

OFFERING MEMORANDUM

Recently Sold (July 2025)
Future 52 Unit
Townhome Project

Perris Blvd

Delphinium Ave

Perris Blvd & Delphinium Ave ±2.19 AC | COMMERCIAL SITE

SIGNALIZED HARD CORNER - 14740 PERRIS BLVD, MORENO VALLEY CA 92553



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



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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.

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1 PROPERTY OVERVIEW

THE PROPERTY

Address	14740 Perris Boulevard
Jurisdiction	City Of Moreno Valley
Zip Code	92553
APN	484-231-018
Land Sf	±95,396
Acreage	±2.19
Zoning	O (Office)
General Plan	R/O (Residential/Office)
Potential Uses	Gas Station, Bank, Medical, Dental, Office, Senior Housing, Trade School, Day Care, Private School & More (Full List Available)
Existing Bldg	SFR: 1,725 sf

Existing SFR On Site For Potential Office Or SFR Rental

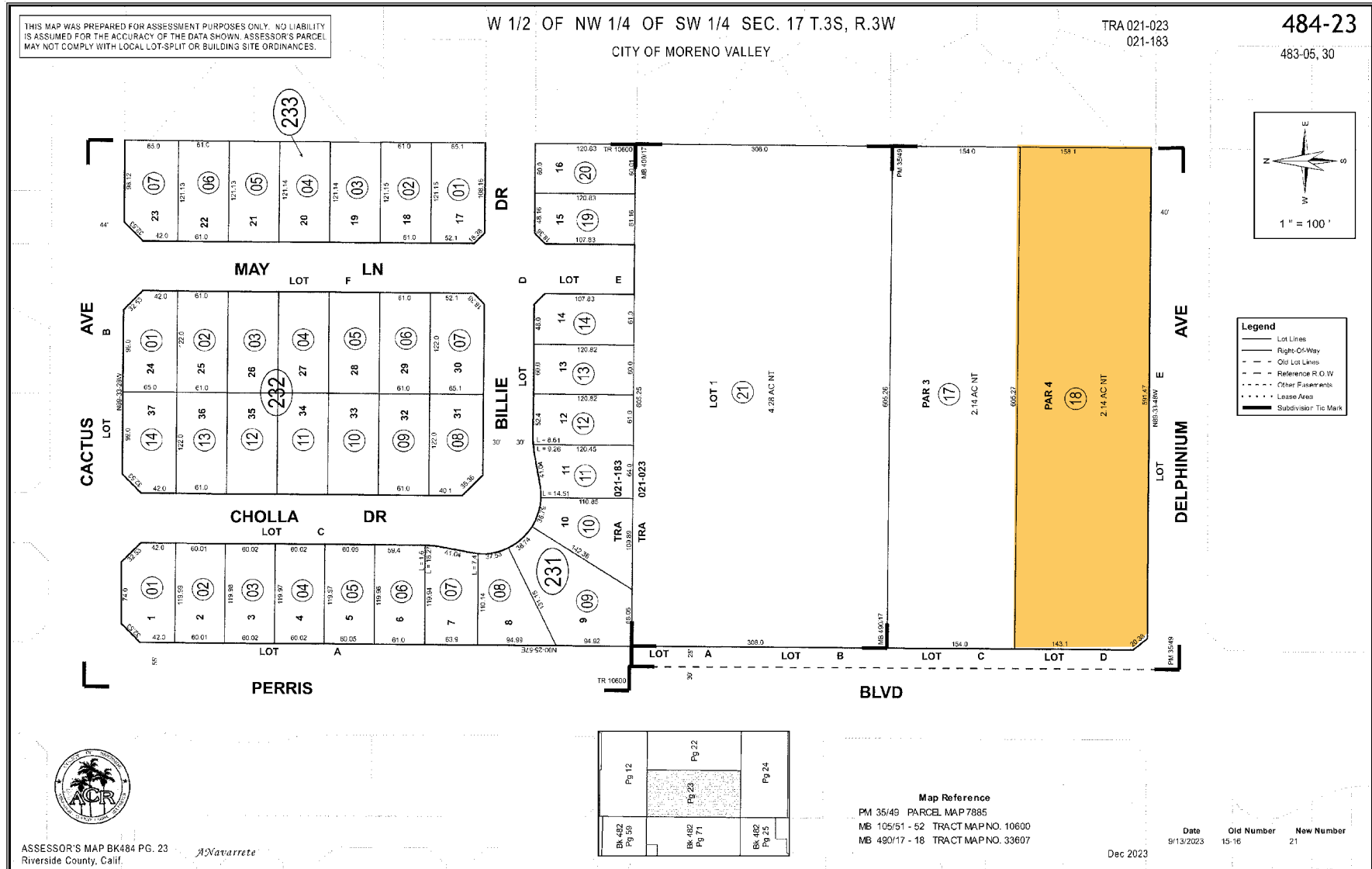


The overall site consists of **±2.19 acres** of land and a single family residence plus studio that can likely be used as an office if desired. The property is located on a **hard corner** at a **signalized intersection**, thus any business located there would have **great exposure** for marketing purposes and almost six hundred **(600) feet of frontage** along the southerly parcel line which is along Delphinium Avenue. Furthermore, the site is located just two blocks west of the recently approved (Nov 2024) Aquabella Community which will have up to 15,000 housing units and various other components. Furthermore, the site is only a five minute drive to new housing projects coming close to Alessandro Blvd & Nason St, including 225 Lots by Taylor Morrison, 135 lots by DR Horton on Alessandro and 700 residential units by Lewis Communities. Given the breakneck speed of growth in the area, this site has great redevelopment potential for commercial development.

