

Land For Sale

2 Vacant Freeway Frontage Lots

21320 Box Springs Rd. Moreno Valley, CA 92557

Highlights –

- Unique Freeway Frontage property situated in a prime location on Box Springs Rd.
Lot 1: Vacant Land with a Double-Sided Bill board sign 20,908SF access easement through adjacent church
Lot 2: 1,431SF Building on 2.12 Acre Lot
- Sits alongside the 60 freeway and 215 freeways providing high visibility and quick freeway commuter access
- Moreno Valley Mall is located across the freeways
- Perfect for Development or Owner User
- Perfect location for Commercial uses such as Equipment Rental, Mini Storage, Car Wash, Affordable Housing, Residential Care, Restaurant, Theater, Truck Charging Facility, Vehicle Storage Yards, Medical Clinic, Mobile Home Sales, Night Club, Gas Station, Hotel, Lumber Yards, Gym and more!



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OFFERING SUMMARY

SALE PRICE: Front Lot \$1,350,000 (\$14.61 per SF)
Adjacent Lot \$305,000 (\$14.58 per SF)

MARKET: City of Moreno Valley

PROPERTY LOCATION:

The subject properties are located at 21320 Box Springs Rd. in Moreno Valley, in the County of Riverside. It is surrounded by other National, Regional Tenants and residential properties. The subject property was built in 1950 and contains approximately 1,431 square feet of building on a lot size of approximately 93,347 square feet according to the County Tax Assessor. The adjacent lot consist of approximately 20,908 square feet of land with a double-sided freeway bill board sign.

DESCRIPTION: Two Vacant lots – Can be purchased together or separately.

APN: 291-030-001, 291-030-014

YEAR BUILT: 1950

BUILDING SIZE: 1,431 Square Feet on the 2.12 AC Lot

LOT SIZE: Front Lot: 93,347 Square feet, Other Lot: 20,908 square feet non contiguous

ZONING : Community Commercial (CC)

FINANCING: Cash, Cash to New Financing, or Owner may carry

TOPOGRAPHY: Gentle Slope

CONSTRUCTION: Wood Frame Stucco

PARKING: TBD

2.12 Acres Vacant 1,431 SF Building

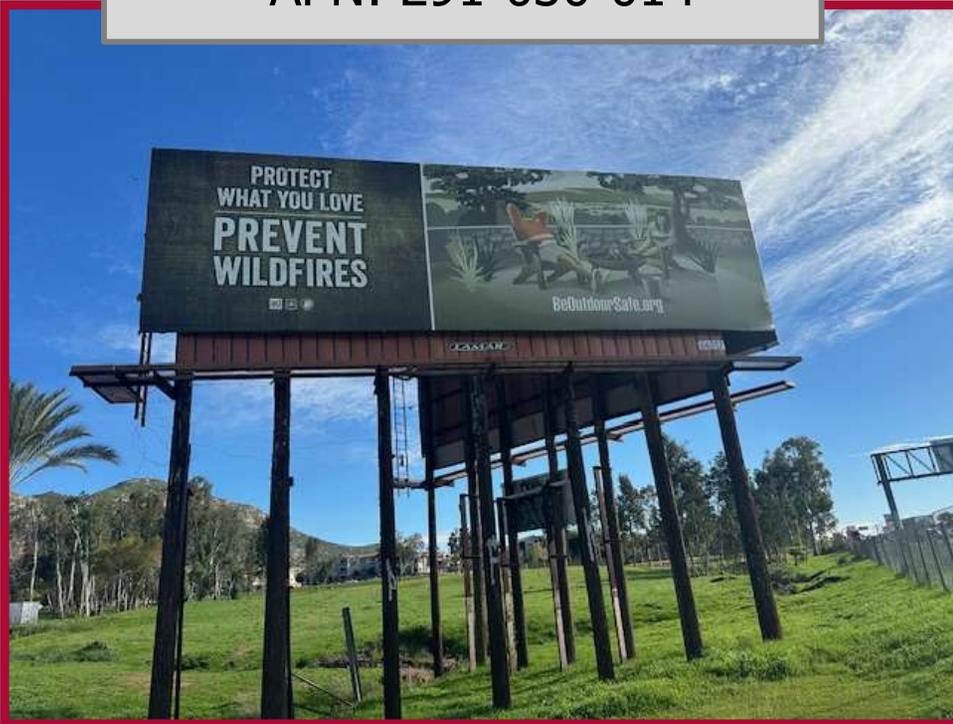
20,908 SF Lot - \$4,800 per year vs 25% of Annual Income
from the Billboard



