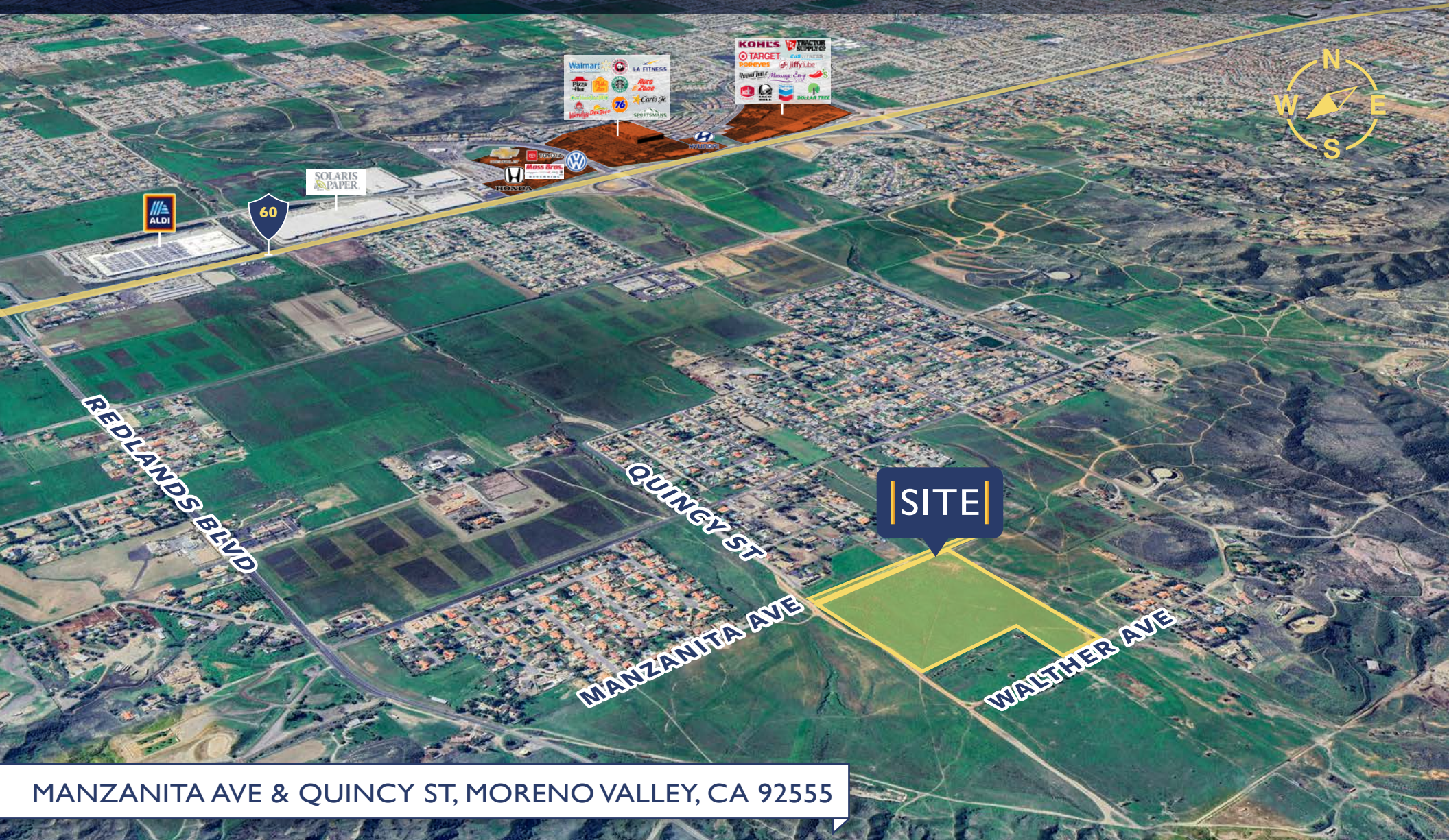


DEVELOPMENT OPPORTUNITY

TWO LOTS TOTALING ± 26 AC | MORENO VALLEY, CA



MANZANITA AVE & QUINCY ST, MORENO VALLEY, CA 92555



JOE STANCE, CCIM
HEIDI STANCE, Ed.D.



