



FOR SALE: DEVELOPMENT OPPORTUNITY

SEQ Alessandro Boulevard & Graham Street, Moreno Valley



Features:

- ±384,635 SF (8.83 Acres) of Infill Development Opportunity
- Ideal for Industrial Business Park or Retail/Office Zoning Uses
- Direct Access Off of Alessandro Blvd. & 215 Freeway
- Flexible (BP) Business Park Zoning
- APN: 297-180-007-2



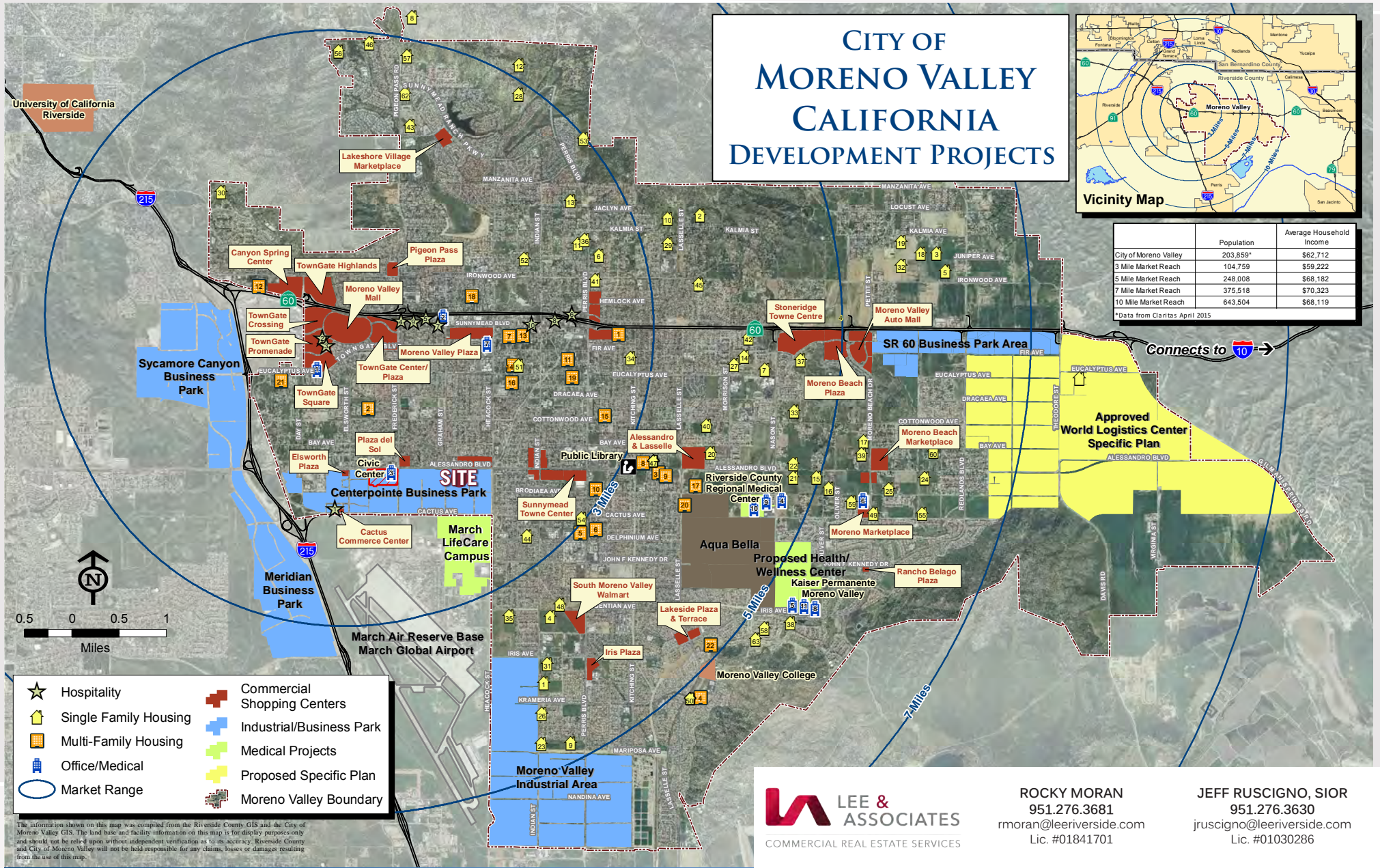
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Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055