APN: 291-030-001



APN: 291-030-014



SOLD COMPARABLES

1 24695 - 24635 Sunnymead Blvd ☆☆☆☆☆
 Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket Land

Sold	7/29/2025	Price/SF Land	\$30.54
Sale Price	\$2,860,000	Price Status	Confirmed
Land Area AC	2.15	Sale Comp Status	Research Complete
Land Area SF	93,654	Sale Comp ID	7277186
Price/AC Land	\$1,330,233	Parcel Numbers	481-161-009 +2



Type	Name	Location	Phone
Recorded Buyer	Empire Investment Creations LLC	Riverside, CA 92503	-
True Buyer	Dustin Chavez	Riverside, CA 92503	(951) 427-3899
Recorded Seller	Herrera Revocable Living Trust	Hemet, CA 92545	(760) 352-7909
True Seller	Herrera Revocable Living Trust	Hemet, CA 92545	(760) 352-7909

2 14524 Justin Pl ☆☆☆☆☆
 Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket Land

Sold	5/23/2025	Price/SF Land	\$19.62
Sale Price	\$2,650,000	Price Status	Full Value
Land Area AC	3.10	Sale Comp Status	Research Complete
Land Area SF	135,036	Sale Comp ID	7204089
Price/AC Land	\$854,839	Parcel Numbers	482-272-052 +2



Type	Name	Location	Phone
Recorded Buyer	Kingsman Management LLC	Fullerton, CA 92831	(570) 415-0754
Recorded Buyer	The California Company LLC	Fullerton, CA 92831	-
True Buyer	Saterbros LLC	Chino, CA 91710	(909) 465-4101
Recorded Seller	Michael Nguyen and Chi Minh Luu	-	-
True Seller	Michael Nguyen & Chi Minh Luu	Fremont, CA 94539	(510) 432-5536

3 Cactus Ave @ I-215 - Commercial Acreage ☆☆☆☆☆
 Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket Land

Sold	5/19/2025	Price/SF Land	\$20.28
Sale Price	\$2,650,000	Price Status	Confirmed
Land Area AC	3.00	Sale Comp Status	Research Complete
Land Area SF	130,680	Sale Comp ID	7232456
Price/AC Land	\$883,333	Parcel Numbers	482-272-052 +1



Type	Name	Location	Phone
Recorded Buyer	Kingsman Management LLC	Fullerton, CA 92831	(570) 415-0754
Recorded Buyer	The California Company LLC	Fullerton, CA 92831	-
True Buyer	Naser Abdallat	Yorba Linda, CA 92886	(951) 756-2909
True Buyer	Ash Sater et al	Chino, CA 91710	(909) 465-4101

SOLD COMPARABLES



Perris Blvd @ Eucalyptus Ave Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket



Land

Sold	3/19/2025	Price/SF Land	\$40.92
Sale Price	\$2,050,000	Price Status	Full Value
Land Area AC	1.15	Sale Comp Status	Research Complete
Land Area SF	50,094	Sale Comp ID	7111946
Price/AC Land	\$1,782,609	Parcel Numbers	479-070-051



Type	Name	Location	Phone
Recorded Buyer	Safe Empire Realty LLC	Gardena, CA 90247	(407) 925-3619
True Buyer	Ahmad Nawafleh	Gardena, CA 90247	-
Recorded Seller	Anvari Associates Corp	-	(310) 963-2205
True Seller	Alidad Ghiassi	Los Angeles, CA 90049	(310) 963-2205
True Seller	TL Group Consultants	Tustin, CA 92780	(949) 457-1617



