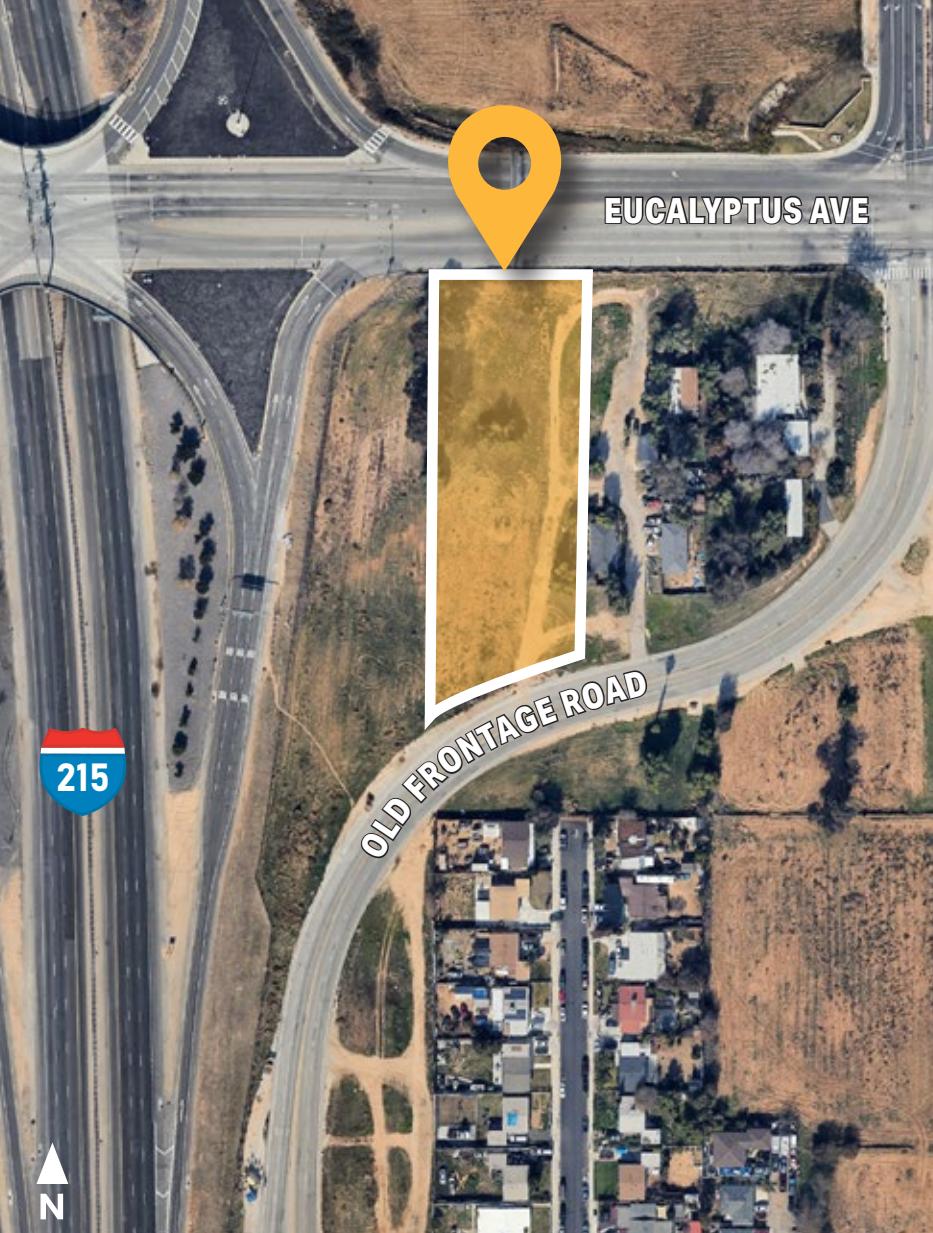


# OFFERING MEMORANDUM



**\*OPPORTUNITY ZONE\***

**±1.54 ACRES | COMMERCIAL ZONING**

APNs: 263-113-004, 005 & 007

Old Frontage Road, Moreno Valley CA 92508

For GPS Purposes/Neighbor: 21559 Eucalyptus Ave, Moreno Valley



HOFFMAN  
COMPANY

18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020 | CA Lic #01473762  
[www.hoffmanland.com](http://www.hoffmanland.com)

## Disclaimer

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This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

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.

