

## 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

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**HOFFMAN  
COMPANY**

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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.

**BRYANT BRISLIN  
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*Vice President*

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## 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	<b>\$995,000</b>



# Assessor's Parcel Map

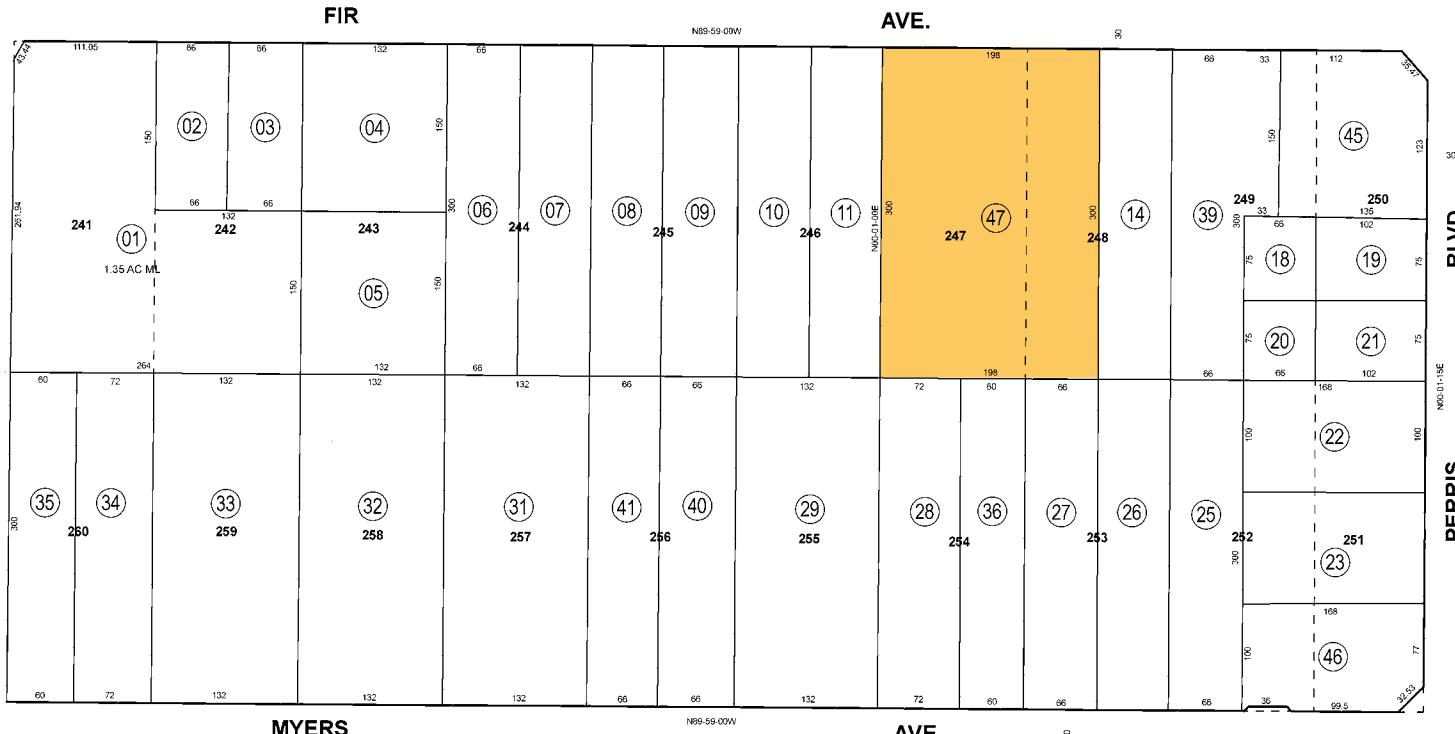
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

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

TRA 021-329

481-20

11-5-1



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 EDGEMONT GARDENS TRACT

Date	Old Number	New Number
3/1/1977	30	40,41
10/1/1978	17,37	42
12/4/1978	12	43,44
12/1/1993	42	45,57
11/17/2008	24	46,51
10/16/2019	12,43,44	47