Adjacent Parcel 22835 Calle San Juan De Los Lagos Moreno Valley, CA 92553 (Riverside County) - Moreno Valley/Perris Submarket



Land

Sold	1/31/2025	Price/SF Land	\$56.92
Sale Price	\$3,000,000	Price Status	Confirmed
Land Area AC	1.21	Sale Comp Status	Research Complete
Land Area SF	52,708	Sale Comp ID	7052471
Price/AC Land	\$2,479,320	Parcel Numbers	297-220-019



Type	Name	Location	Phone
Recorded Buyer	Pape Properties, Inc.	Eugene, OR 97440	(541) 683-5073
True Buyer	Pape Properties, Inc.	Eugene, OR 97440	(541) 683-5073
Recorded Seller	Chase Resource LP	-	-
True Seller	Chase Partners, Ltd.	Glendale, CA 91221	(310) 689-7600



1970 Patterson Court - Patterson Court Development Site Riverside, CA 92507 (Riverside County) - Riverside Submarket



Land

Sold	12/3/2024	Price/SF Land	\$44.99
Sale Price	\$3,175,000	Price Status	Confirmed
Land Area AC	1.62	Sale Comp Status	Research Complete
Land Area SF	70,567	Sale Comp ID	6973715
Price/AC Land	\$1,959,882	Parcel Numbers	211-111-037 +2