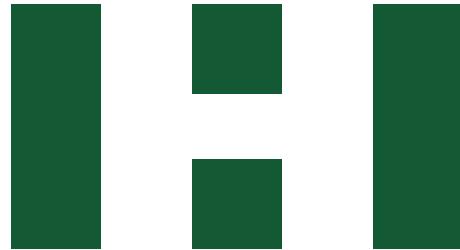
In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to 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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[www.hoffmanland.com](http://www.hoffmanland.com)

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**Exclusive Listing Agent**

**BRYANT BRISLIN, VP  
CELL/TEXT: 714.814.5624**

[bbrislin@hoffmanland.com](mailto:bbrislin@hoffmanland.com)

CA DRE #01877964

## Site Detail

ADDRESS	[No Situs] Old Frontage Road
ADJ/NEIGHBOR FOR GPS	21559 Eucalyptus Road
JURISDICTION	City Of Moreno Valley
APNs	263-113-004, 005 & 007
ACREAGE	±1.54
LAND SF	±67,081
ZONING	CC - Community Commercial
POTENTIAL PROJECT	Retail - Medical Office - Auto Services - Veterinary - Car Wash (Buyer To Verify Desired Use With City Planning, et al.)
SEWER	<b>Edgemont Community Services District</b> Contact: Jessica Pfalmer Phone: (951) 784-2632 Sewer line runs on eastern edge of property (along -004 & -005) All Gravity System   Prefer No Lift Station, But Board May Consider It
WATER	<b>Box Springs Mutual Water Company</b> Contact: Karen Collins Phone: (951) 653-6419 Shareholder Company - Future Land Owner Buys In Stockholder Transfer Fee Approx \$325 To Be Paid Thru Escrow At Closing
ELECTRICITY	<b>Moreno Valley Electric Utility (MVU)</b> Phone: (951) 413-3500 <a href="https://mval.org/mvu/">https://mval.org/mvu/</a> Neighboring Site Has Electric Poles   Buyer To Investigate Process Of Pulling Power To Subject Site

## OPPORTUNITY ZONE

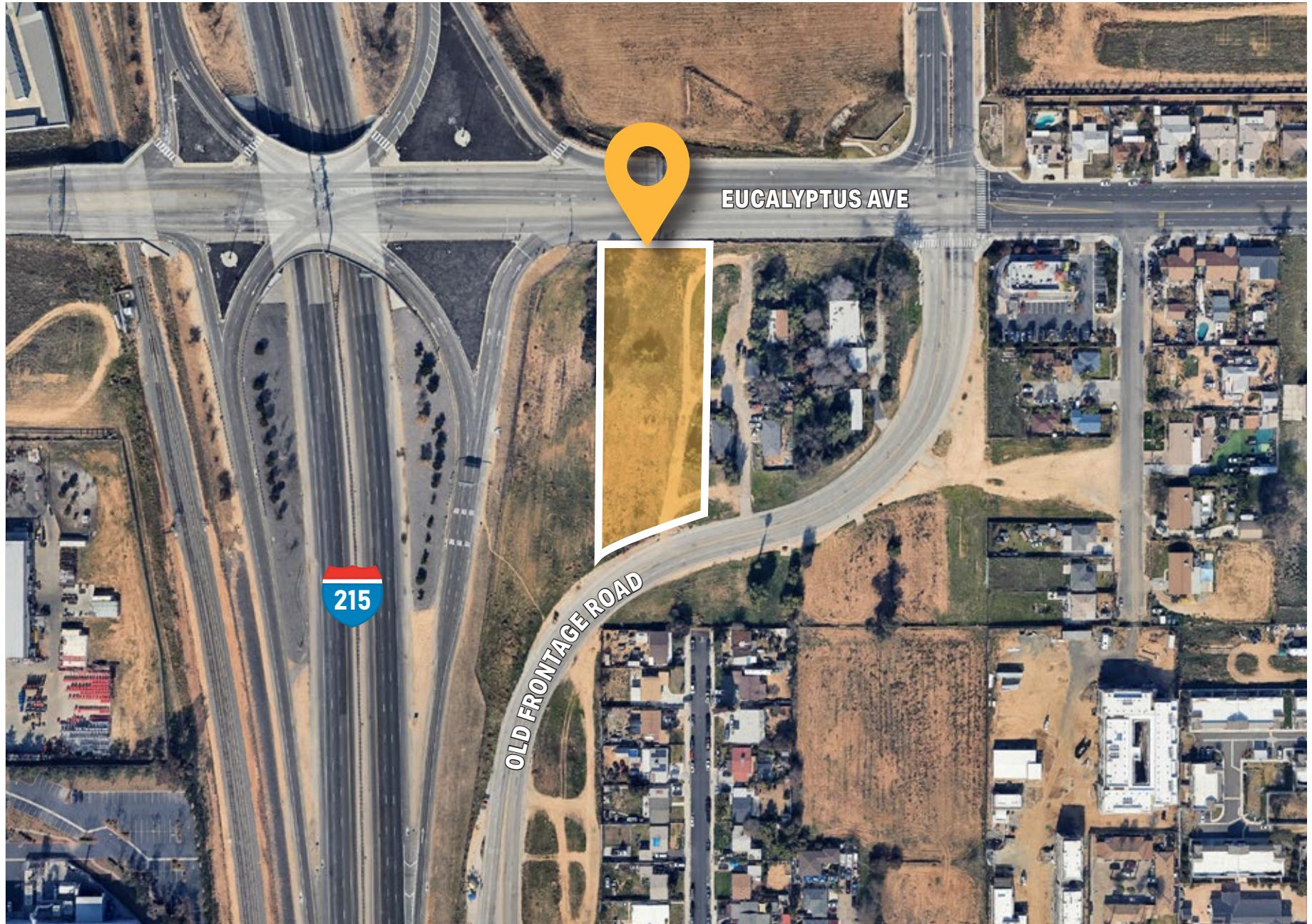
This **±1.54 acre** site is one of the **last vacant land parcels** that has not already sold in recent years. Opportunistic in that it is located just east of the **215 freeway on/off-ramp** to the heavily traveled Eucalyptus Avenue corridor. Immediately north of the site is the **Canyon Spring Master Plan**, a multi-year phased development of medical office, retail, hotels and a hospital. The site is also within a **2-to-3 block radius** from major retailers such as **Costco, Walmart, Sam's Club, Winco** as well as larger institutional quality apartment complexes built in the past two decades.