List Price: \$2,295,000



Assessor's Parcel Map

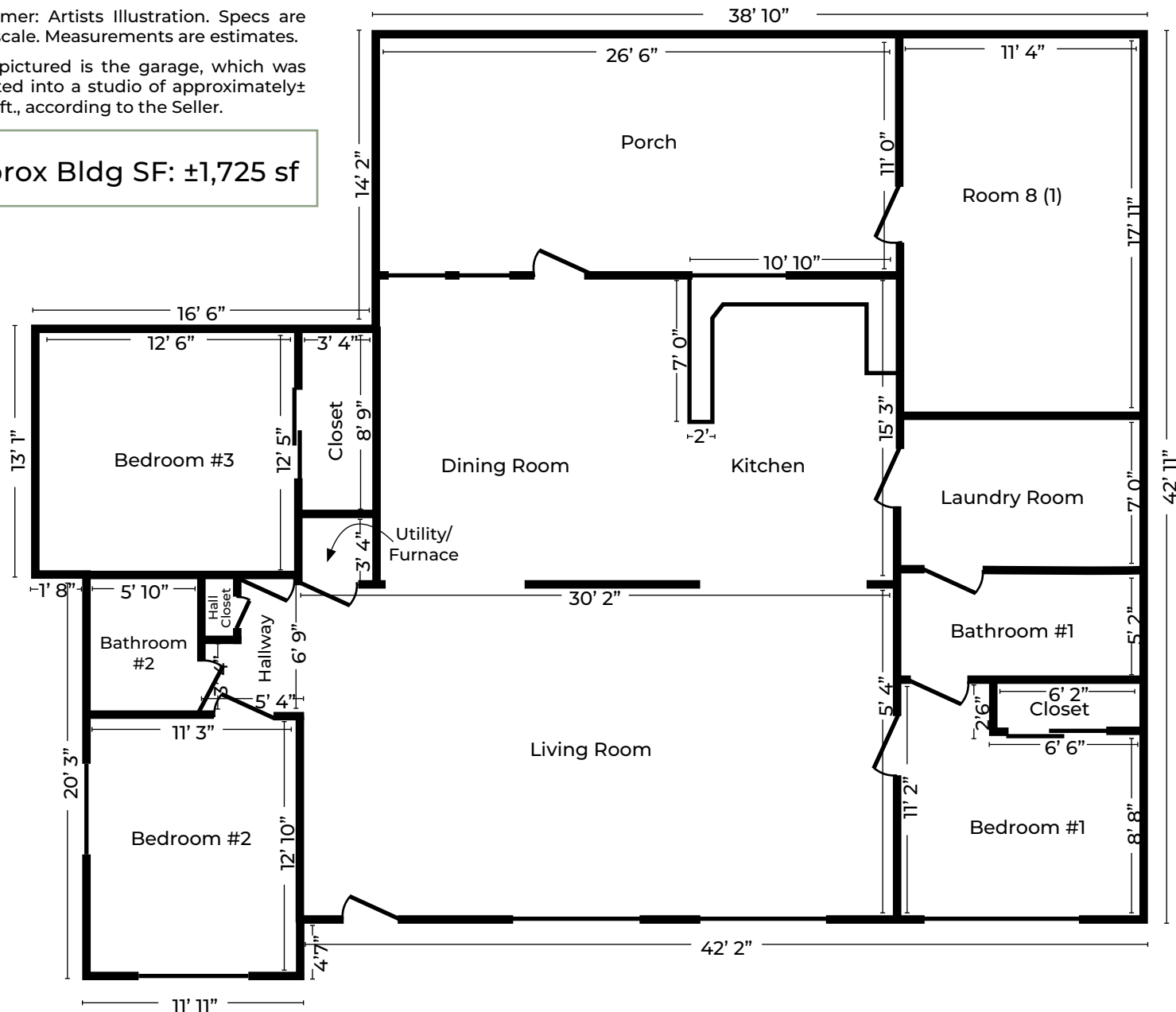


House Floor Plan

*Disclaimer: Artists Illustration. Specs are not to scale. Measurements are estimates.

