interment of United States military personnel. The cemetery covers 1,250 acres (510 ha), making it the largest cemetery managed by the National Cemetery Administration. It has been the most active cemetery in the system since 2000, based on the number of interments.

RNC was established in 1976 through the transfer of 740 acres (300 ha) from March Air Force Base, a section that during World War II was called Camp Haan. The site was selected in 1976 to provide full burial options for Southern California veterans and their families by President Ford's Commission for National Cemeteries and Monuments. An additional 181 acres (73 ha) was transferred by the U.S. Air Force in 2003.

The dramatic, meandering landscape features a central boulevard with memorial circles, lakes, indigenous-styled committal shelters, and a memorial amphitheater.

ACROSS THE STREET FROM SUBJECT PROPERTY



DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,483	135,839	198,566
Average Age	28.1	27.8	28.1
Average Age (Male)	27.2	26.5	26.8
Average Age (Female)	28.4	28.9	29.3

HOUSEHOLDS & INCOME

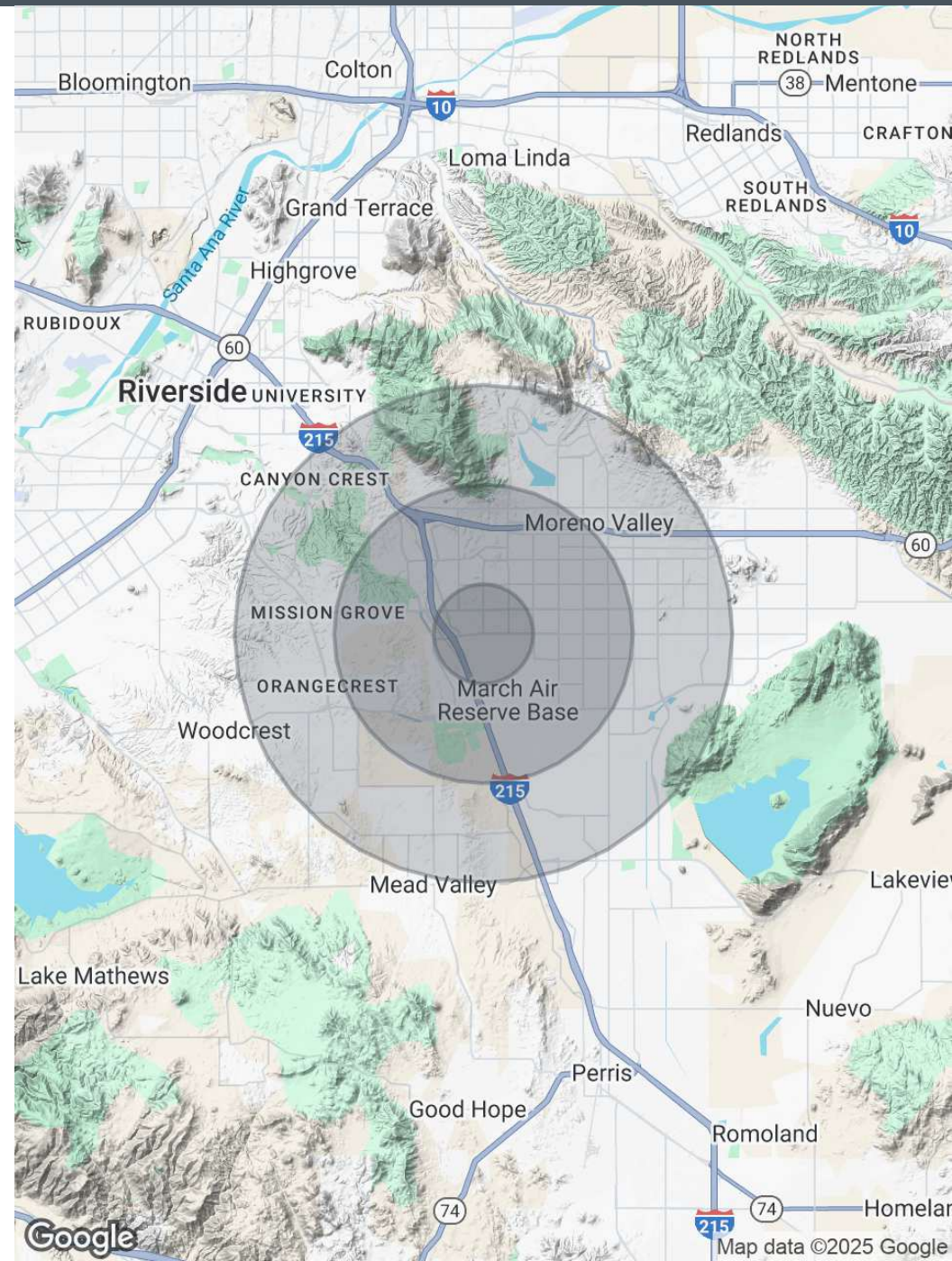
	1 MILE	3 MILES	5 MILES
Total Households	5,239	36,266	53,242
# of Persons per HH	3.7	3.7	3.7
Average HH Income	\$56,330	\$63,302	\$66,459
Average House Value	\$266,255	\$288,037	\$310,805

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,068	62,768	88,351
Total Population - Black	2,850	24,358	35,059
Total Population - Asian	428	7,487	13,032
Total Population - Hawaiian	267	881	985
Total Population - American Indian	76	540	694
Total Population - Other	5,309	34,604	52,671

TRAFFIC COUNTS

/day



ADVISER BIOS

MEET YOUR AGENT



TOM WATKINS

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5508 E. Britton Drive, Long Beach, CA 90815

Tom Watkins has gained in-depth market knowledge over the last two decades by leading transactions involving hundreds of millions in commercial property sales. His focus on investment properties has helped him develop relationships with many of the largest apartment owners from Los Angeles to Las Vegas.

These top investors choose Tom because he works very hard for them. His work ethic is profound and his underwriting accuracy is based on a detailed understanding of the local markets. Tom has personally invested in apartment buildings as well; his firsthand experience gives him real insight into both the benefits and challenges of ownership.

His experience doesn't stop at sales and ownership, Tom has administered syndication projects, with involvement in the development of mixed-use properties in Los Angeles, commencing at the entitlement phase. His well-rounded experience makes him a stand-out in the Commercial Real Estate Market.

Tom graduated from Quinnipiac University in Hamden, Connecticut where he served as Team Captain of the Division 1 Hockey team during his Junior and Senior years. He is now married with 2 children living in Long Beach, CA still maintaining offices in both Long Beach and Las Vegas, NV. With time to spare, Tom still manages to hit the ice now and then.