The zoning is **Community Commercial (CC)** which allows for a wide range of potential uses from **retail, office, medical, auto** and much more. Buyer to verify the permit process for desired use as needed.

**LIST PRICE: \$995,000**



## Close-Up Aerial



# Assessor's Parcel Map

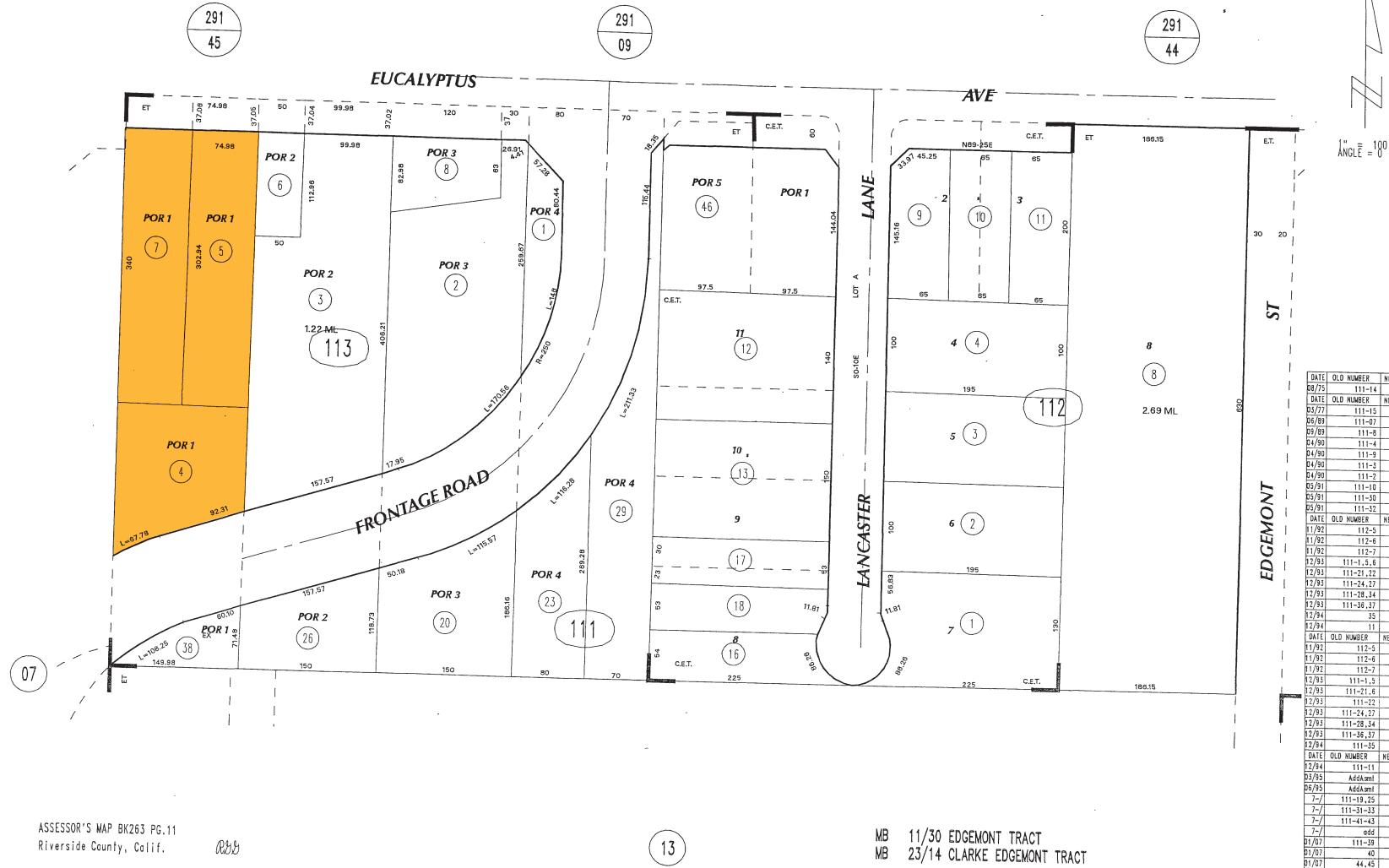
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 06 2007

POR. NE 10 T. 3S., R. 4W  
CITY OF MORENO VALLEY

TRA 021-006

263-11  
11-27-1



ASSESSOR'S MAP BK263 PG.1  
Riverside County, Calif.

