

OFFERING MEMORANDUM

POTENTIAL MULTIFAMILY DEVELOPMENT SITE (APPROX 20 UNITS)

±1.36 Ac (±59,241 sf) | Within Village Specific Plan

24921 Fir Avenue, Moreno Valley CA 92553



HOFFMAN
COMPANY

18881 Von Karman Ave., Ste 150
Irvine, CA 92612
T 949.553.2020 | CA Lic #01473762
www.hoffmanland.com



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This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.

Site Detail

ADDRESS	24921 Fir Avenue
JURISDICTION	City Of Moreno Valley
ZIP CODE	92553
APN	481-200-047
ACREAGE	±1.36
LAND SF	±59,241
TENANT	Month-to-Month \$900/Month
POTENTIAL PROJECT	Twenty (20) Townhomes OR SFD's
HISTORY	Seller previously had a 20 unit project approved by city; has since expired.
DUE DILIGENCE MATERIALS	Seller has some due diligence material related to project mentioned above.
GENERAL PLAN	The Village Specific Plan
ZONING	SP 204 VR
ZONING DESCRIPTION	VR - Village Residential

DENSITY	Fifteen (15) Units Per Acre
FRONT SETBACK SINGLE FAMILY	Twenty (20) Feet
BACK SETBACK MULTIFAMILY	Twenty-Five (25) Feet
LIST PRICE	\$995,000



Assessor's Parcel Map

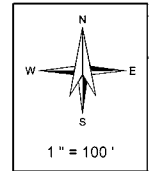
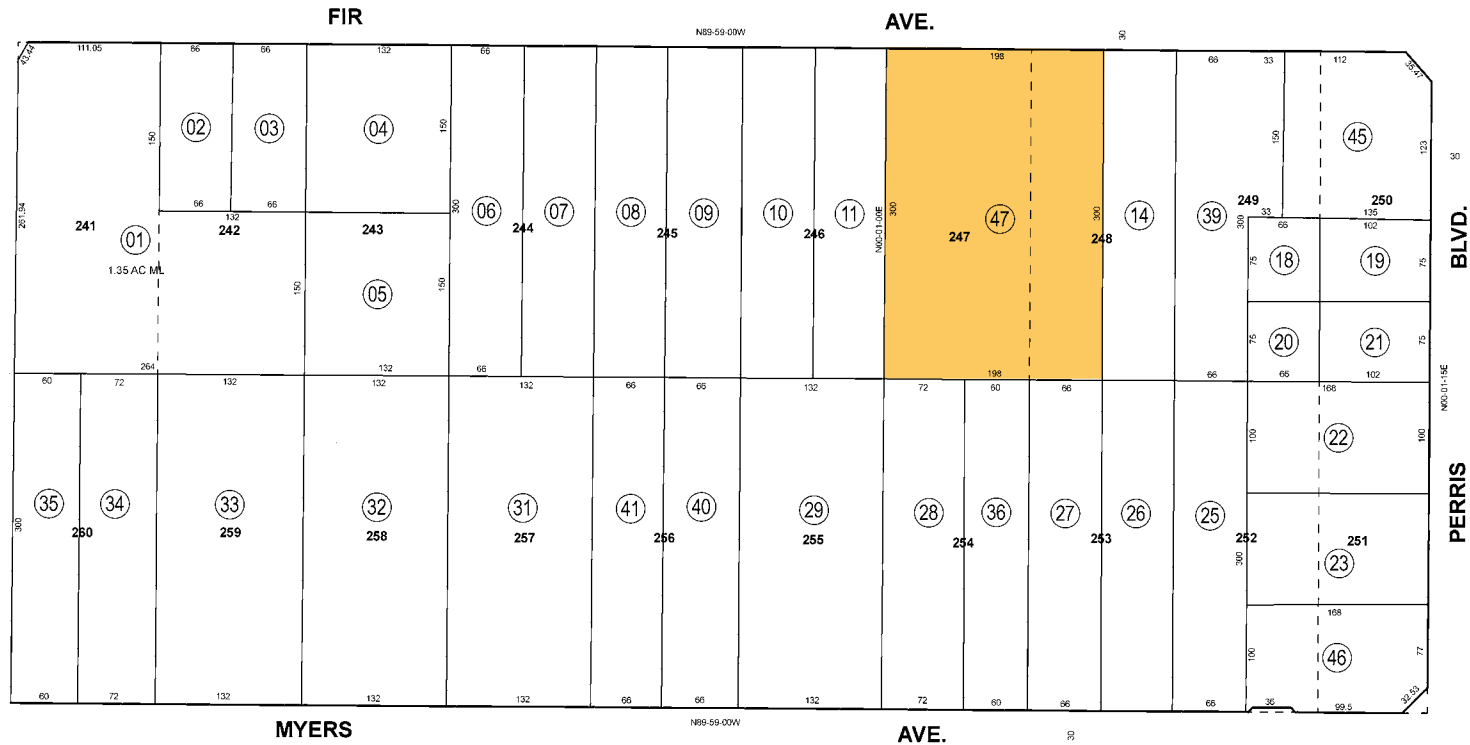
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N 1/2, SE 1/4, SE 1/4, SEC. 6 T.3S, R.3W
LOTS 241-260 EDMONT GARDENS TRACT
CITY OF MORENO VALLEY

