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CACTUS AVENUE

NASON STREET

# FOR SALE

9.39 ACRE RESIDENTIAL SITE  
MORENO VALLEY | CA 92555

## PROPERTY INFO

CLOSE TO SEC OF NASON STREET/CACTUS AVE  
MORENO VALLEY | CA 92555  
APN # 486-570-010

## PRICE

# Submit Offers

Type of Ownership	Fee Simple
Land SF	409,028
Land AC	9.39
Zoning	-Currently RA2 (2 units per acre) -Possible Rezone R10 (10 units per Acre)
Street Frontage	659' On Cactus Ave

- 9.39 Acre Residential Site
- Possible Re-Zone to Multi-Family R10 (10 Homes per Acre) & Retail
- City of Moreno Valley Job Creation exceeding 30,000 over the Past 10 Years
- An Additional 20,000 New Jobs coming from the Recently Approved World Logistics Center (WLC)
- WLC is a 40.6 Million Square Foot Project that will Provide a \$2 Billion Annual Economic Benefit to the City
- In Close Proximity to the Riverside University Health System Medical Center, a Hospital that Employs 6,000 Workers and has an Economic Impact of \$1.6 Billion
- Nearby the New Kaiser Medical Center Project, an Expansion Plan that will Add 1,125,000 Square Feet of Medical Services and Create 4,000 New Jobs in the City



# AERIAL HIGHLIGHTS & DEMOGRAPHICS



POPULATION	2 Mile	5 Mile	10 Mile
2010 Population	37,162	163,106	420,153
2022 Population	41,809	183,075	470,542
2027 Population Projection	44,535	194,951	499,718
Annual Growth 2010-2022	1.0%	1.0%	1.0%
Annual Growth 2022-2027	1.3%	1.3%	1.2%

HOUSEHOLD INCOME	2 Mile	5 Mile	10 Mile
< \$25,000	939	6,354	16,626
\$25,000 - 50,000	1,443	9,171	23,372
\$50,000 - 75,000	2,460	10,505	25,033
\$75,000 - 100,000	2,296	8,277	21,031
\$100,000 - 125,000	1,443	5,372	16,218
\$125,000 - 150,000	1,210	3,945	11,434
\$150,000 - 200,000	1,088	3,180	11,622
\$200,000+	761	2,083	10,309
Avg Household Income	\$101,394	\$85,170	\$96,853
Median Household Income	\$85,703	\$70,964	\$78,318

EDUCATION	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	5,064	28,248	62,519
High School Graduate	7,076	33,426	77,971
Some College, No Degree	8,671	35,124	92,620
Associate Degree	1,495	6,771	17,251
Bachelor's Degree	3,392	11,779	38,943
Advanced Degree	2,284	5,783	29,361