** Not pictured is the garage, which was converted into a studio of approximately± 400 sq ft., according to the Seller.

Approx Bldg SF: ±1,725 sf



Property Photos 1 of 3



Facing Southwest



Facing West



Facing Northwest



Facing North

Property Photos 2 of 3



Facing East



Straight-Down Shot



Birdseye View – Facing Southwest



Back Part Of Property With Vacant Land – Facing Northeast

Property Photos 3 of 3



Existing Home – Facing Southeast



Existing Home – Close-Up



Studio Attached To Back Of Home



Studio Attached To Back Of Home



2 SUBMARKET EXHIBITS



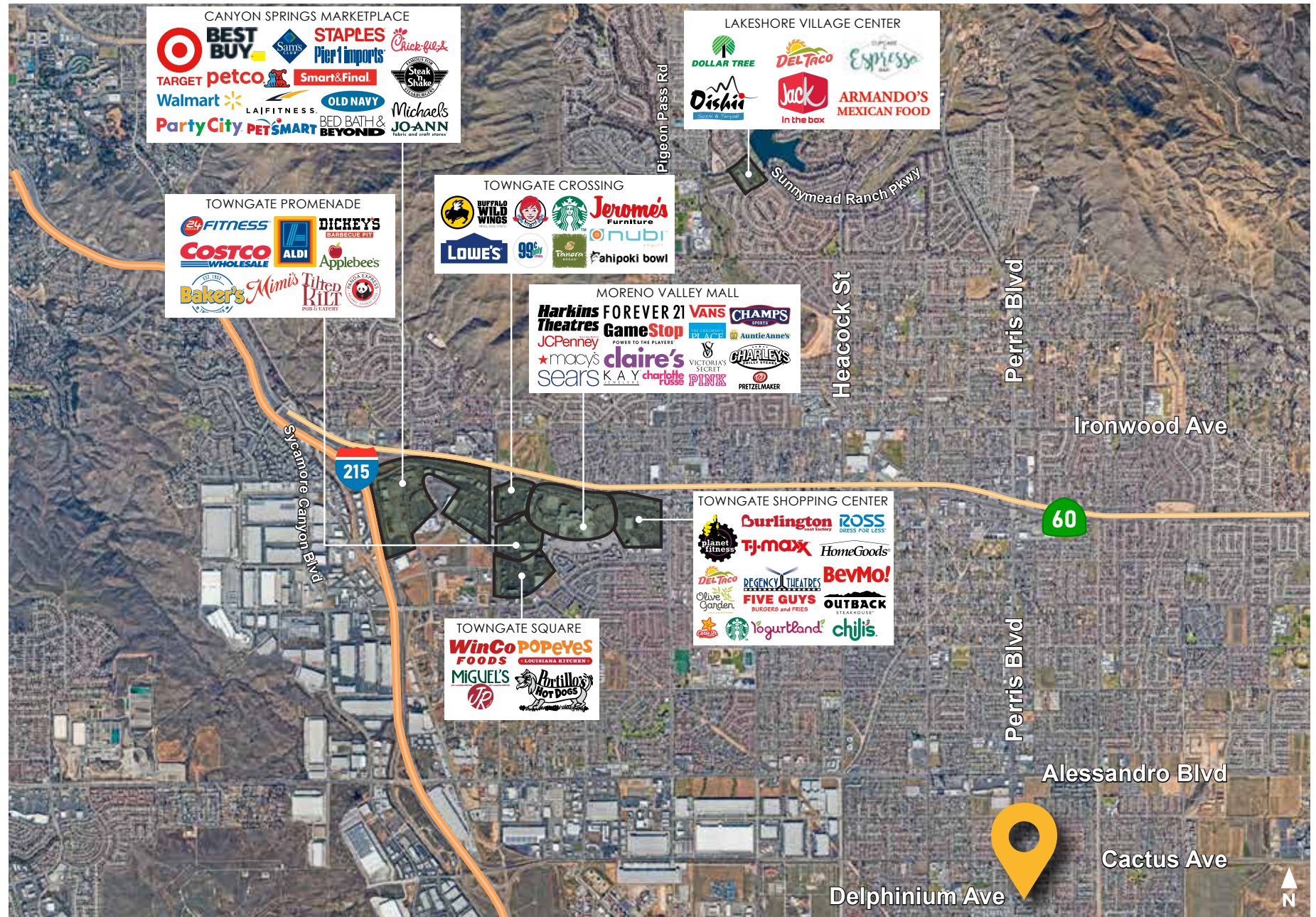
Vicinity Map



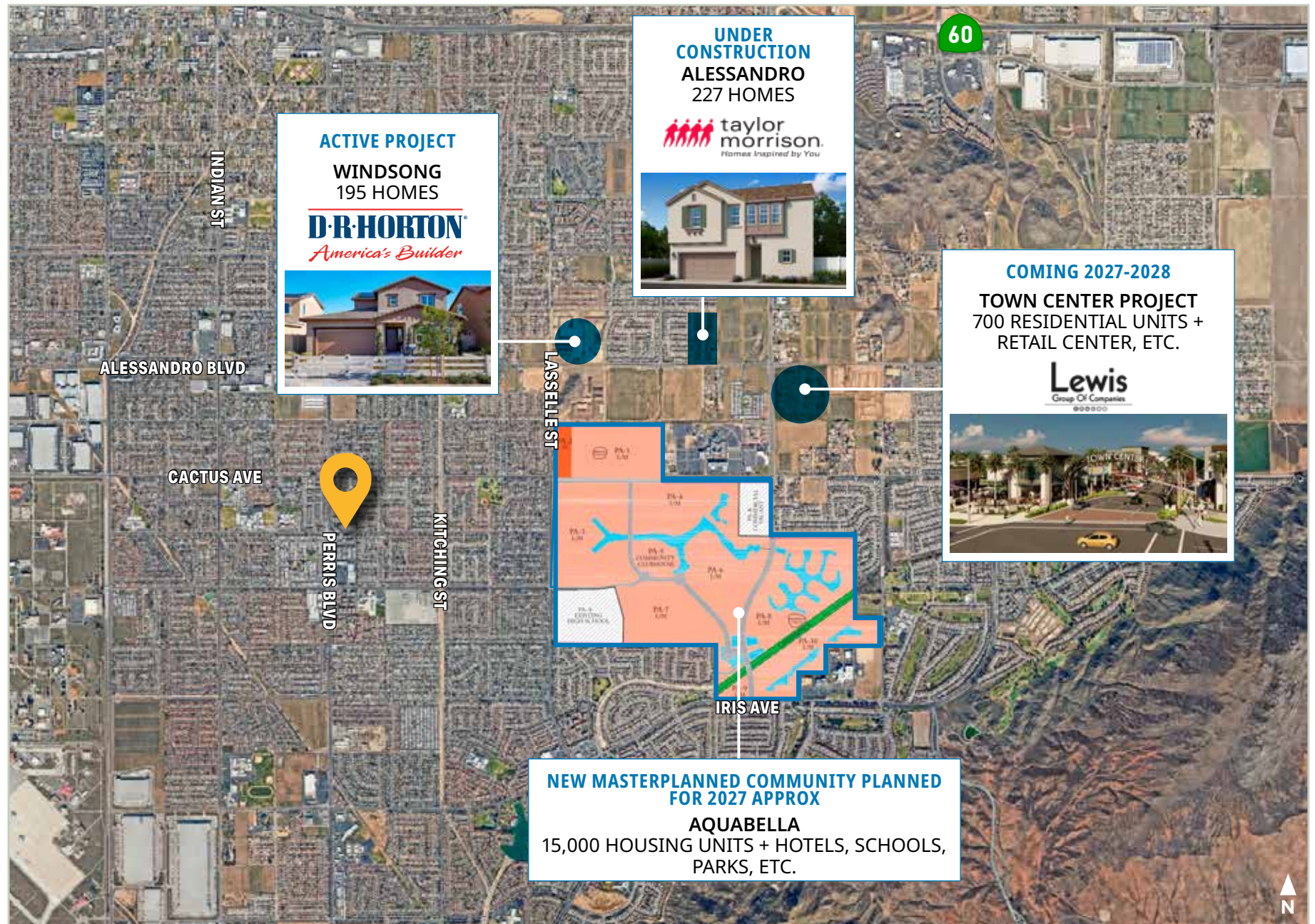
Immediate Area | Retail, Schools, etc.