TRA 021-329

481-20

11-5-1



Legend

—	Lot Lines
- - -	Right-Of-Way
- - -	Old Lot Lines
- - -	Reference R.O.W.
- - -	Other Easements
- - -	Lease Area
- - -	Subdivision Tie Mark



ASSESSOR'S MAP BK481 PG. 20
Riverside County, Calif.

Bernard

Pg 17	Pg 19	Bk 479 Pg 04
Pg 22	Pg 20	Bk 479 Pg 07
Pg 23	Pg 21	

Map Reference
MB 15/90 EDMONT GARDENS TRACT

Nov 2019

Date	Old Number	New Number
3/11/1977	30	40.41
10/1/1978	17.37	42
12/1/1979	12	43.44
12/1/1993	42	45.5T
11/17/2008	24	46.5T
10/16/2019	13,43,44	47



Aerial Photos



Facing Southwest



Facing West

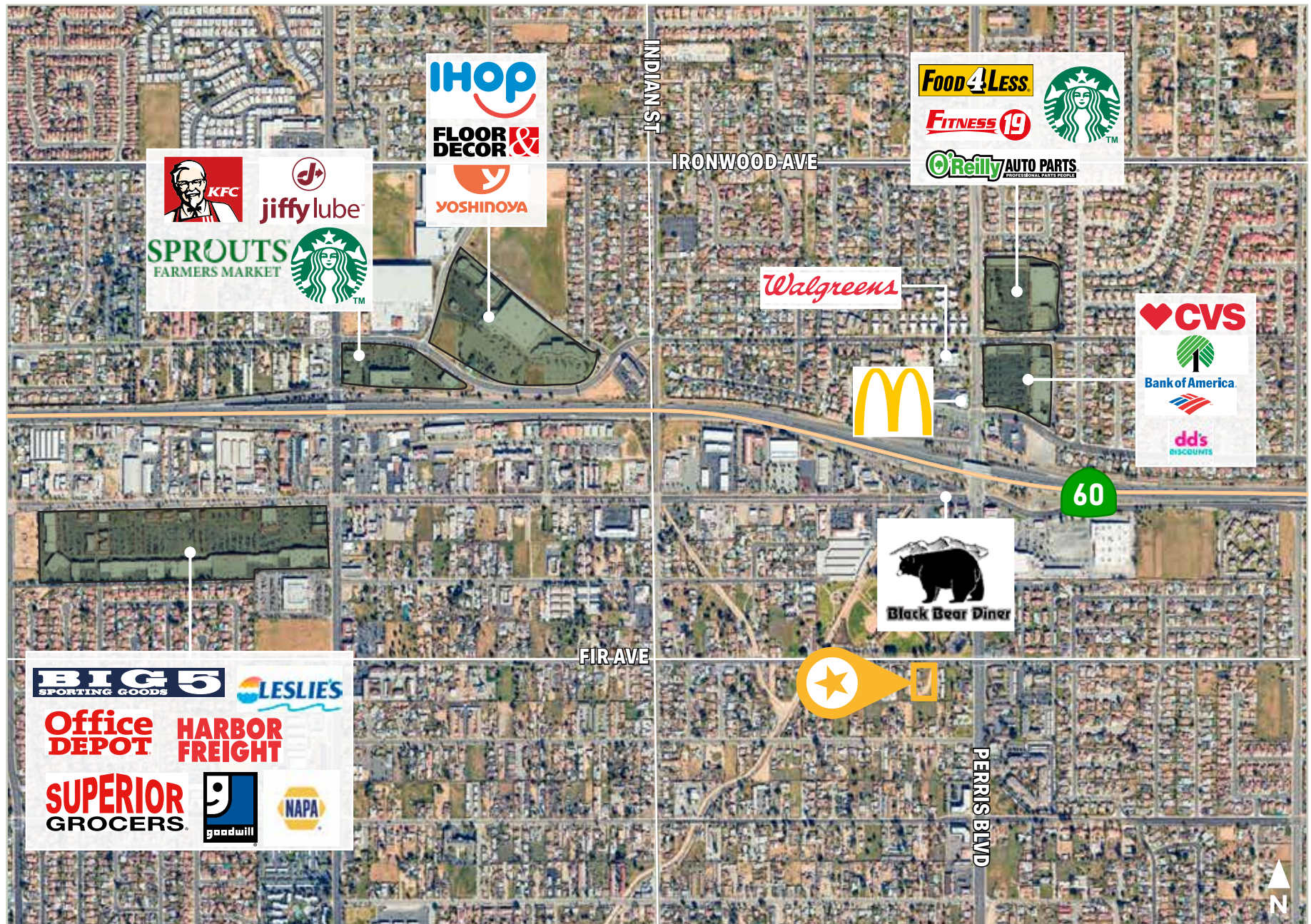


Facing Northwest



Facing Southeast

Retail - Immediate Area



Retail – Macro



Area Designated Schools

Source: GreatSchools.org

Hidden Springs Elementary School (K-6)

24801 Bay Avenue
Moreno Valley, CA
Tel (951) 571-4720

Moreno Valley Unified School District
Great Schools Score: **3/10**

Sunnymead Middle School (6-8)

