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# FOR SALE

**DARWIN COURT AT RANCHO BELAGO**  
MORENO VALLEY | CA 92555

### PROPERTY ADDRESS

26001 - 26488 ALESSANDRO BOULEVARD  
MORENO VALLEY | CA 92555  
APN# 486-280-002 & 486-280-004

### PRICE

## Submit Offers

Type of Ownership	Fee Simple
Land SF	801,068
Land AC	18.39
Zoning	Residential (R30)
Street Frontage	677.2' on Alessandro Blvd

- Prime 18.39 Acre Apartment Site
- 460 Unit Apartment Development Currently Being Entitled with Expected Completion Spring of 2025
- R30 Zoning that allows 30 units per acre
- Adjacent to the Recently Completed Class A 420 Unit Prose Rancho Belago Apartment Community
- Down the Street from Future Town Center at Moreno Valley - A Mixed-Use Project with up to 800 Homes and 220,000 SF of Commercial Uses
- City of Moreno Valley Job Creation Exceeding 30,000 Over the Past 10 Years
- Nearby World Logistics Center (WLC), a 40.6 Million Square Foot Project That Will Provide a \$2 Billion Annual Economic Benefit to the City
- An Additional 20,000 New Jobs Coming From the Recently Approved WLC Project That Is Scheduled to Break Ground in 2025
- Close Proximity to the Riverside University Health System Medical Center, a Hospital That Employs 6,000 Workers and Has an Economic Impact of \$1.6 Billion
- Nearby the New Kaiser Medical Center Project, an Expansion Plan That Will Add 1,125,000 Square Feet of Medical Services and Create 4,000 New Jobs in the City

# AERIAL HIGHLIGHTS & DEMOGRAPHICS



Population	2 Mile	5 Mile	10 Mile
2010 Population	69,770	185,925	462,223
2022 Population	79,601	208,793	514,217
2027 Population Projection	84,958	222,356	545,427
Annual Growth 2010-2022	1.2%	1.0%	0.9%
Annual Growth 2022-2027	1.3%	1.3%	1.2%

Household Income	2 Mile	5 Mile	10 Mile
< \$25,000	2,547	7,390	19,822
\$25,000 - 50,000	3,640	10,503	26,335
\$50,000 - 75,000	4,879	12,300	27,245
\$75,000 - 100,000	3,744	9,202	22,615
\$100,000 - 125,000	2,142	6,386	17,026
\$125,000 - 150,000	1,761	4,528	12,277
\$150,000 - 200,000	1,341	3,724	12,646
\$200,000+	800	2,332	11,670
Avg Household Income	\$84,965	\$84,914	\$96,045
Median Household Income	\$71,604	\$70,560	\$76,565

Education	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	12,568	31,743	66,754
High School Graduate	14,830	37,185	83,306
Some College, No Degree	15,124	41,061	100,809
Associate Degree	3,088	7,972	18,875
Bachelor's Degree	4,881	13,623	44,305
Advanced Degree	2,484	7,158	34,589