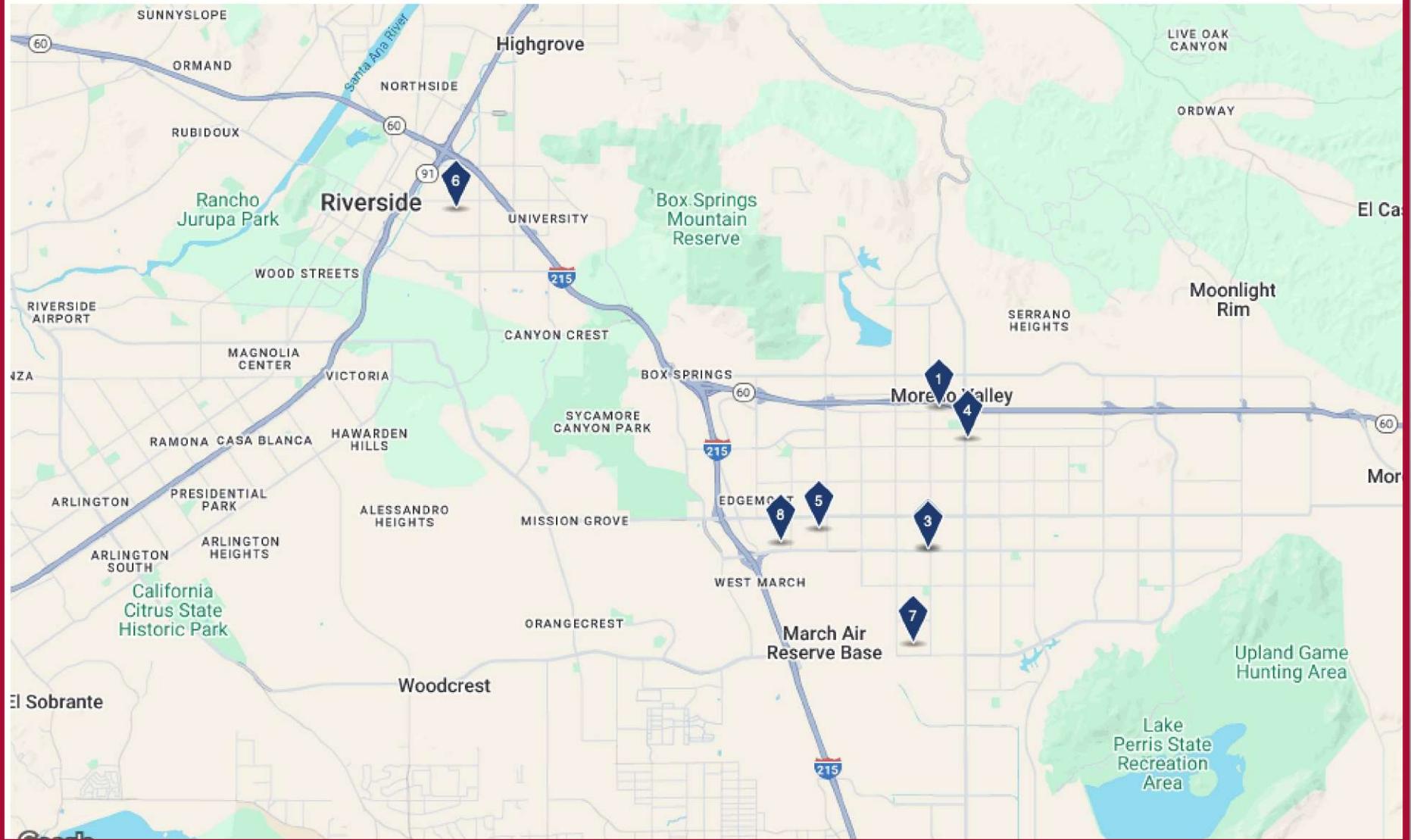


Type	Name	Location	Phone
Recorded Buyer	RHF Holdings Group Inc	Long Beach, CA 90815	(562) 257-5101
True Buyer	Retirement Housing Foundation	Long Beach, CA 90815	(562) 257-5100
Recorded Seller	Patterson Riverside Apartments LLC	Buena Park, CA 90621	-
True Seller	Kris Kakkar	Buena Park, CA 90621	(714) 290-5555