23996 Eucalyptus Avenue
Moreno Valley, CA, 92553
Tel (951) 571-4280

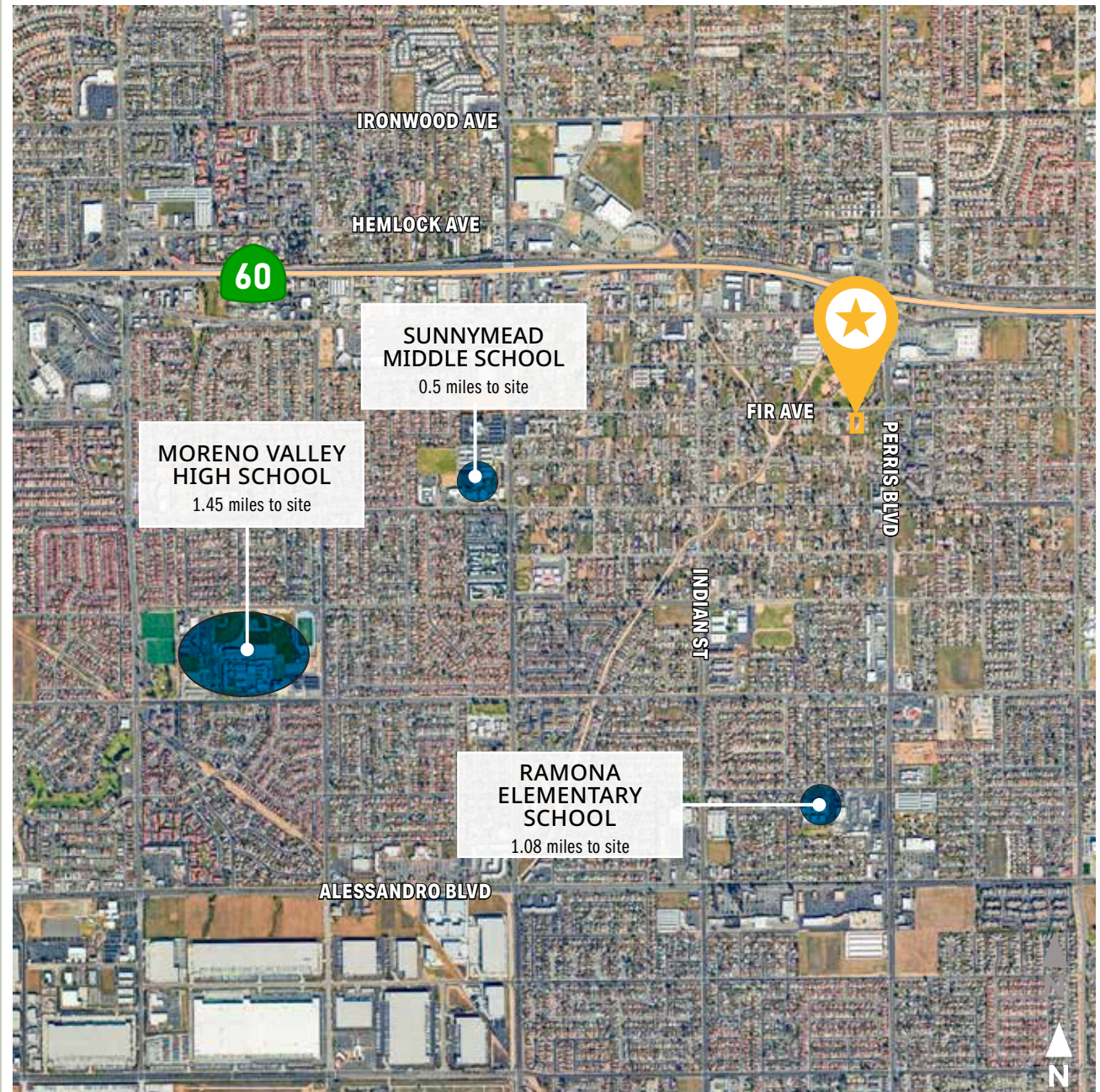
Moreno Valley Unified School District
Great Schools Score: **3/10**

Moreno Valley High School (9-12)

23300 Cottonwood Avenue
Moreno Valley, CA, 92553
Tel (951) 571-4820

Moreno Valley Unified School District
Great Schools Score: **5/10**

*School boundaries subject to change.



MORENO VALLEY DEMOGRAPHICS

State	California
County	Riverside County
Mayor	Ulises Cabrera

Incorporated	Dec. 3, 1984
Website	moval.org



33.5

YEARS OLD
MEDIAN AGE



59,403

NO. OF
HOUSEHOLDS



218,215

MORENO VALLEY
2024 POPULATION



\$76,341

MEDIAN HOUSEHOLD
INCOME



\$560,000

MEDIAN SOLD
HOME PRICE



64.6%

HOMEOWNERSHIP
RATE

MAJOR EMPLOYERS

According to the City's 2023 Annual Financial Report, the top employers in the city are:

1	March Air Reserve Base	6,500
2	Amazon Fulfillment Center	4,854
3	Riv. Co. Regional Medical Center	4,325
4	Moreno Valley USD	3,673
5	Kaiser Permanente	1,467
6	Ross Distribution Center	1,366
7	Harbor Freight Tools	1,150
8	Procter & Gamble	632
9	Val Verde USD	620
10	United Natural Foods (UNFI)	559

WEATHER



JANUARY
AVERAGE

68° Hi
43° Lo



JULY
AVERAGE

95° Hi
57° Lo



PRECIPITATION
AVERAGE

9.94"
per Year

Source: Zonda/ Realtor.com/ moval.org



MORENO VALLEY MARKET SNAPSHOT

Moreno Valley is a city in Riverside County, California and consists of 26 neighborhoods. There are 1,781 homes for sale



\$590K

MEDIAN LISTING
HOME PRICE



\$306

MEDIAN LISTING
HOME PRICE PER SQ. FT.



