

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**

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Disclaimer

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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.

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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.

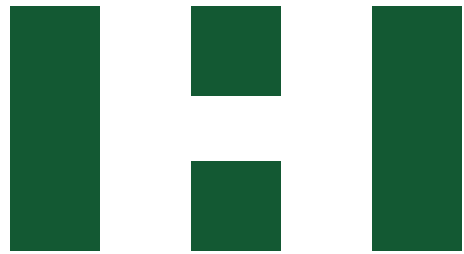
In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to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





HOFFMAN
COMPANY

www.hoffmanland.com

Exclusive Listing Agent

BRYANT BRISLIN, VP
CELL/TEXT: 714.814.5624

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 | Edgemont Community Services District 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 | Box Springs Mutual Water Company 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 | Moreno Valley Electric Utility (MVU) Phone: (951) 413-3500 https://moval.org/mvu/ Neighboring Site Has Electric Poles Buyer To Investigate Process Of Pulling Power To Subject Site |

OPPORTUNITY ZONE

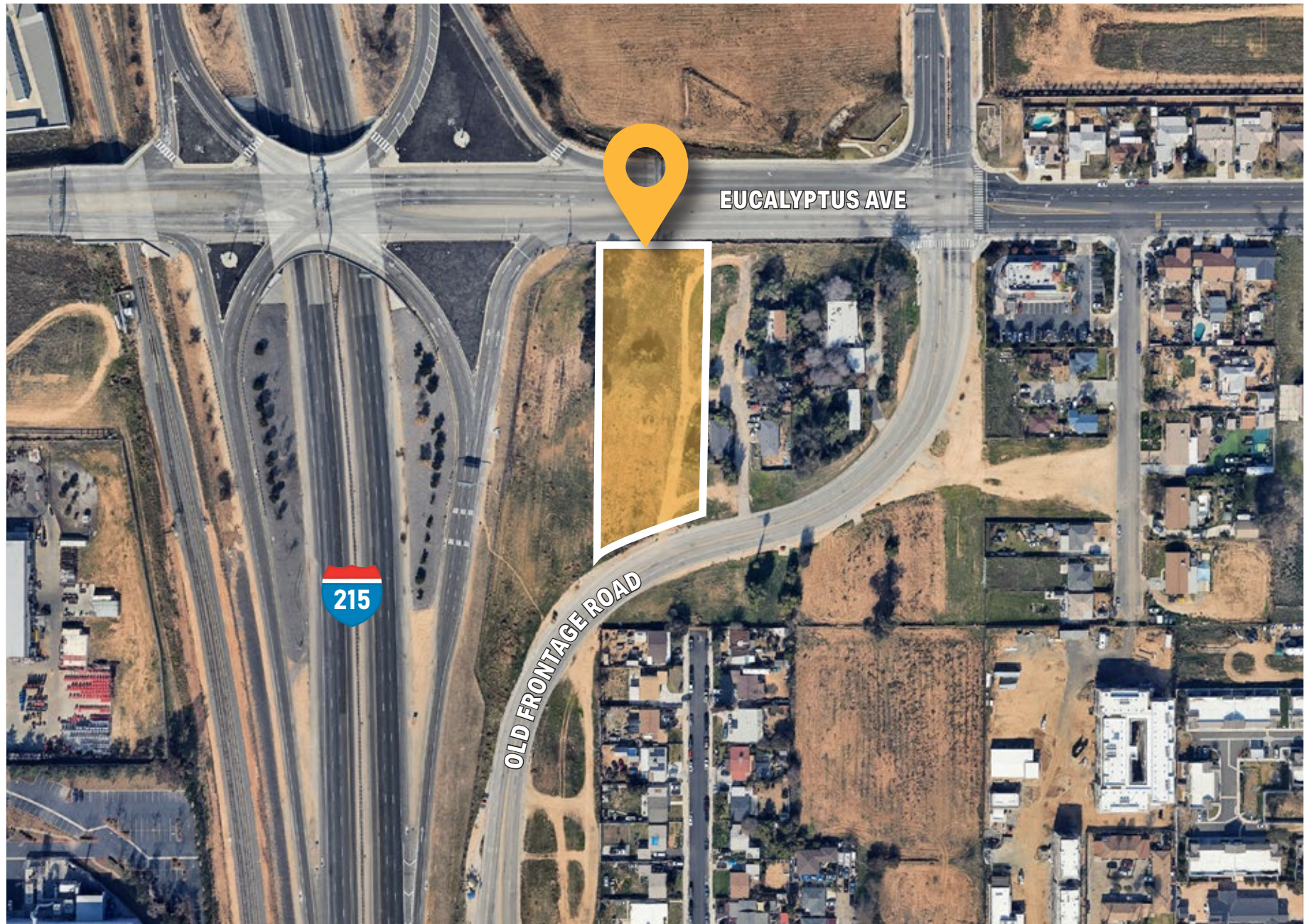
This **±1.54 acre** site is one of the **last vacant land parcels** that has not already sold in recent years. Opportunistic in that it is located just east of the **215 freeway on/off-ramp** to the heavily traveled Eucalyptus Avenue corridor. Immediately north of the site is the **Canyon Spring Master 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