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



◆ Sale Comps Map Overview

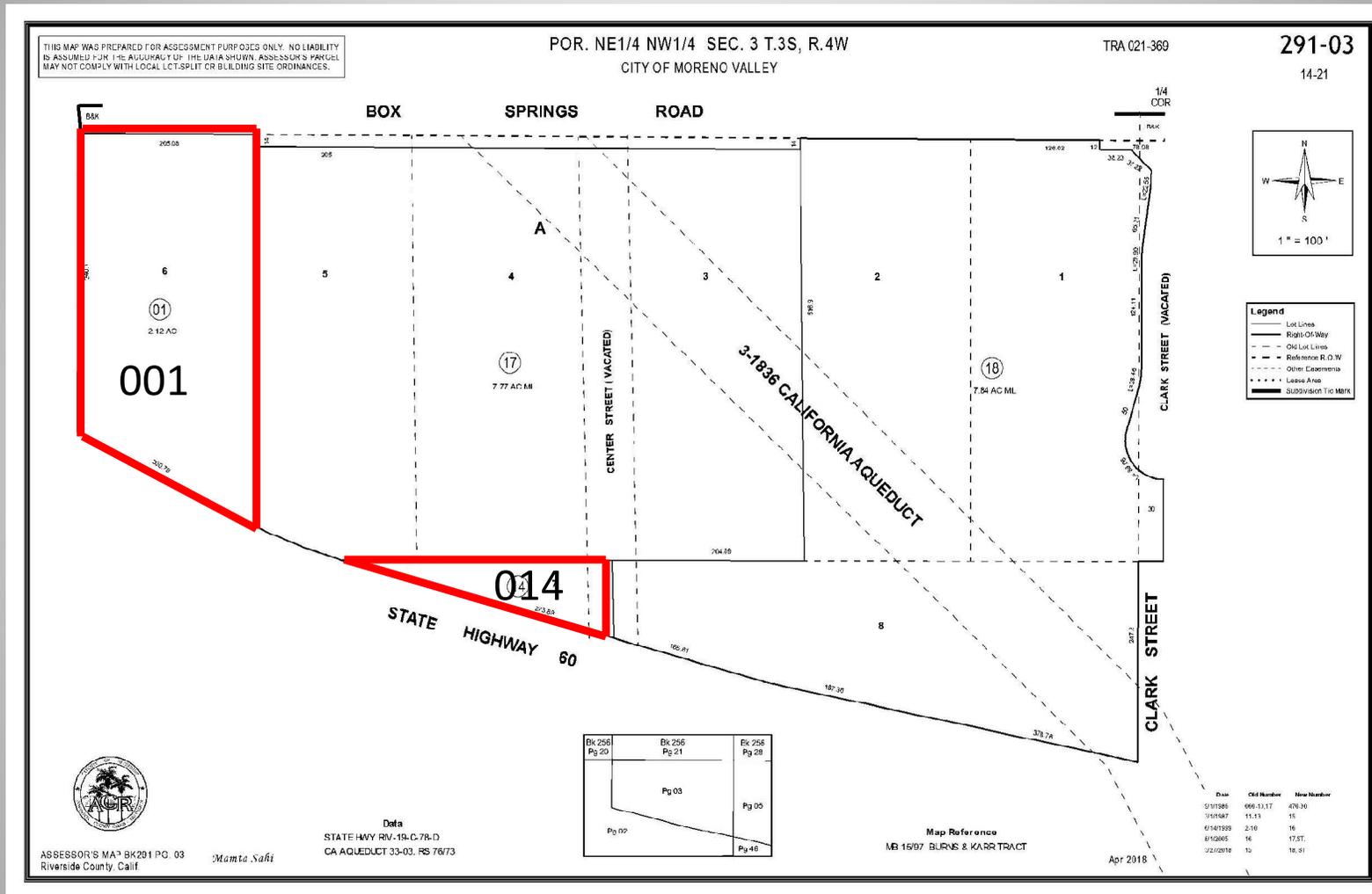


