

**For  
Sale**

# Moreno Beach Dr & Brodiaea Ave APN: 478-090-011 Moreno Valley, CA 92555 | Vacant Land



**8.04 Acres**

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OF RETAIL**

**Maggie Gonzalez / Director of Retail Sales & Leasing / [maggie@dgcapitalcommercial.com](mailto:maggie@dgcapitalcommercial.com) / Cell 909-967-7216 / CA DRE LIC#01738786**

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# Property Highlights

- The property encompasses 8.04 acres of vacant land situated at the corner of Beach Drive and Brodiaea Avenue. Its location offers a strong combination of convenience and accessibility, with two schools, a central shopping center, and two major medical centers all within a 5 minute drive. This blend of nearby educational, retail, and healthcare amenities makes the site highly appealing to both professionals and families, and positions it well for a wide range of future development opportunities.
- With the surrounding area experiencing rapid growth and a surge in new housing, this 8.04-acre parcel stands out as a strong opportunity for redevelopment. The property's position in one of the city's fastest growing corridors make it well suited for a variety of residential or commercial projects. Altogether, it offers an appealing option for investors looking for a site with long-term potential and strong community demand.



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Property Photos 1 of 3



Facing North



Facing East



Facing South



Facing West

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Property Photos 1 of 3



Northern Side facing southwest



North west corner facing east



Shopping center located next to the property



Aerial Shot of said shopping center

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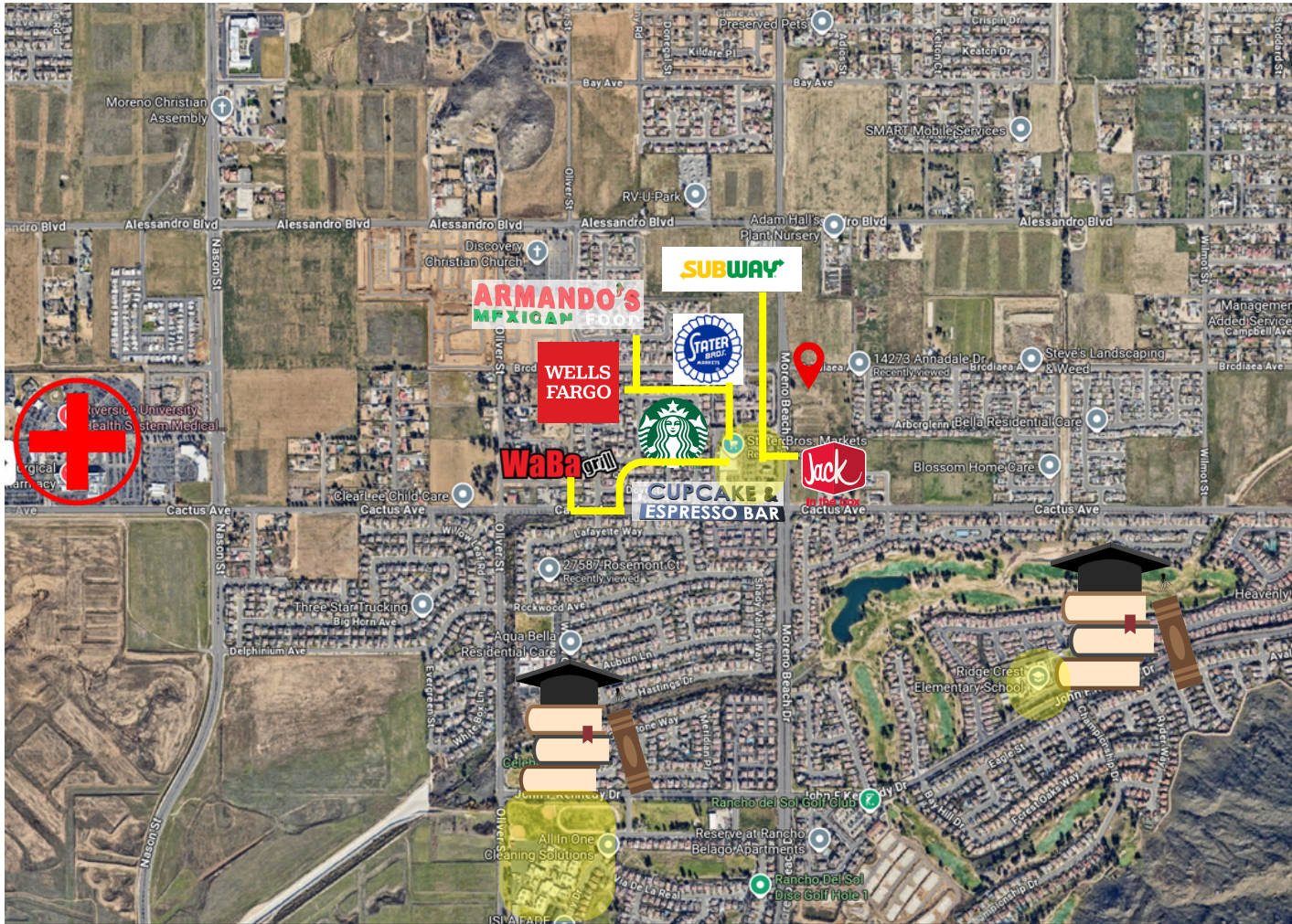




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Immediate Area | Retail, Schools, etc.



### IMMEDIATE AREA

- Stater Bros.
- Starbucks
- Subway
- Cupcake & Espresso Bar
- Armando's Mexican Food
- WaBa Grill
- Jack in the Box
- Wells Fargo
- Ridgecrest Elementary (1.4 Miles From Site)
- Landmark Middle School (1.4 Miles From Site)
- Kaiser Permanente Moreno Valley Medical Center
- Riverside University Health System Medical Center

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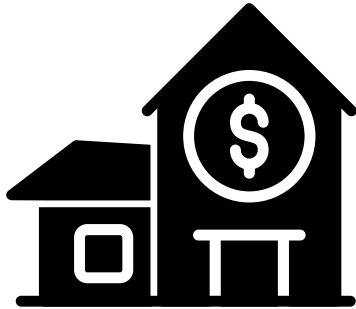


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**MORENO VALLEY DEMOGRAPHICS**

**62.8%**  
HOMEOWNERSHIP  
RATE



**57,544**  
NO. OF  
HOUSEHOLDS



**214,196**  
CITY  
POPULATION



**\$560,000**  
MEDIAN SOLD  
HOME PRICE

**\$92,649**  
MEDIAN HOUSEHOLD  
INCOME

**32.1**  
YEARS OLD  
MEDIAN AGE

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