

2.69 Acres - Commercial Major I-215 Freeway Offramp



Valley Springs Pkwy
Eucalyptus Ave

2.69
Acres

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DRE# 01851484



OFFERING SUMMARY

Location

21737 Eucalyptus Ave
Moreno Valley, CA 92553

Offering Summary

Price	\$3,600,000
Lot size	117,176 SF 2.69 acres
Building	1,283 SF
Zoning	OC
APN#	263-112-008

- Site has an existing house 2 bedrooms 1 bath and additional structures

PROPERTY OVERVIEW

This property is strategically located along a major corridor in Moreno Valley, offering excellent exposure and accessibility.

The site is well-suited for a variety of commercial, multifamily, retail and office-related developments, including professional offices, medical uses, and supporting neighborhood services. Its proximity to major thoroughfares and surrounding residential, commercial, retail and industrial growth further enhances its long-term development potential.

Site is ideally positioned, directly across from the Newly Built Gated Community, Villa Camille Apartments, a modern multifamily complex built in around 2017 comprised of approximately 112 units. This proximity provides strong residential density, enhancing the property's long-term value and potential.

The site is well-suited for along with many other developments and uses

- Apartment Units, Condos, Senior Complex, single family-multi family
- Day care, Retail stores, storage, Fitness Center, Wellness Studios
- Restaurants / cafés (usually limited, no heavy drive-thru)
- Professional office buildings (medical, dental, legal, financial)
- Corporate or administrative offices, Business parks / office campuses
- Clinics and outpatient medical services. Government or institutional offices
- *The property is currently zoned (OC) Office Commercial. Some developments may require Conditional Use Permit (CUP). Prospective buyers are advised to independently verify all permitted uses and development standards with the City and consult with their professional advisors regarding their specific intended use.*

The surrounding area consists of a mix of apartments, residential neighborhoods, retail centers, and commercial developments, providing a steady customer base and strong traffic flow.



AERIAL VIEWS



**2.69 Acres
Commercial**

LOCATION AND MARKET OVERVIEW

- Rapid population growth in Moreno Valley and surrounding Inland Empire markets
- Proximity to major freeways including CA-60 and I-215. High commuter population. Increasing vehicle ownership
- Strong demographics with increasing household income and density. Less than 5 miles from UC Riverside Campus
- Nearby national retailers and service businesses driving consistent traffic
- Minutes away from Moreno Valley Mall, Costco, Best Buys, Walmart Super Center, WinCo, Macys, JC Penney, Many other Retail Centers, Restaurants, City and County offices
- This creates a favorable environment for both owner-operators and investors seeking stable cash flow opportunities



PROPERTY OVERVIEWS



INVESTMENT HIGHLIGHTS

INVESTMENT AND AREA HIGHLIGHTS

- Prime location I-215 offramp Eucalyptus Ave with strong traffic counts
- High visibility corner lot 2.69 acres.
- Value-add opportunities through redevelopment
- Located in a growing market within Moreno Valley
- Less than 5 miles from UC Riverside Campus
- Around 4 miles from March Air Reserve Base
- Opportunity for owner-user or investor.
- Long-term appreciation in a growing corridor
- Proximity to major freeways including CA-60 and I-215
- Strong demographics with increasing household income and density
- Nearby national retailers and service businesses driving consistent traffic
- Minutes away from Moreno Valley Mall, Costco, Best Buys, Walmart Super Center, WinCo, Macys, JC Penney, Many other Retail Centers, Restaurants
- The property currently features an existing 2-bedroom 1 bath single family residence along with additional on-site structures, offering flexibility for interim use, rental income during the planning, and approval process