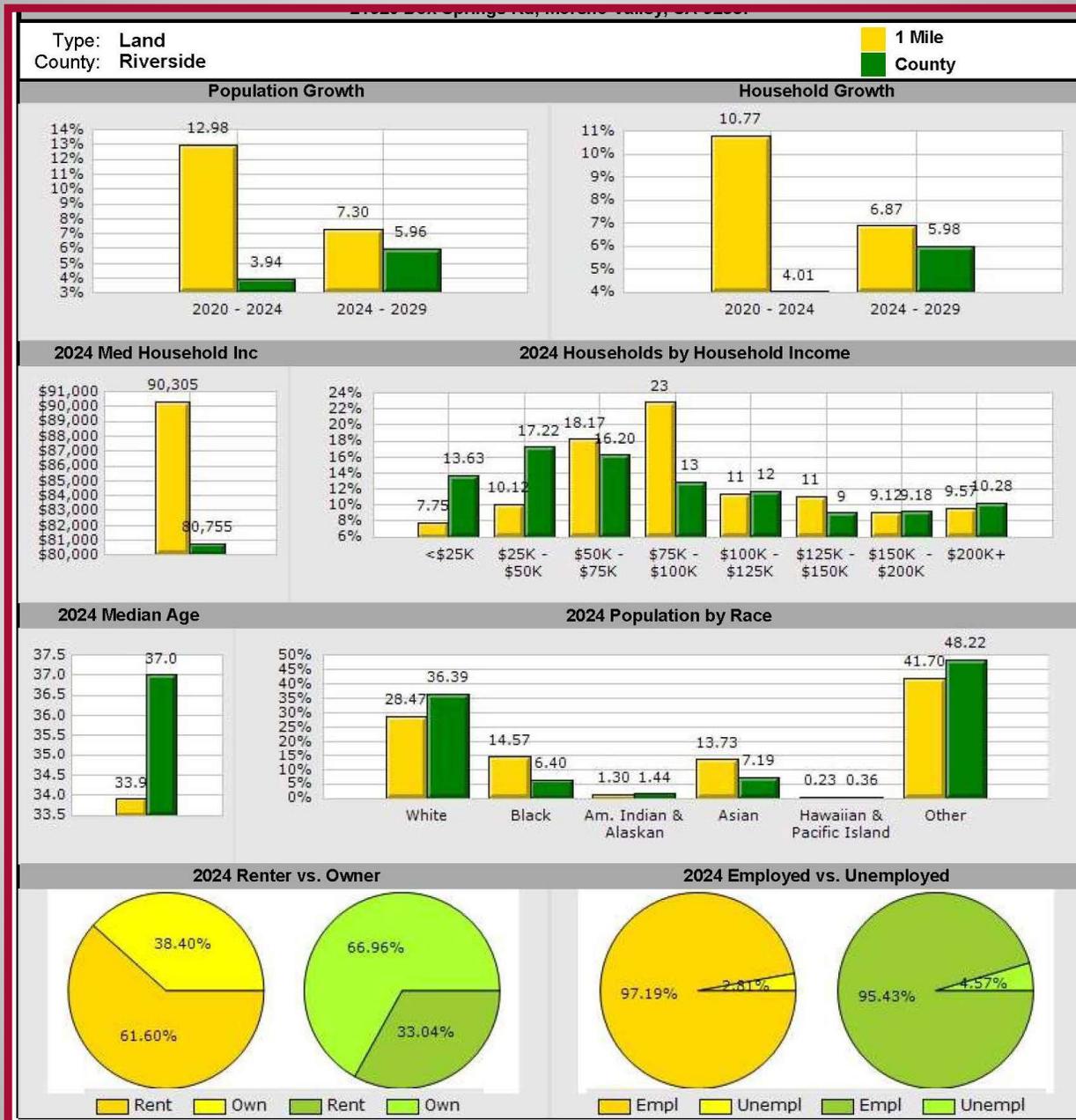
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21320 Box Springs Rd. Moreno Valley, CA 92557