\$560K

MEDIAN SOLD
HOME PRICE



1,781

HOMES

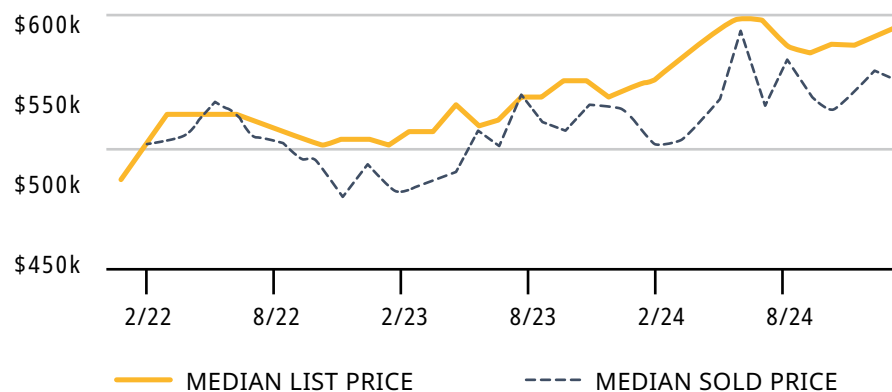


340

HOMES

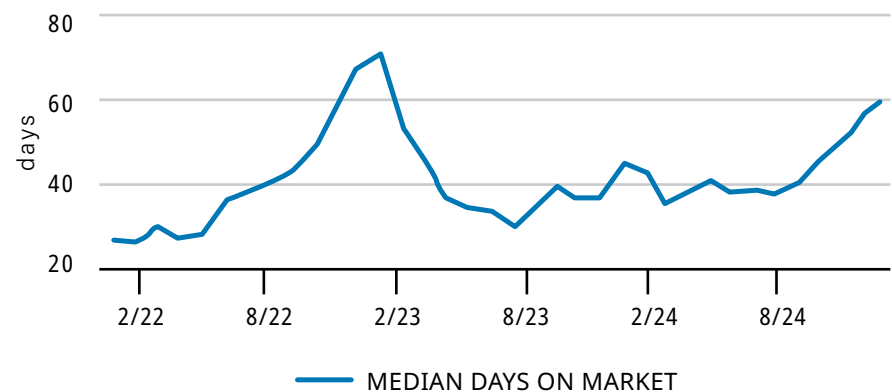
MEDIAN LISTING PRICE VS. SOLD PRICE

In December 2024, the median listing home price in Moreno Valley, CA was \$590K, trending up 5.9% year-over-year. The median listing home price per square foot was \$306. The median home sold price was \$560K.



MEDIAN DAYS ON MARKET: 60 DAYS (3 YEAR)

On average, homes in Moreno Valley, CA sell after 60 days on the market. The trend for median days on market in Moreno Valley, CA has gone up since last month, and slightly up since last year.



Source: Realtor.com | February 2025



West Riverside County Attractions

MAJOR RETAIL

1. Ontario Mills Mall
2. Victoria Gardens
3. Galleria at Tyler

HISTORICAL

4. Mission Inn Hotel & Spa

UNIVERSITIES & COLLEGES

5. University of California, Riverside
6. Riverside City College
7. Norco College
8. La Sierra University
9. Cal Baptist University
10. Loma Linda University
11. San Bernardino Valley College