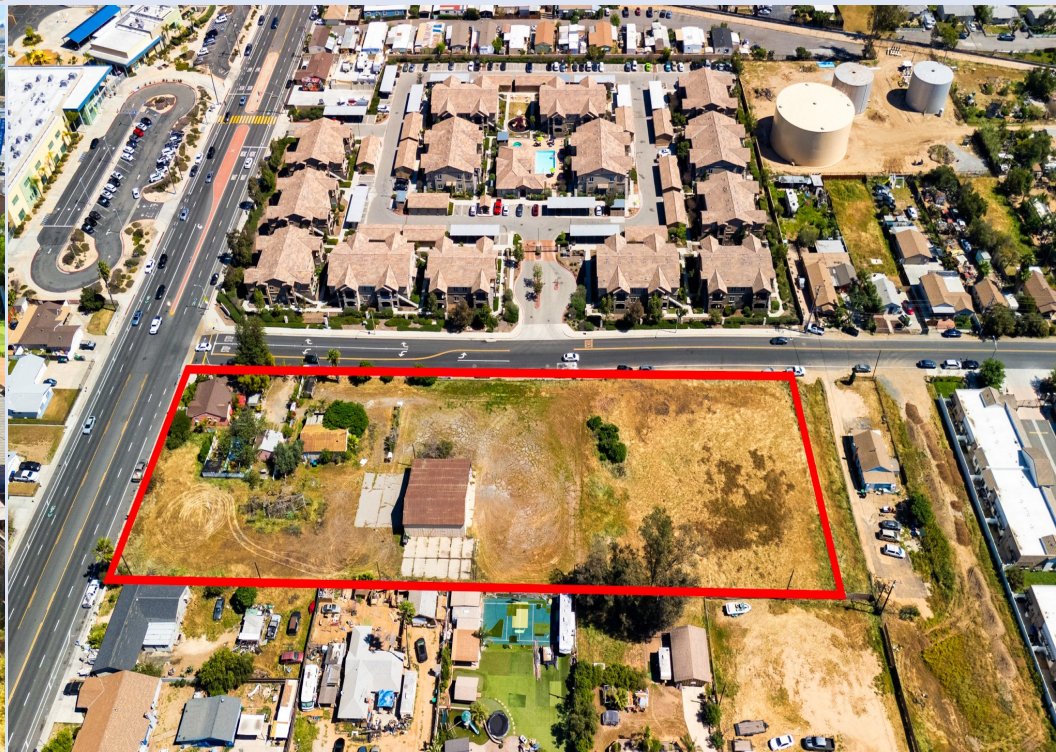
AERIAL OVERVIEW



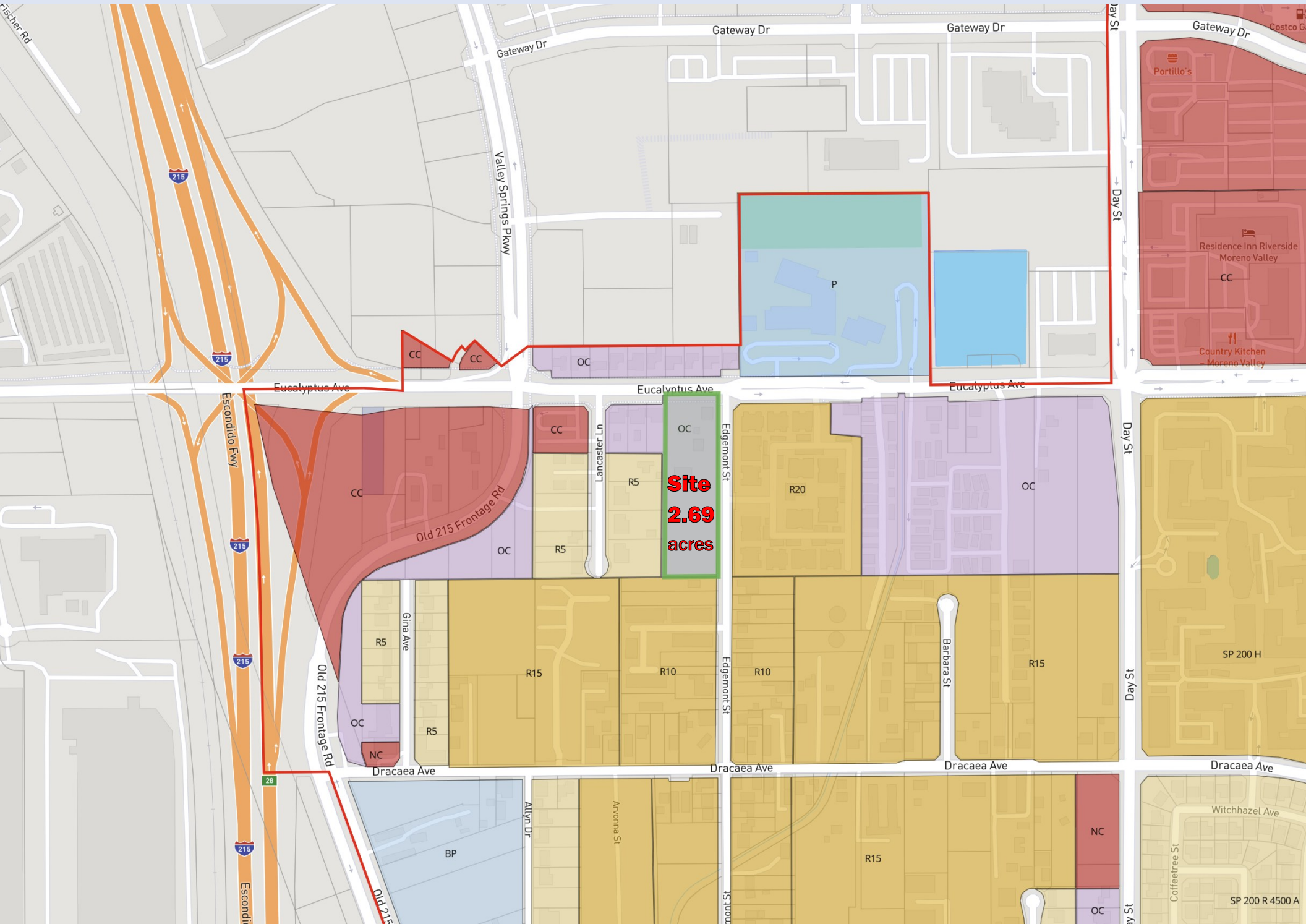
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AERIAL VIEWS