APN: 291-030-001, 291-030-014 – Subject Property outlined in red.





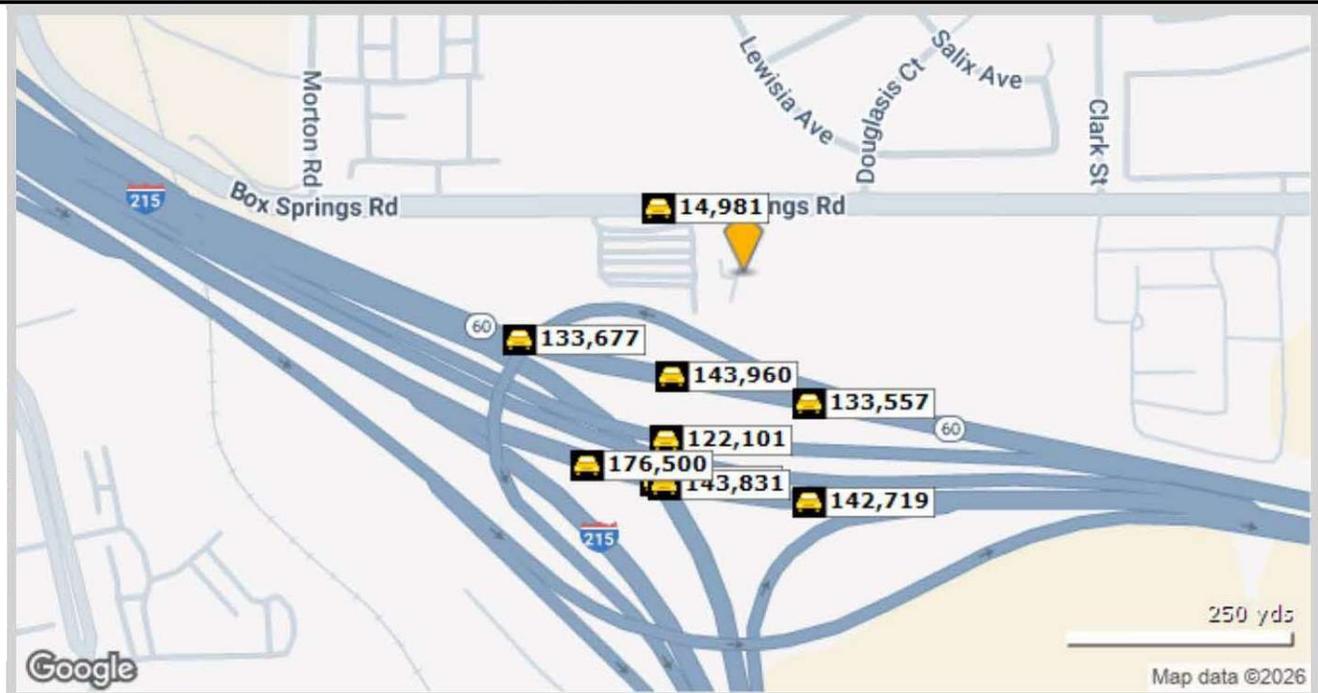
DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	9,715		93,067		258,335	
2024 Estimate	9,054		89,100		247,802	
2020 Census	8,014		88,268		247,312	
Growth 2024 - 2029	7.30%		4.45%		4.25%	
Growth 2020 - 2024	12.98%		0.94%		0.20%	
2024 Population by Hispanic Origin	4,107		49,537		143,438	
2024 Population	9,054		89,100		247,802	
White	2,578	28.47%	22,332	25.06%	63,866	25.77%
Black	1,319	14.57%	12,088	13.57%	27,945	11.28%
Am. Indian & Alaskan	117	1.29%	1,165	1.31%	3,549	1.43%
Asian	1,242	13.72%	7,325	8.22%	19,144	7.73%
Hawaiian & Pacific Island	22	0.24%	441	0.49%	1,166	0.47%
Other	3,776	41.71%	45,749	51.35%	132,133	53.32%
U.S. Armed Forces	22		149		360	
Households						
2029 Projection	3,529		28,323		73,277	
2024 Estimate	3,302		27,227		70,664	
2020 Census	2,981		27,418		71,986	
Growth 2024 - 2029	6.87%		4.03%		3.70%	
Growth 2020 - 2024	10.77%		-0.70%		-1.84%	
Owner Occupied	1,268	38.40%	13,068	48.00%	38,961	55.14%
Renter Occupied	2,034	61.60%	14,159	52.00%	31,704	44.87%
2024 Households by HH Income	3,302		27,228		70,664	
Income: <\$25,000	256	7.75%	3,180	11.68%	9,008	12.75%
Income: \$25,000 - \$50,000	334	10.12%	4,947	18.17%	11,994	16.97%
Income: \$50,000 - \$75,000	600	18.17%	5,424	19.92%	12,674	17.94%
Income: \$75,000 - \$100,000	753	22.80%	3,900	14.32%	9,645	13.65%
Income: \$100,000 - \$125,000	376	11.39%	3,348	12.30%	8,185	11.58%
Income: \$125,000 - \$150,000	366	11.08%	2,545	9.35%	6,636	9.39%
Income: \$150,000 - \$200,000	301	9.12%	1,944	7.14%	6,429	9.10%
Income: \$200,000+	316	9.57%	1,940	7.13%	6,093	8.62%
2024 Avg Household Income	\$109,635		\$94,669		\$99,745	
2024 Med Household Income	\$90,305		\$75,404		\$79,292	

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TRAFFIC COUNTS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Box Springs Rd	Douglas Ct	0.13 E	2024	14,982	MPSI	.07
2	Box Springs Rd	Douglas Ct	0.13 E	2025	14,981	MPSI	.07
3	Moreno Valley Freeway	State Rte 60	0.07 S	2020	143,960	MPSI	.08
4	60		0.00	2025	133,557	MPSI	.09
5	CA 60		0.00	2025	122,101	MPSI	.11
6	Escondido Freeway		0.00	2022	218,000		.14
7	Moreno Valley Freeway		0.00	2025	143,831	MPSI	.14
8	Moreno Valley Freeway	I- 215	0.08 W	2020	133,677	MPSI	.15
9	60		0.00	2024	142,719	MPSI	.15
10	CA 60		0.00	2022	176,500	AADT	.16