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

B.Bernard

Nov 2019

## Aerial Photos



Facing Southwest



Facing West

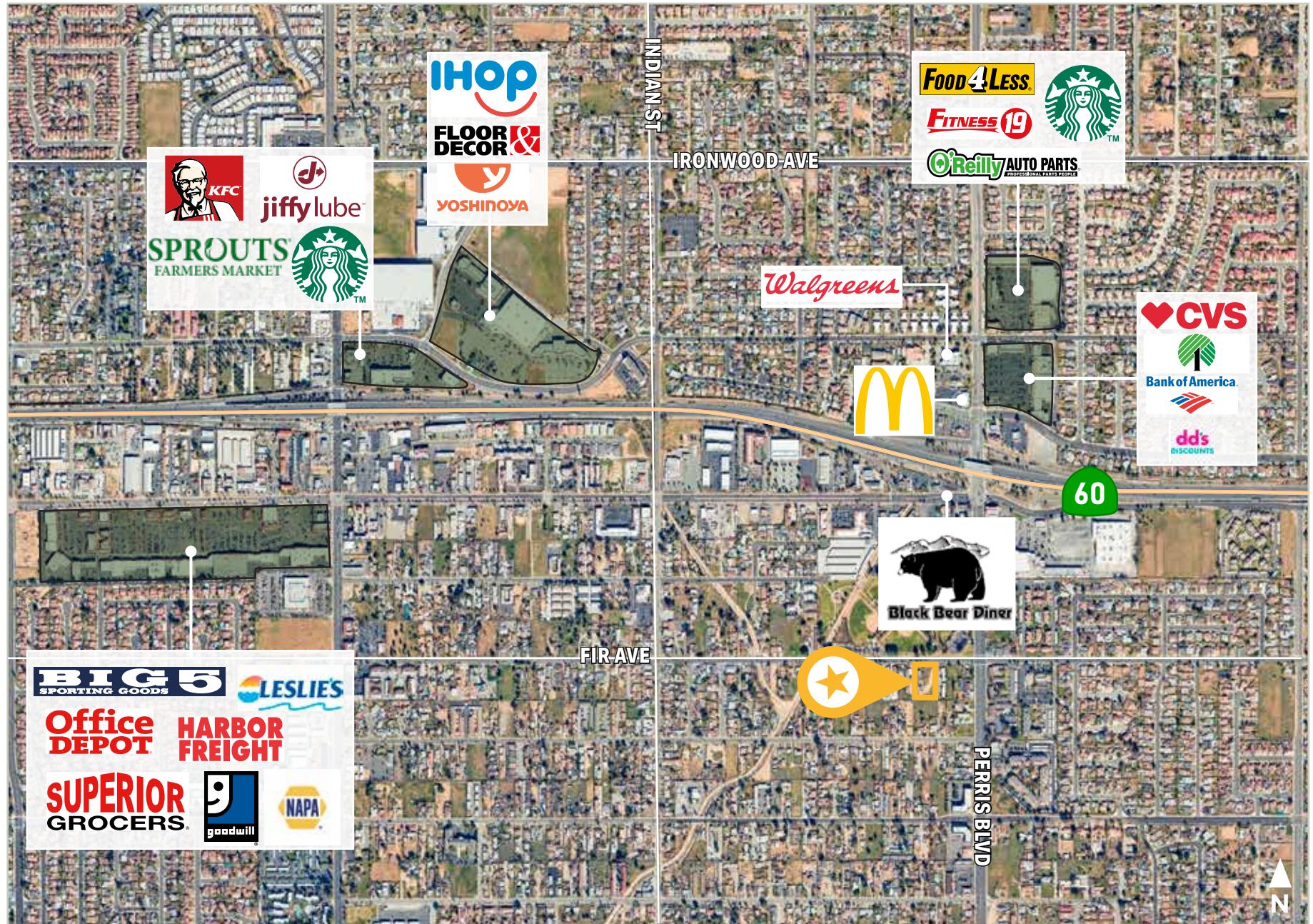