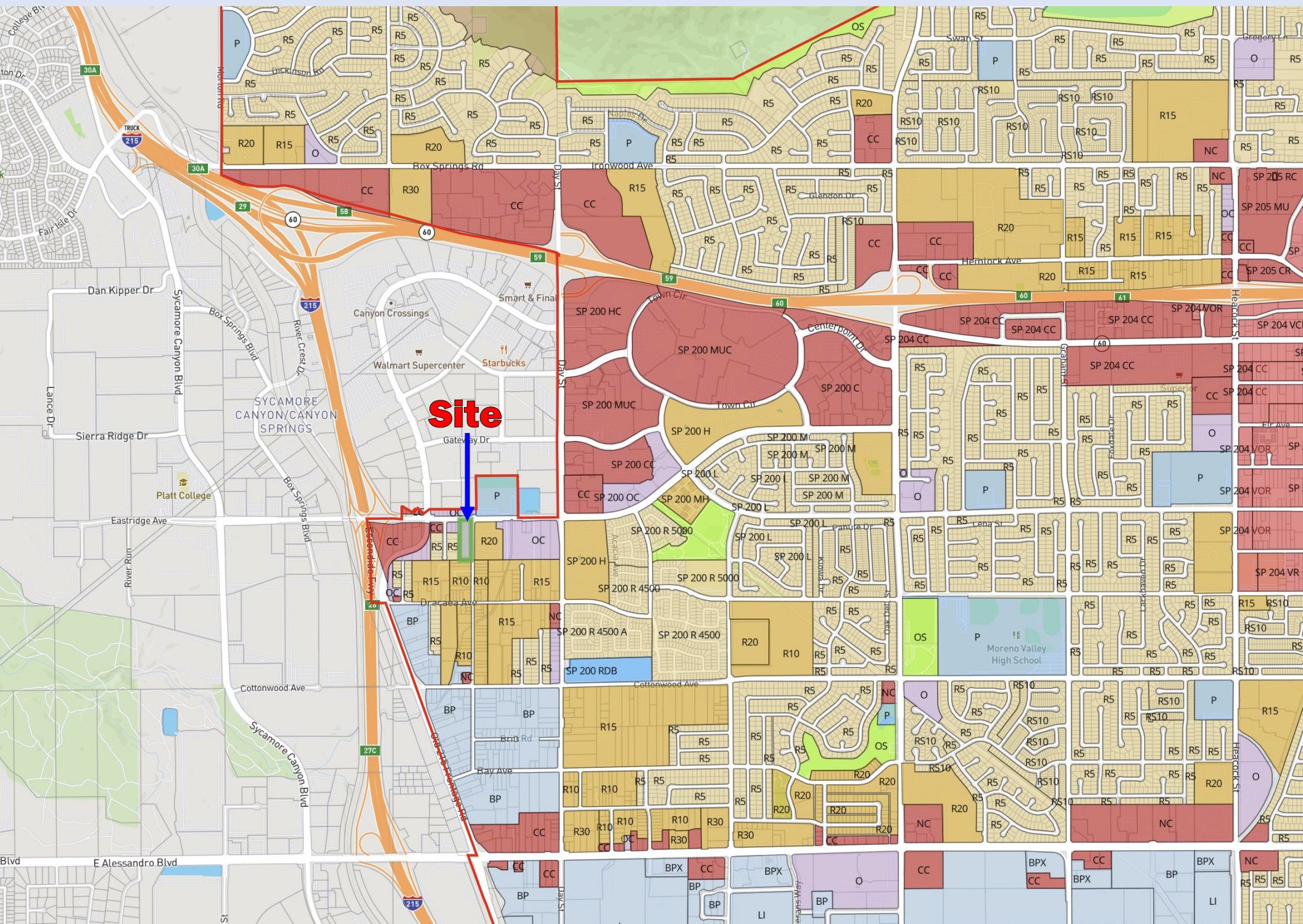


ZONING SITE OVERVIEW



**Site
2.69
acres**

ZONING AREA OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	94,155	252,207	679,935
	Median Age	33.6	33.5	34.6
	Bachelors' Degree Higher Education	20%	22%	22%
INCOME				
	Average House Income	\$103,847	\$113,410	\$112,977
HOUSING				
	Median Home Value	\$576,459	\$606,800	\$604,514
	Median Home Year Built	1987	1986	1983
HOUSEHOLDS				
	2025 Households	28,310	71,973	197,655
	Average Household Size	3.3	3.3	3.3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	58%		
	Renter Occupied Households	42%		
DAYTIME EMPLOYMENT				
	Employees	35,276	62,298	252,083
	Businesses	3,806	7,472	30,958
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	I-215	Eucalyptus	152,000	2025
	Day Street	Eucalyptus S	20,862	2025
	Eucalyptus Ave	I-215 SW	12,810	2025
	Eucalyptus Ave	Lancaster Ln	14,215	2025

SNAPSHOT



252,207

POPULATION 5 mile



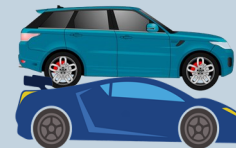
\$113,410

INCOME 5 mile



\$606,800

HOME VALUE 5 mile



20,862

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

MORENO VALLEY

Moreno Valley is a city in Riverside County, California, United States, and is part of the Riverside–San Bernardino–Ontario metropolitan area. It is the second-largest city in Riverside County by population and one of the Inland Empire's population centers. Moreno Valley is also part of the greater Los Angeles area in Riverside County (Inland Empire), positioned between Los Angeles, San Diego, and major desert/Arizona routes—making it a strong logistics and residential hub

Moreno Valley is approximately 65 mile from Los Angeles, 85 miles from San Diego, 40 miles from Anaheim and 10-15 miles from Riverside

According to the United States Census Bureau, the city has a total area of 51.5 square miles, of which, 51.3 square miles of it is land and 0.2 square miles of it is water.

Moreno Valley is located at a geographic crossroad. To the east lies the San Gorgonio Pass and Coachella Valley; to the south are Lake Perris, Perris, and the San Jacinto Mountains; to the north are the San Bernardino Valley and San Bernardino Mountains. To the west lies neighboring Riverside. It is relatively close to Ontario International Airport.

The city derived its name from the small community of Moreno, which became part of the city of Moreno Valley when the city was incorporated in 1984. Frank E. Brown, one of the founders of the community of Moreno in 1882, declined to have the town named after him, but to honor him, the town was named Moreno, Spanish for *brown*.