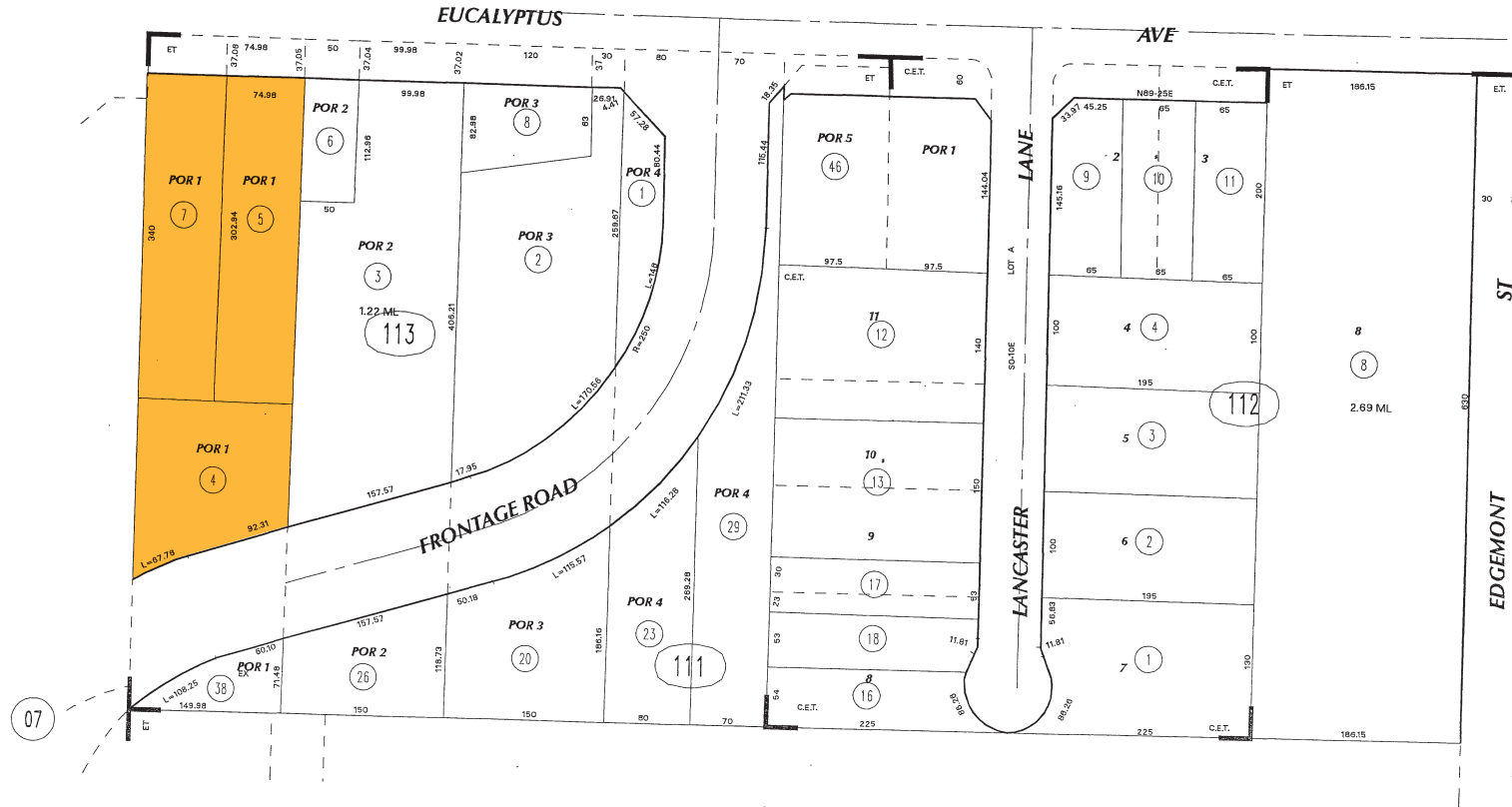
263-11

11-27-1

291
45

291
09

291
44



1" = 100'

ANGLE = 0°

ASSESSOR'S MAP BK263 PG.11
Riverside County, Calif.

Abb

13

MB 11/30 EDMONT TRACT
MB 23/14 CLARKE EDMONT TRACT

Jan 2007

| DATE | OLD NUMBER | NEW NUMBER |
|-------|-------------|------------|
| 08/75 | 111-14 | 111-15, 16 |
| DATE | OLD NUMBER | NEW NUMBER |
| 03/77 | 111-15 | 17, 18 |
| 06/80 | 111-01 | 19-23 |
| 09/89 | 111-08 | 23, 24 |
| 04/90 | 111-4 | 25-28 |
| 04/90 | 111-9 | 29, 30 |
| 04/90 | 111-3 | 31, 32 |
| 04/90 | 111-2 | 33, 34 |
| 05/91 | 111-10 | 35 |
| 05/91 | 111-30 | 36 |
| 05/91 | 111-32 | 37, 38 |
| DATE | OLD NUMBER | NEW NUMBER |
| 11/92 | 112-5 | 9, ST. |
| 11/92 | 112-6 | 10, ST. |
| 11/92 | 112-7 | 11, ST. |
| 12/93 | 111-1, 5, 6 | HWY. |