MAIN LINE: 909.772.1212
Joe@StanceRealEstate.com
DRE:# 01788741



FIND OUT MORE AT:
StanceRealEstate.com

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DEVELOPMENT OPPORTUNITY

TWO LOTS TOTALING ± 26 AC | MORENO VALLEY, CA

Property Overview

- (2) Lots totaling ±26 Acres
- APN: 473-250-030 & 473-120-0023
- Minutes from 60 Freeway
- Zoning: W2 & RAI (verify)



Neighboring Tenants



JOE STANCE, CCIM
HEIDI STANCE, Ed.D.



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City of Moreno Valley

Recently ranked as one of the fastest growing cities in the nation (cities with a population of 100,000 or more) and is the second largest city in Riverside County.

Ideally situated at the junction of SR-60 and I-215, Moreno Valley is the Inland Empire's best opportunity for a new business or a development project. With over 4,500 businesses strong, Moreno Valley is home to many Fortune 500 and international companies.

2023 DEMOGRAPHIC SUMMARY

Population	213,574
Households	57,308
Median Age	34
Median Household Income	\$79,243
Average Household Income	\$96,932

2028 DEMOGRAPHIC ESTIMATION

Population	220,672
Households	59,358

Top 10 Employers



JOE STANCE, CCIM
HEIDI STANCE, Ed.D.



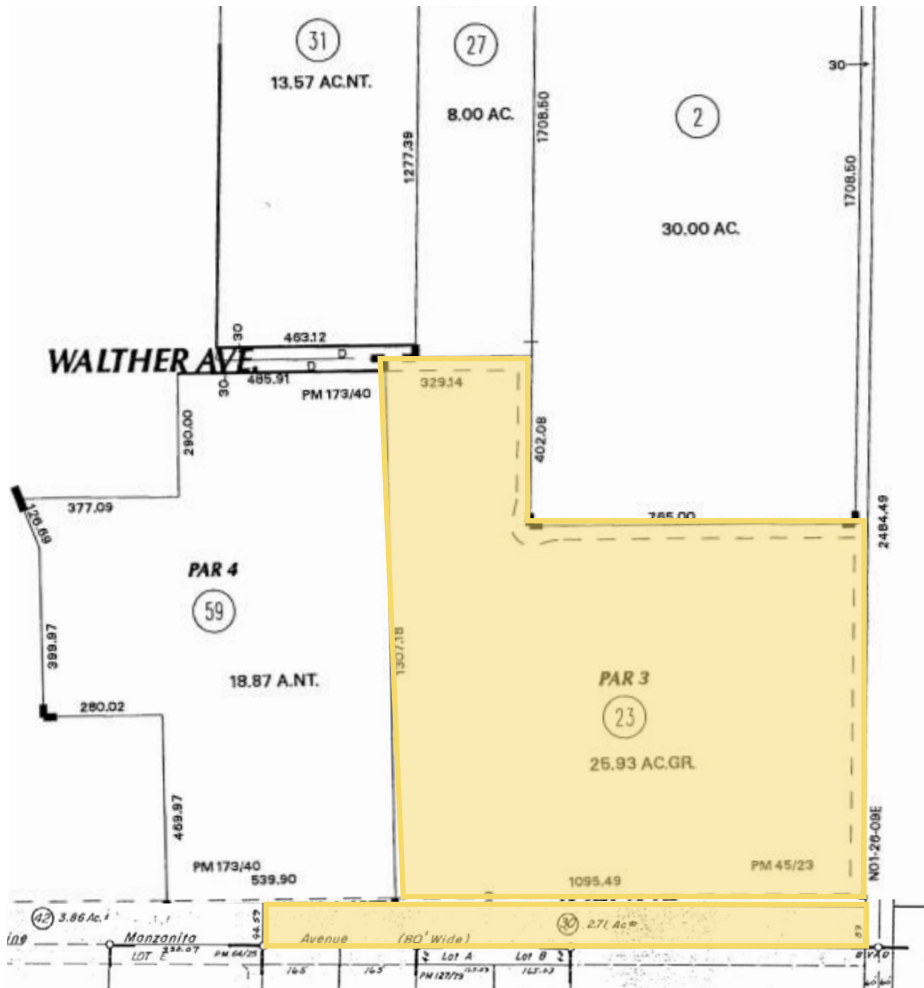
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Tax Map



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. DRE #01788741

DEVELOPMENT OPPORTUNITY

TWO LOTS TOTALING ± 26 AC
MORENO VALLEY, CA

“We have faith that serving others the way we want to be served will bring success, and it has proven to be true.”
- Joe & Heidi Stance

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& **JOE STANCE, CCIM**
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