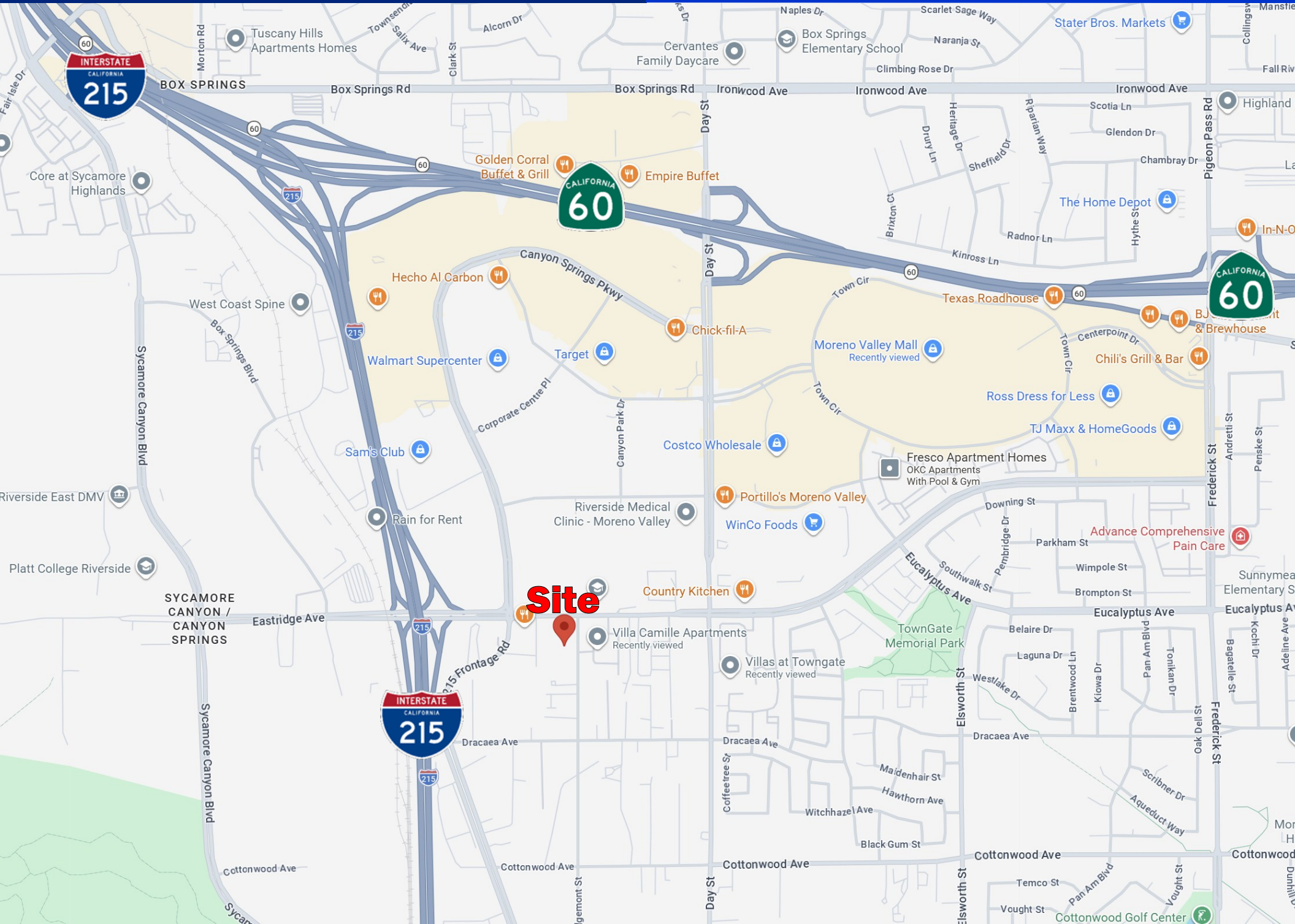
March Air Reserve Base: In November 2008, DHL announced it was leaving the U.S. market and would shut its operation associated with March Air Field in January 2009.

THINGS TO SEE & DO IN THE CITY AND VICINITY



UC Riverside

REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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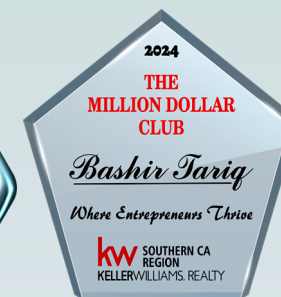
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