| 12/93 | 111-21, 22 | HWY. |
| 12/93 | 111-24, 27 | HWY. |
| 12/93 | 111-28, 34 | HWY. |
| 12/93 | 111-36, 37 | HWY. |
| 12/94 | 35 | 39, ST. |
| 12/94 | 11 | 40, ST. |
| DATE | OLD NUMBER | NEW NUMBER |
| 11/92 | 112-5 | 9, ST. |
| 11/92 | 112-6 | 10, ST. |
| 11/92 | 112-7 | 11, ST. |
| 12/93 | 111-1, 5 | HWY. |
| 12/93 | 111-21, 6 | HWY. |
| 12/93 | 111-22 | HWY. |
| 12/93 | 111-24, 27 | HWY. |
| 12/93 | 111-28, 34 | HWY. |
| 12/93 | 111-36, 37 | HWY. |
| 12/94 | 111-35 | 39, ST. |
| DATE | OLD NUMBER | NEW NUMBER |
| 02/94 | 111-11 | 40, ST. |
| 03/95 | Addlmtl | 111-41, 42 |
| 06/95 | Addlmtl | 111-43 |
| 7-7 | 111-18, 25 | 113-2, 3 |
| 7-7 | 111-31-33 | 113-4, 5 |
| 7-7 | 111-41-43 | 113-6-8 |
| 7-7 | add | 113-01 |
| 01/97 | 111-29 | 44, ST. |
| 01/97 | 40 | 45, ST. |
| 01/97 | 44, 45 | 46 |