Facing Northwest



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

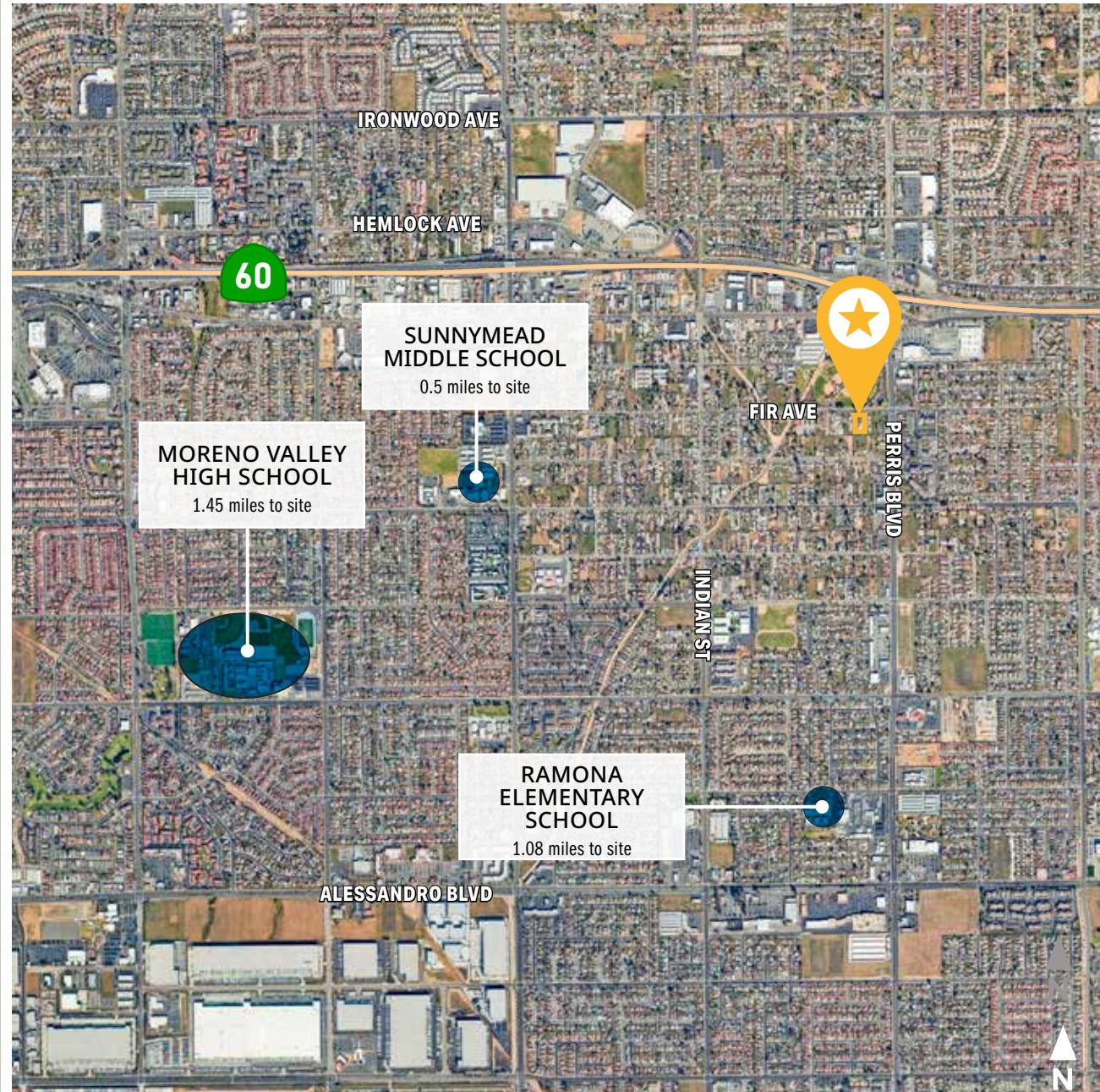
Moreno Valley Unified School District  
Great Schools Score: **3/10**