Retail Exhibit – Macro



New Housing Projects In Immediate Area



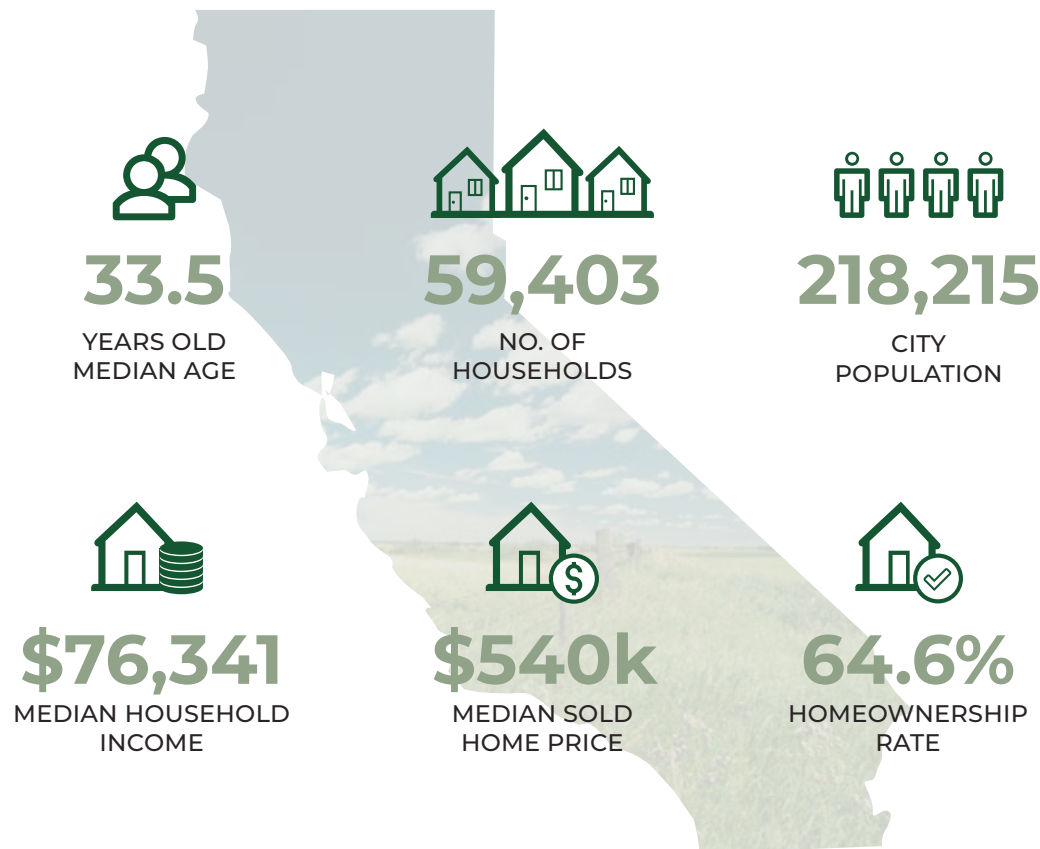


3 AREA OVERVIEW



MORENO VALLEY DEMOGRAPHICS

California	Riverside	Ulises Cabrera	Dec. 3, 1984	moval.gov
STATE	COUNTY	MAYOR	INCORPORATION	WEBSITE



MAJOR EMPLOYERS

According to the City's 2024 Annual Financial Report, the top employers in the city are:

1	March Air Reserve Base	7,000
2	Riverside County Regional Medical Center	4,790
3	Amazon	4,683
4	Moreno Valley Unified School District	3,678
5	Ross Dress for Less / DD's Discounts	1,861
6	Kaiser Permanente Community Hospital	1,616
7	Harbor Freight Tools	1,150
8	Procter & Gamble	632
9	Val Verde Unified School District	655
10	City of Moreno Valley	517

WEATHER



January
Average

68° Hi
43° Lo



July
Average

96° Hi
62° Lo



Precipitation
Average

9.94"
per Year

Source: Zonda/ Realtor.com/ "City Website"