Aerial/Drone Photos



Facing North



Facing Northwest



Facing Northeast



Facing South

Street Level Photos



Facing North



Facing Northwest



Facing Southwest

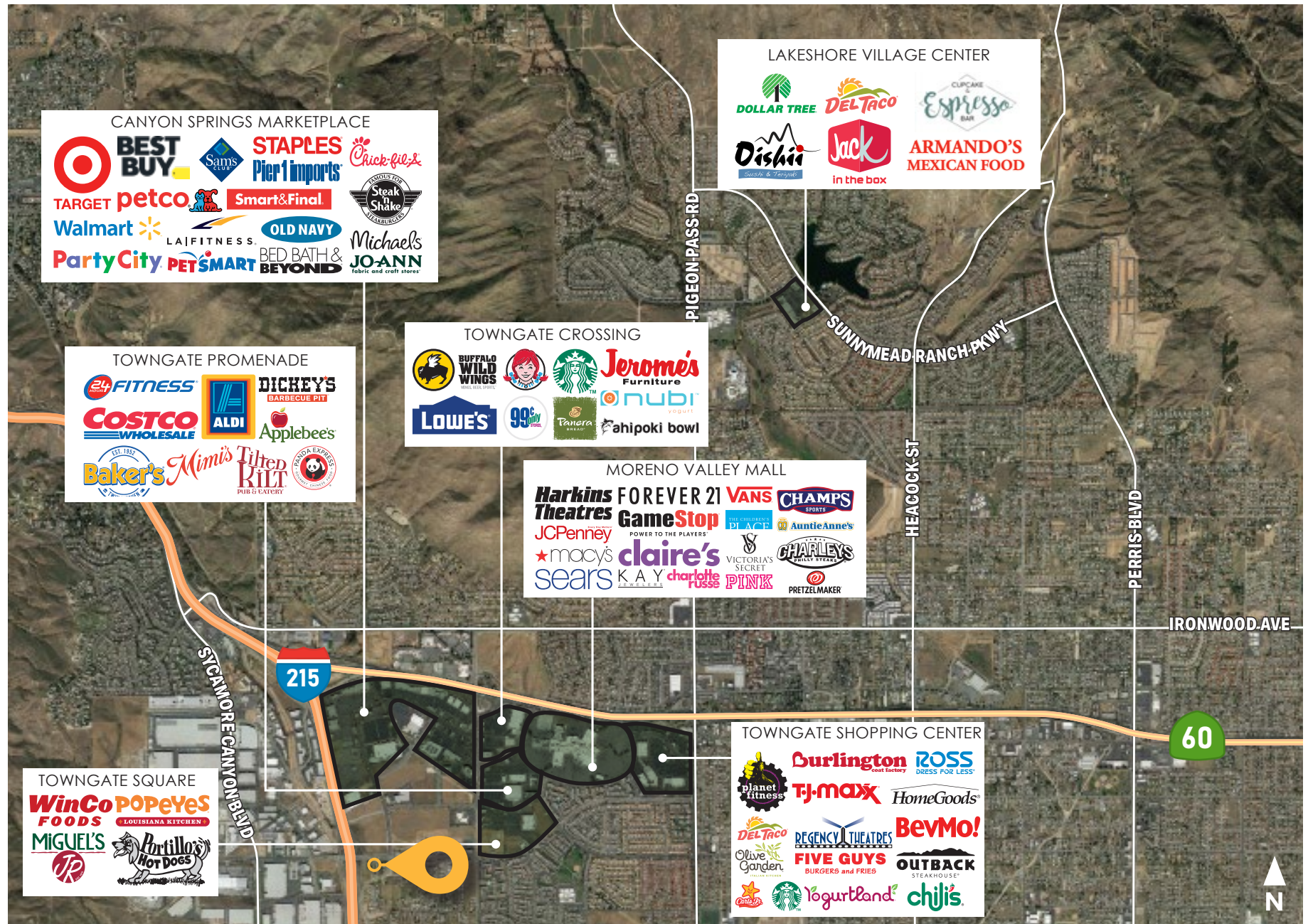


Back Park Of Property Facing West/Freeway

Immediate Area – Retail, New Development, etc.