P. 48

MB 11/30 EDGEMONT TRACT  
MB 23/14 CLARKE EDGEMONT TRAC

Jan 200

## Aerial/Drone Photos



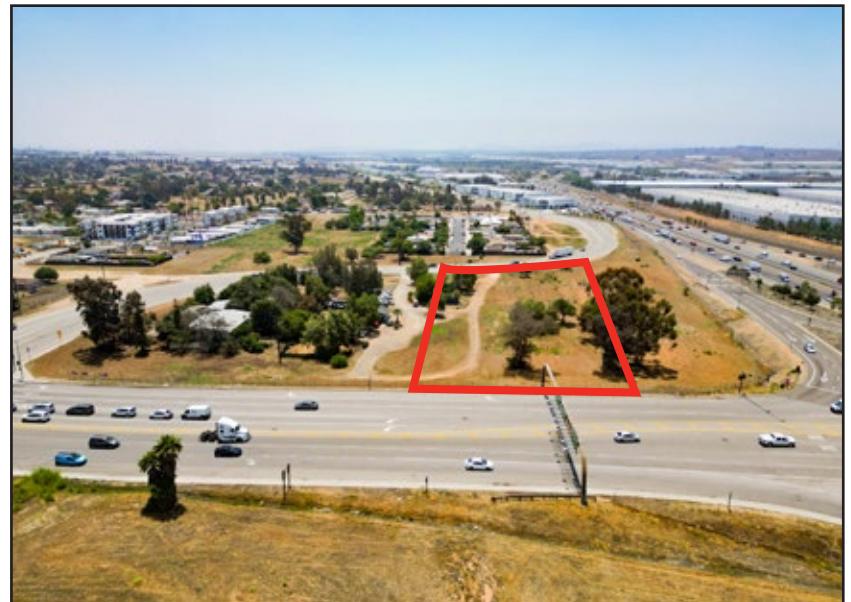
Facing North



Facing Northwest



Facing Northeast



Facing South

## Street Level Photos



Facing North



Facing Northwest



Facing Southwest



Back Park Of Property Facing West/Freeway

## Immediate Area - Retail, New Development, etc.



## Retail - Macro



# MORENO VALLEY DEMOGRAPHICS

<b>State</b>	California
<b>County</b>	Riverside County
<b>Mayor</b>	Ulises Cabrera