### 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

<b>State</b>	California
<b>County</b>	Riverside County
<b>Mayor</b>	Ulises Cabrera

<b>Incorporated</b>	Dec. 3, 1984
<b>Website</b>	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



JULY  
AVERAGE



PRECIPITATION  
AVERAGE

68° Hi

95° Hi

9.94"  
per Year

43° Lo

57° Lo

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



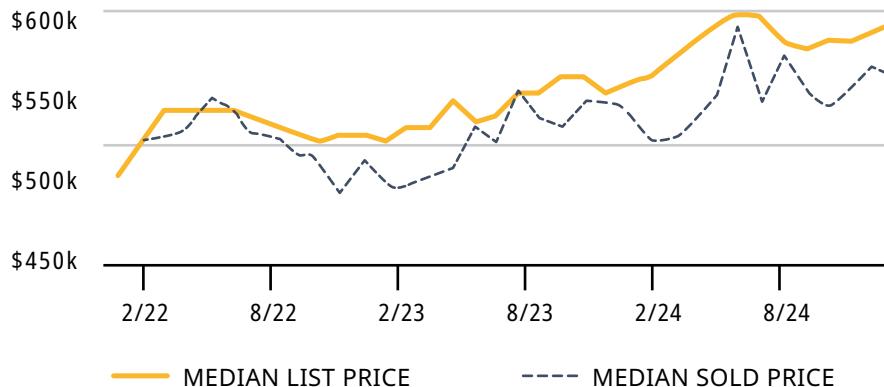
**1,781**  
HOMES



**340**  
HOMES

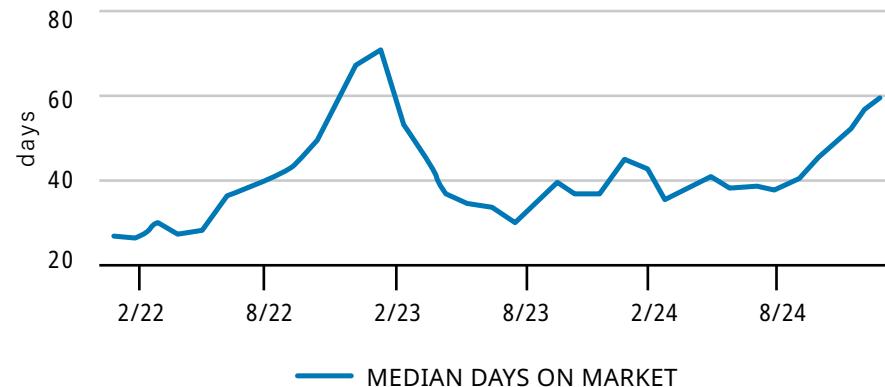
## MEDIAN LISTING PRICE VS. SOLD PRICE

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