Retail – Macro



MORENO VALLEY DEMOGRAPHICS

| | |
|--------|------------------|
| State | California |
| County | Riverside County |
| Mayor | Ulises Cabrera |

| | |
|--------------|--------------|
| Incorporated | Dec. 3, 1984 |
| Website | 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

68° Hi
43° Lo



JULY
AVERAGE

95° Hi
57° Lo



PRECIPITATION
AVERAGE

9.94"
per Year

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

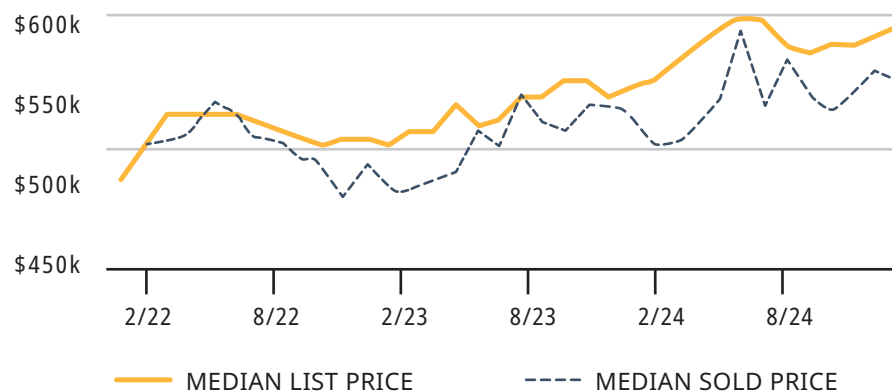


340

HOMES

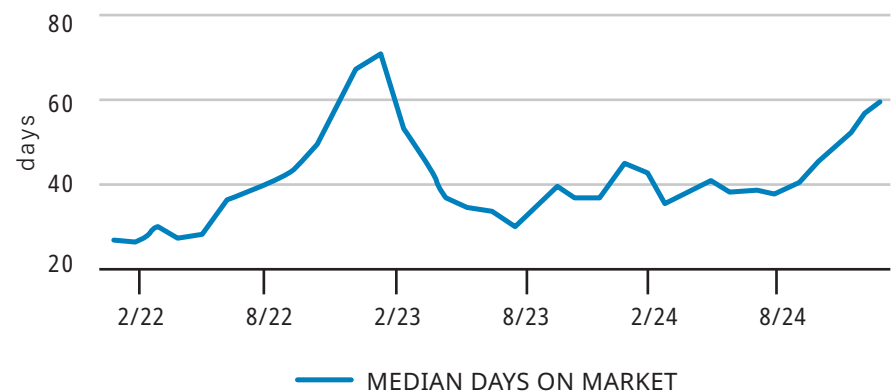
MEDIAN LISTING PRICE VS. SOLD PRICE

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.



MEDIAN DAYS ON MARKET: 60 DAYS (3 YEAR)

On average, homes in Moreno Valley, CA sell after 60 days on the market. The trend for median days on market in Moreno Valley, CA has gone up since last month, and slightly up since last year.



