



±1.15 AC Acres of Land For Sale

12125 Day Street

Moreno Valley, CA — Offering Memorandum

Property Overview

Executive Summary

Property Address

12125 Day St, Moreno Valley, CA 92557

Land Area/Total GLA

50,093 SF (1.15 AC)

Year Built

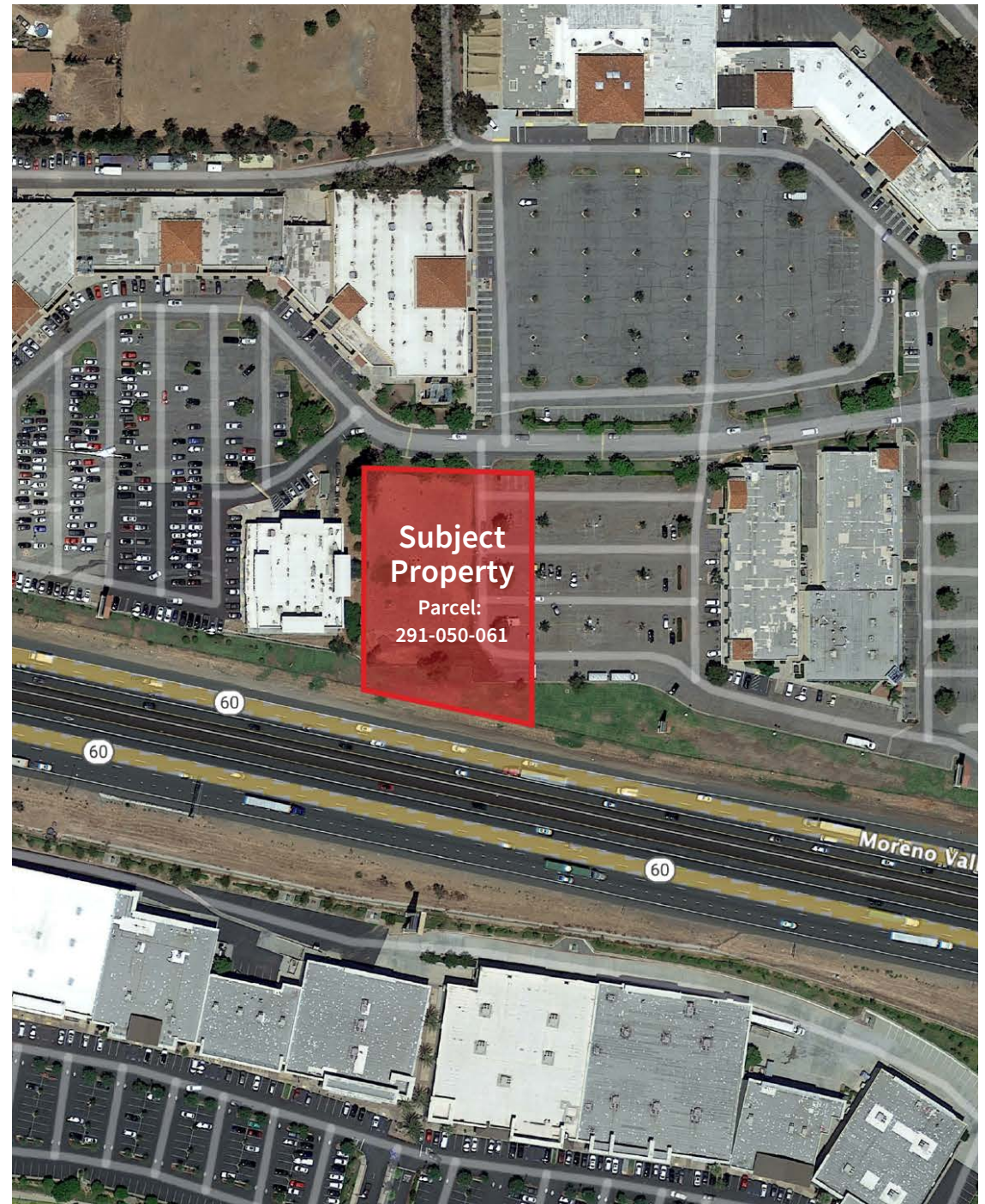
Vacant Land

Adjacent Tenants

Golden Corral, Get Air Trampoline Park

Pricing

Submit Offer



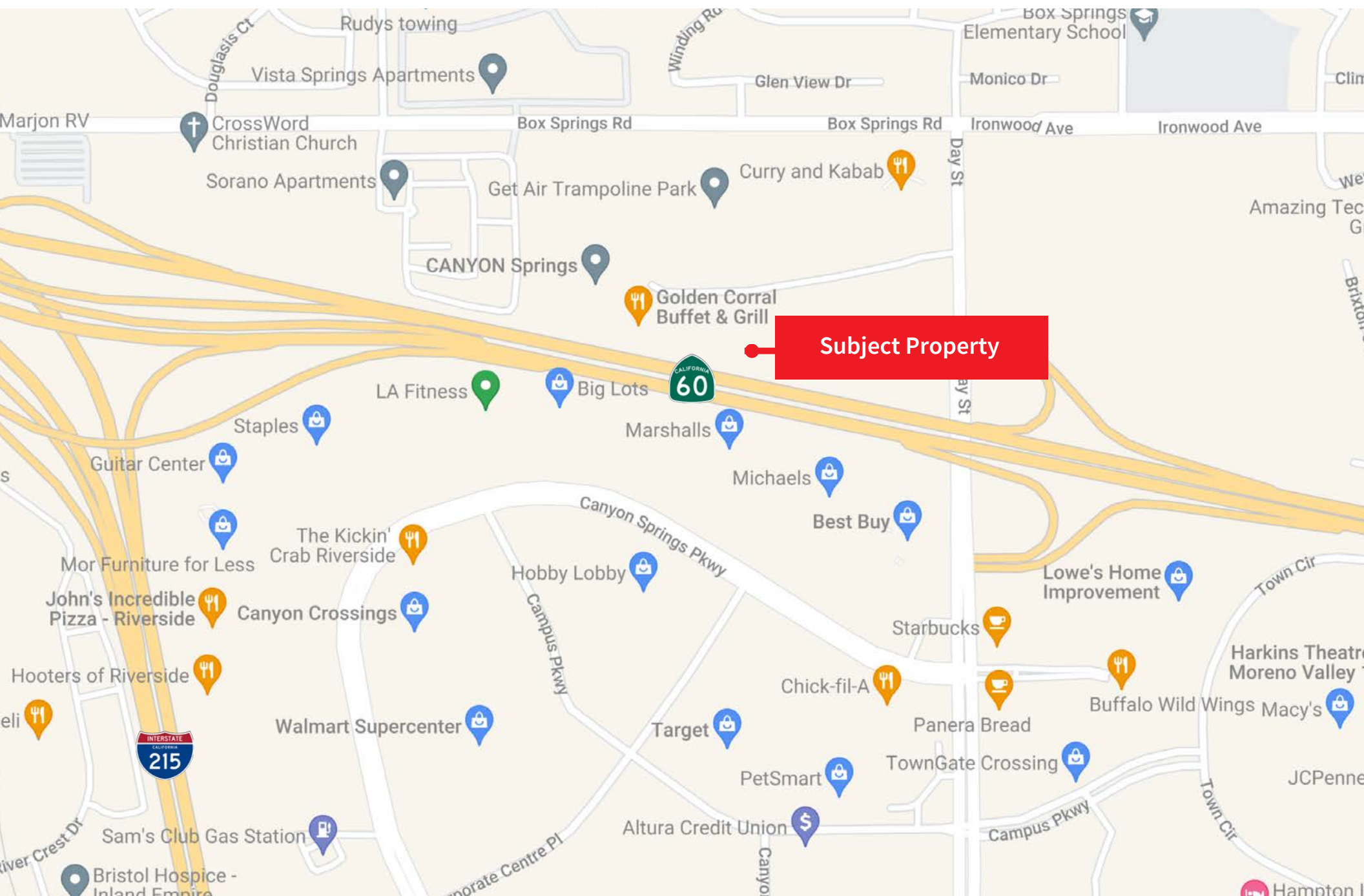
At a Glance

Executive Summary

- Visibility to 60 freeway
- Close proximity to the I-215 freeway
- Across the freeway from a regional retail hub
- Area Retailers: Petco, Marshalls, Smart & Final, Staples, At Home, Target, Best Buy, Lowes, PetSmart, Walmart Supercenter, Aldi, Costco, Sam's Club, WinCo Foods



Property Location



Regional Aerial



Jurupa
Valley

Riverside City College
35,920 + Students

Riverside



Moreno
Valley

Norco

Norco College
10,260 + Students

Subject Property



Moreno Valley College
10,680 + Students

Woodcrest

Mead
Valley

Menifee

Property Aerial



[illegible]

Market Overview

Overview

With a population of over 257,000 people within 5 miles, Moreno Valley is the second largest city in Riverside County. The city has a significant presence in logistics and distribution, with numerous warehouses and distribution centers located within its borders. This has led to job growth and economic opportunities in the region. Major companies like Amazon, Procter & Gamble, Aldi, and Skechers have established facilities in Moreno Valley.

The retail sector also plays a vital role in Moreno Valley's economy. The city has a variety of shopping centers, including the Moreno Valley Mall, TownGate Shopping Center, and numerous other retail outlets, providing residents and visitors with ample shopping options.

Population

The population of the area is 707,521 within a 10-mile radius from the subject property, with average incomes at \$108,892 per household. The area is bustling with a daytime population of over 433,015.



Thank you

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