Area Attractions West Inland Empire

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

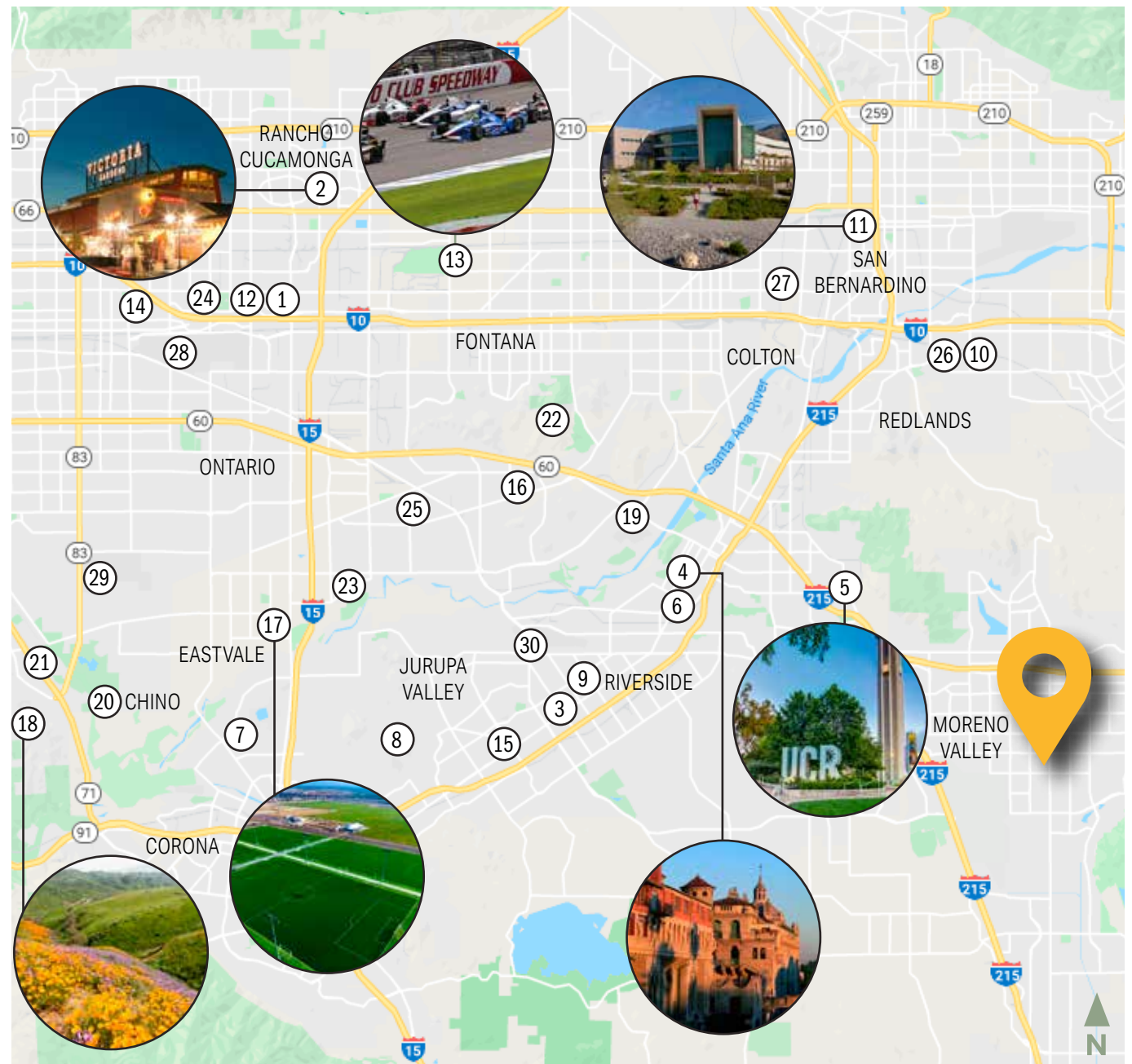
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. Chino Hills State Park
19. Mt. Rubidoux
20. Prado Regional Park
21. Prado Olympic Shooting Park
22. Oak Quarry Golf Club
23. Goose Creek Golf Club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



Area Designated Schools

Source: GreatSchools.org

Armada Elementary School (K-5)

25201 John F. Kennedy Dr.,
Moreno Valley, CA 92553
Tel (951) 571-4500

Moreno Valley Unified School District

Badger Springs Middle School (6-8)