<b>Incorporated</b>	Dec. 3, 1984
<b>Website</b>	moval.org



**33.5**

YEARS OLD  
MEDIAN AGE



**59,403**

NO. OF  
HOUSEHOLDS



**218,215**

MORENO VALLEY  
2024 POPULATION



**\$76,341**

MEDIAN HOUSEHOLD  
INCOME



**\$560,000**

MEDIAN SOLD  
HOME PRICE



**64.6%**

HOMEOWNERSHIP  
RATE

## MAJOR EMPLOYERS

According to the City's 2023 Annual Financial Report, the top employers in the city are:

1	March Air Reserve Base	6,500
2	Amazon Fulfillment Center	4,854
3	Riv. Co. Regional Medical Center	4,325
4	Moreno Valley USD	3,673
5	Kaiser Permanente	1,467
6	Ross Distribution Center	1,366
7	Harbor Freight Tools	1,150
8	Procter& Gamble	632
9	Val Verde USD	620
10	United Natural Foods (UNFI)	559

## WEATHER



JANUARY  
AVERAGE



JULY  
AVERAGE



PRECIPITATION  
AVERAGE

68° Hi

95° Hi

9.94"  
per Year

43° Lo

57° Lo

Source: Zonda/ Realtor.com/ moval.org



# MORENO VALLEY MARKET SNAPSHOT

Moreno Valley is a city in Riverside County, California and consists of 26 neighborhoods. There are 1,781 homes for sale

 **\$590K**  
MEDIAN LISTING  
HOME PRICE

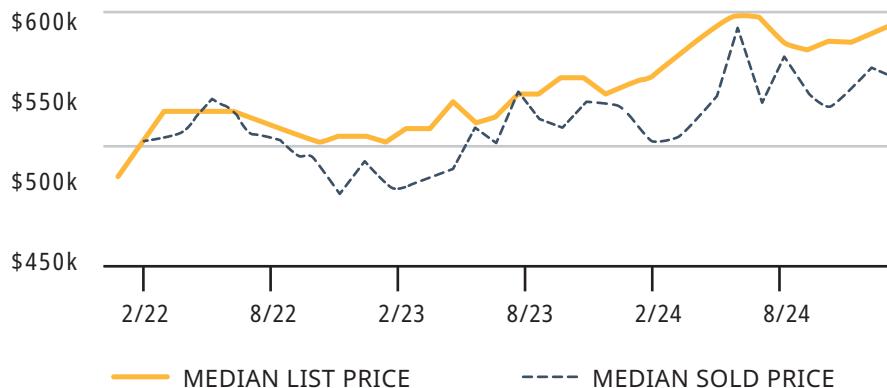
 **\$306**  
MEDIAN LISTING  
HOME PRICE PER SQ. FT.

 **\$560K**  
MEDIAN SOLD  
HOME PRICE

 **1,781**  
HOMES  
 **340**  
HOMES

## MEDIAN LISTING PRICE VS. SOLD PRICE

In December 2024, the median listing home price in Moreno Valley, CA was \$590K, trending up 5.9% year-over-year. The median listing home price per square foot was \$306. The median home sold price was \$560K.