Source: Realtor.com | February 2025



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

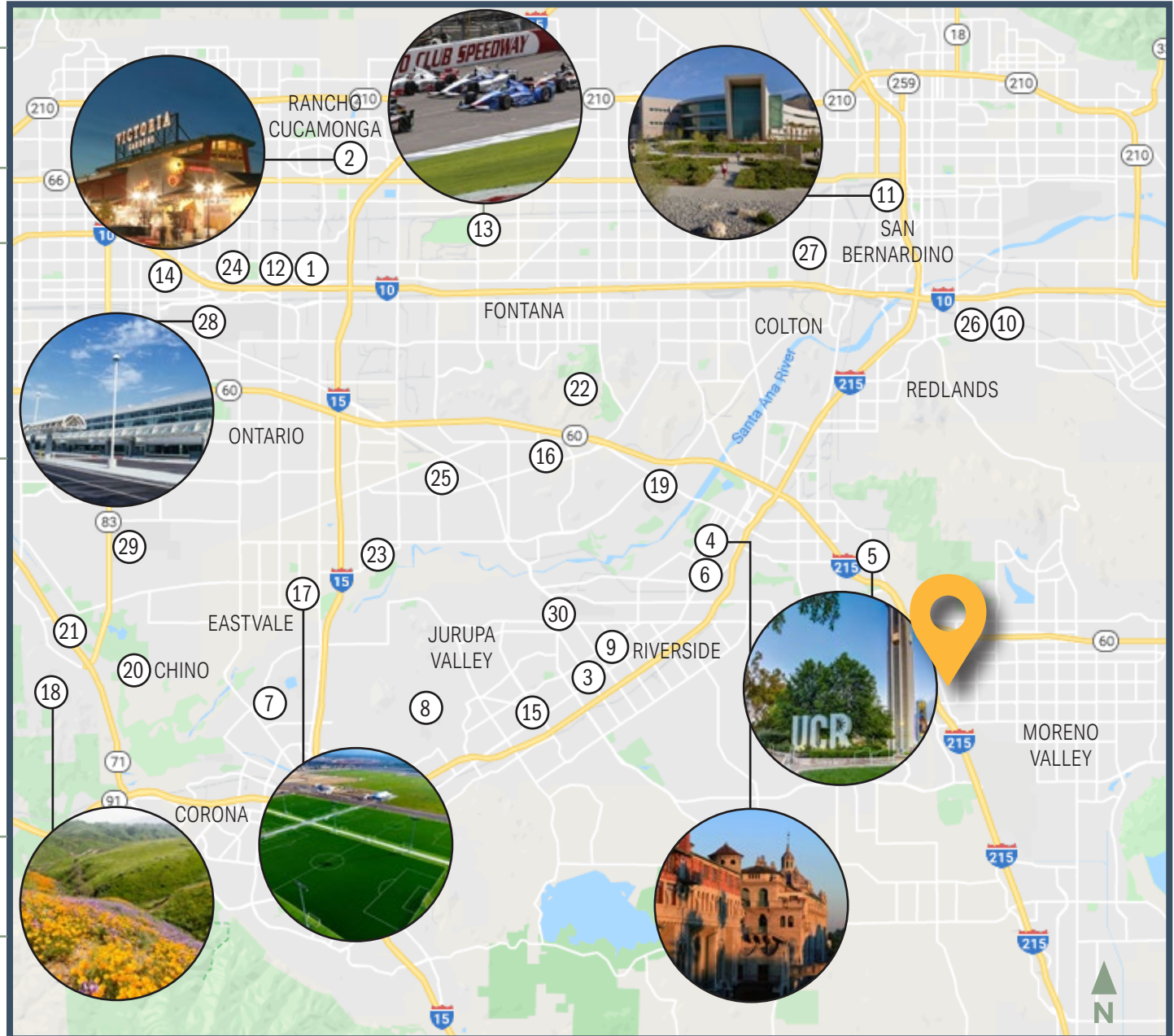
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. Chino Hills State Park
19. Mt. Rubidoux
20. Prado Regional Park
21. Prado Olympic Shooting Park
22. Oak Quarry Golf Club
23. Goose Creek Golf Club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





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