RECREATION & ENTERTAINMENT

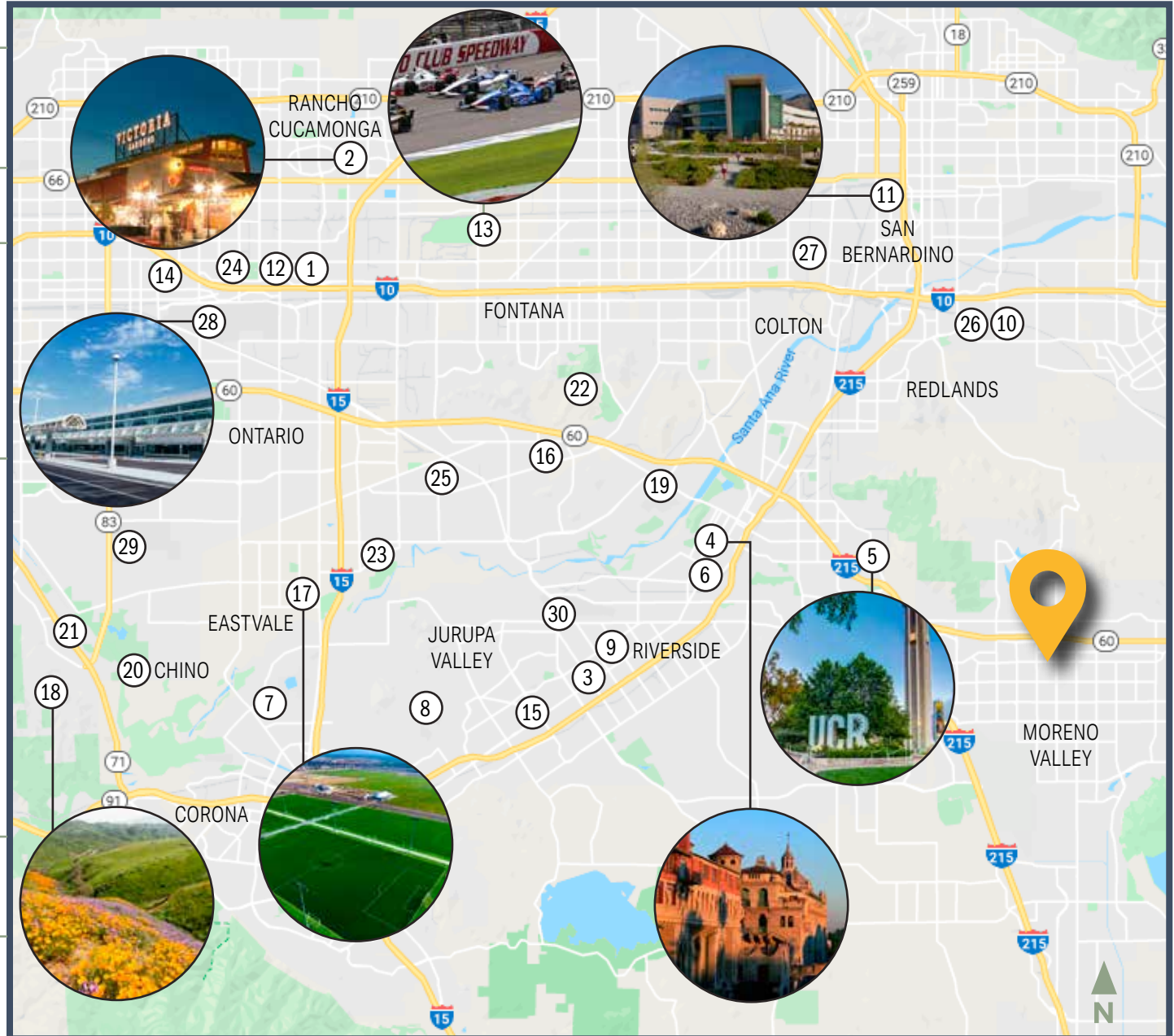
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. Chino Hills State Park
19. Mt. Rubidoux
20. Prado Regional Park
21. Prado Olympic Shooting Park
22. Oak Quarry Golf Club
23. Goose Creek Golf Club
24. TopGolf Ontario
25. Big League Dreams

MEDICAL & WELLNESS

26. Loma Linda Medical Center
27. Arrowhead Regional Medical

MAJOR TRANSPORTATION

28. Ontario International Airport
29. Chino Airport
30. Riverside Municipal Airport





HOFFMAN COMPANY

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Northern California Office
3447 Mt Diablo Boulevard
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T (925) 310-4857

Coachella Valley Office
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Palm Springs, California 92262
T (760)969-7357

Nevada Office
410 S Rampart #390
Las Vegas, Nevada 89145
T (702) 726-6927

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