# West Riverside County Attractions

## 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

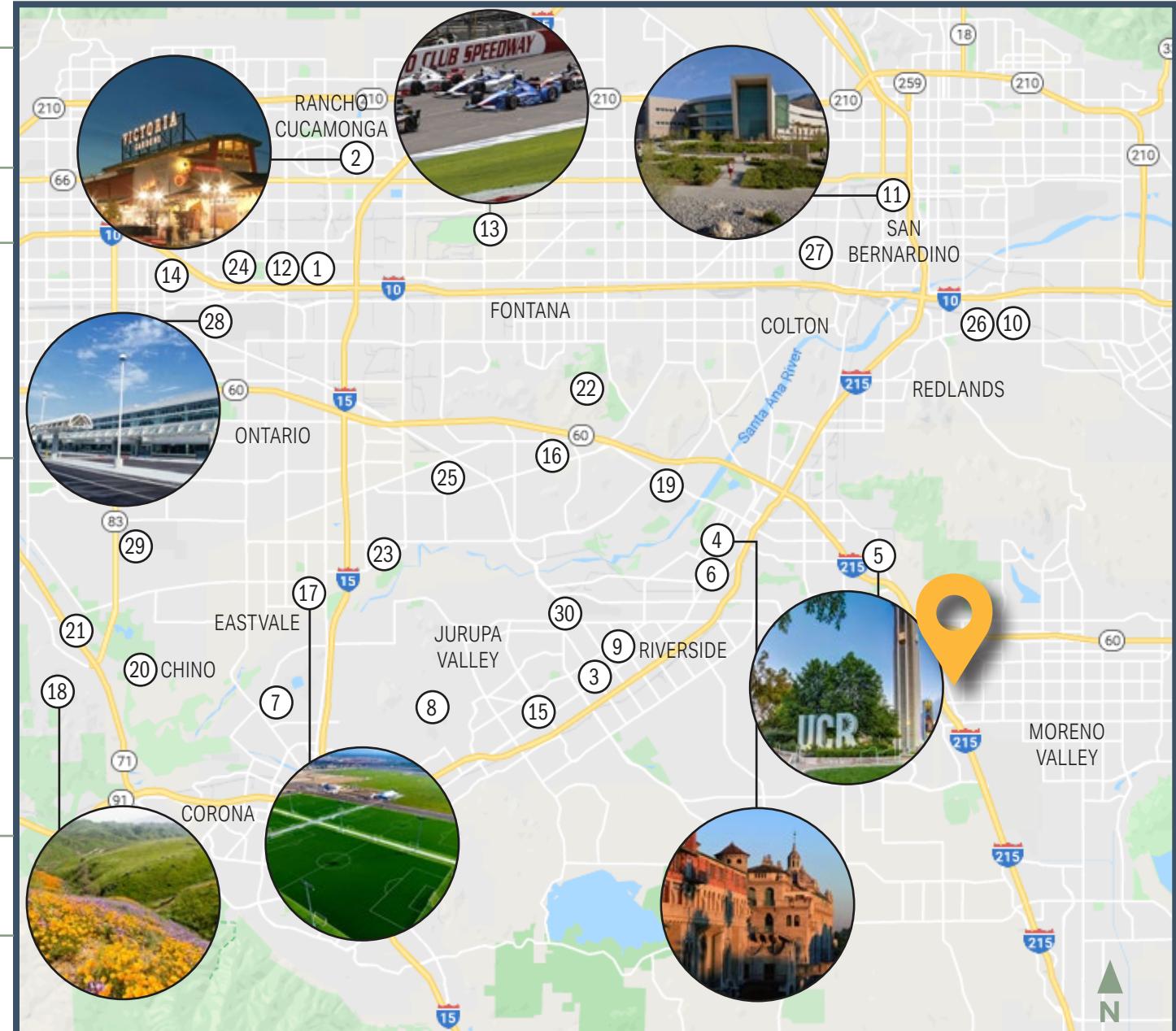
- 12. Toyota Arena
- 13. Auto Club Speedway
- 14. Ontario Convention Center
- 15. Castle Park
- 16. The Cove Waterpark
- 17. Silverlakes Equestrian & Sports Park
- 18. Chino Hills State Park
- 19. Mt. Rubidoux
- 20. Prado Regional Park
- 21. Prado Olympic Shooting Park
- 22. Oak Quarry Golf Club
- 23.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

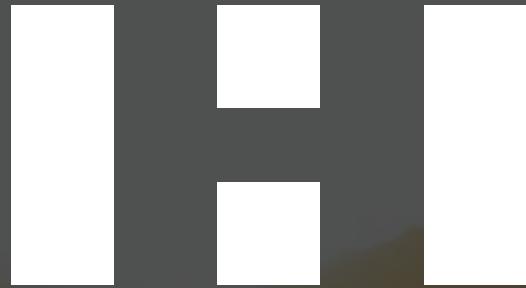
## MEDICAL & WELLNESS

- 26. Loma Linda Medical Center
- 27. Arrowhead Regional Medical

## MAJOR TRANSPORTATION

- 28. Ontario International Airport
- 29. Chino Airport
- 30. Riverside Municipal Airport





# HOFFMAN COMPANY

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[www.hoffmanland.com](http://www.hoffmanland.com)

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