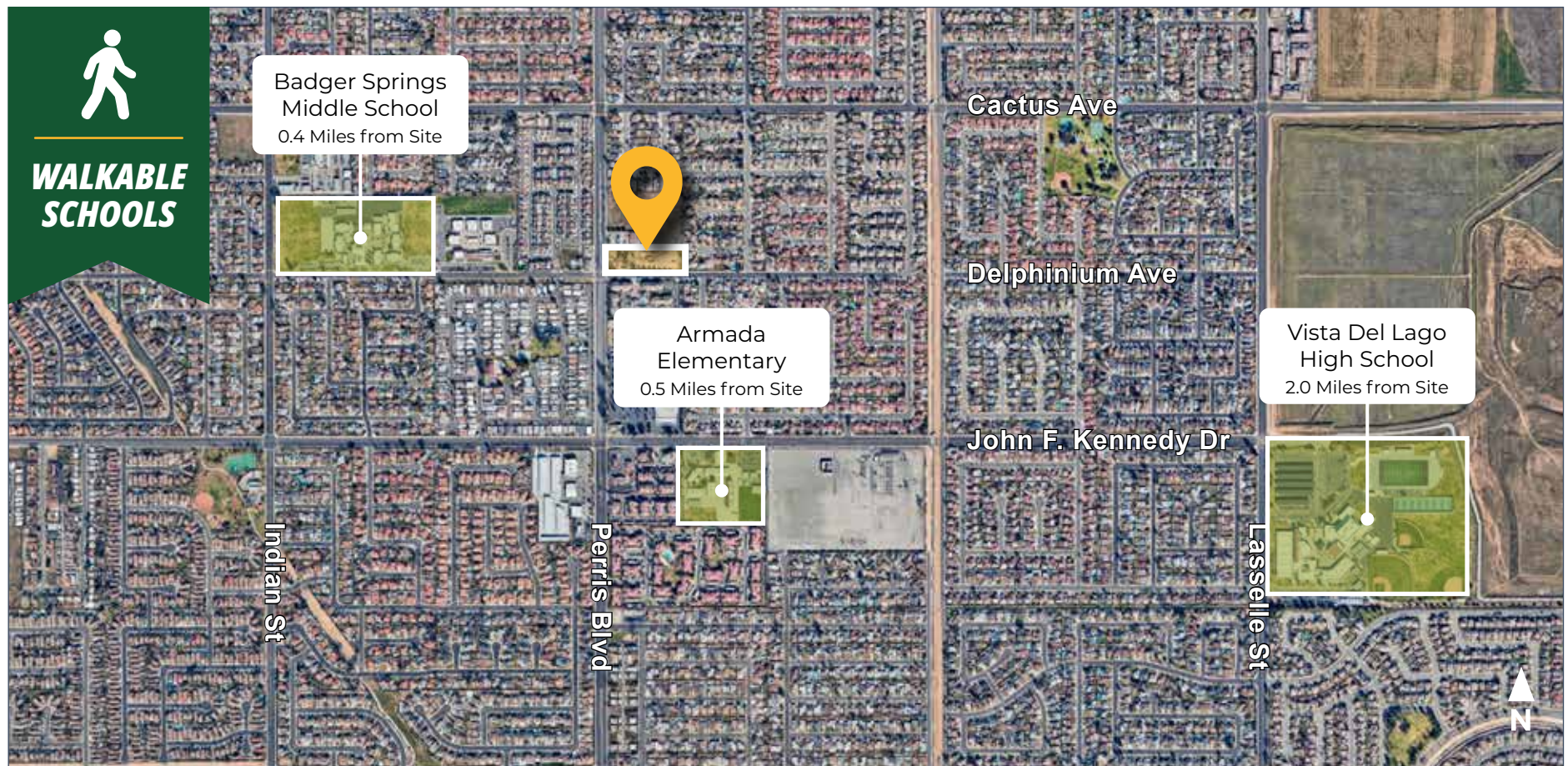
24750 Delphinium Ave.,
Moreno Valley, CA 92553
Tel (951) 571-4200

Moreno Valley Unified School District

Vista Del Lago High School (9-12)

15150 Lasselle St.,
Moreno Valley, CA 92551
Tel (951) 571-4880

Moreno Valley Unified School District



*School boundaries subject to change.



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