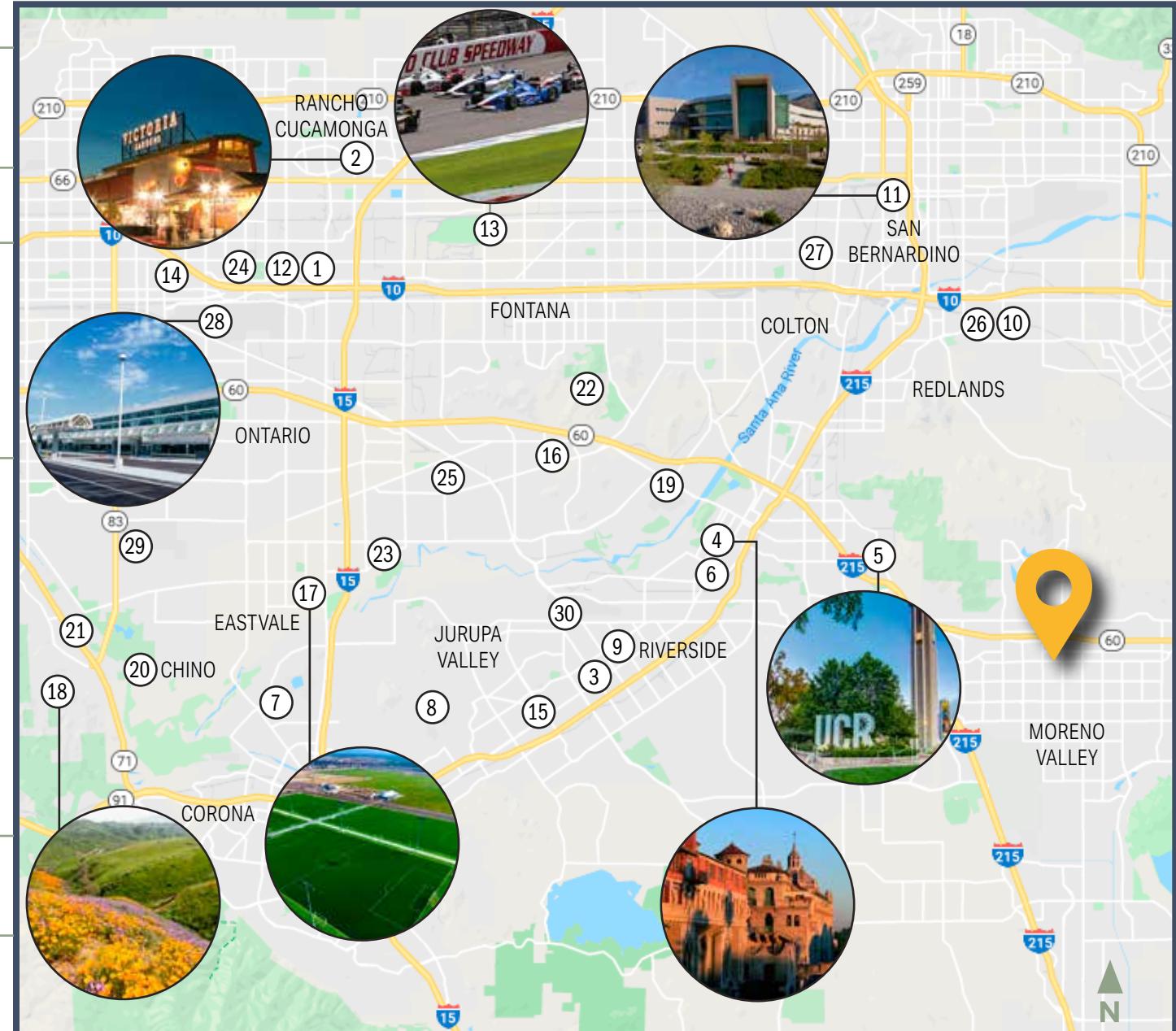
- 12. Toyota Arena
- 13. Auto Club Speedway
- 14. Ontario Convention Center
- 15. Castle Park
- 16. The Cove Waterpark
- 17. Silverlakes Equestrian & Sports Park
- 18. Chino Hills State Park
- 19. Mt. Rubidoux
- 20. Prado Regional Park
- 21. Prado Olympic Shooting Park
- 22. Oak Quarry Golf Club
- 23.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

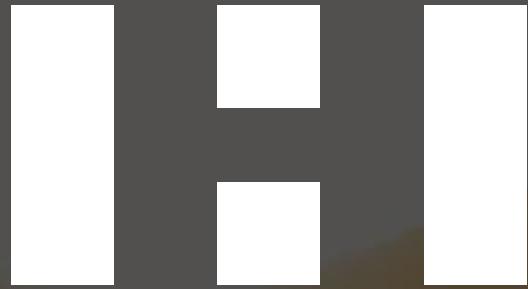
## MEDICAL & WELLNESS

- 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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