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COMMERCIAL development

The City of Moreno Valley is a growing city with a bright future. Strategically located in the Inland Empire of Southern California, with a market area of 2 million people and abundant developable land, savvy developers and retailers continue to choose Moreno Valley for growth and success. The City of Moreno Valley is dedicated to fostering new businesses and well-managed growth to create a super quality of life. *Take a look at what's happening!*



Commercial Centers

Center Name	Size (sq. ft.)	Traffic Counts (ADT)	
		East/West	North/South
TownGate Highlands	251,900	270,000	24,200
Moreno Valley Mall	1,200,000	270,000	38,000
Stoneridge Towne Centre	579,295	163,000	20,100
TownGate Center/Plaza	465,000	257,000	33,700
Moreno Beach Plaza	350,000	139,000	14,900
Moreno Valley Plaza	341,000	15,300	24,900
TownGate Square	136,000	16,200	38,000
TownGate Crossing	237,000	270,000	38,000
TownGate Promenade	200,000	270,000	36,000
Moreno Beach Marketplace	175,000	8,400	17,300
Lakeside Plaza & Terrace	143,000	18,800	13,300
Lakeshore Village	140,000	9,400	--
*Alessandro & Lasselle	140,000	17,500	13,300
Moreno Marketplace	93,788	6,400	15,900
Iris Plaza	87,120	18,800	20,300
Eisworth Plaza	30,000	27,700	--
Cactus Commerce Center	16,000	36,100	--
*Rancho Belago Plaza	14,000	3,800	14,300

* Approved Projects

Office/Medical

Map #	Name	Size (sq. ft.)
1	TownGate Square	170,000
2	Olivewood Plaza	22,758
3	Centerpointe Office Area	258,000
4	Moreno Valley Medical Plaza	217,000
5	Moreno Valley Medical Overlay Area	122,250
6	Renaissance Village	98,400
7	Riverside County Office Building	52,000
8	Fresenius Medical Care	12,000
9	Integrated Care Communities	44,000
10	Riverside University Medical Center Expansion	34,749
11	Kaiser Permanente Moreno Valley Emergency Room Expansion	



Industrial/Job Centers

Areas	Occupied/Leased (sq. ft.)	Available/Approved (sq. ft.)	Proposed (sq. ft.)
Centerpointe Business Park	4,241,407	968,508	--
Moreno Valley Industrial Area	9,781,639	5,019,868	3,586,469
SR-60 Business Park Area	2,620,887	2,279,498	--
Approved World Logistics Center	--	--	40,600,000

Meridian Business Park Adjacent to the City of Moreno Valley, two business parks provide additional daytime population utilizing services within Moreno Valley.



Hospitality Development

Map #	Hotel Name	# Guest Rooms
Centerpointe Hotel:		
1	Hawthorn Inn (approved)	79
TownGate Hotels:		
2	Hampton Inn & Suites	115
3	Ayres Hotel & Spa	127
Sunnymead Area Hotels:		
4	La Quinta Inn & Suites	58
5	Sleep Inn & Suites (approved)	66
6	Best Western Hotel & Suites	59
7	Comfort Inn	92
8	Holiday Inn Express	153
9	Travelers Inn	56
10	Econo Lodge	51



RESIDENTIAL development

New Single-Family Development: 4,811 Units

Map #	Tract	Builder/Applicant	# of Units	Status
1	34151	Moreno Valley Property Investment LLC	37	Approved
2	28860	Professor's Fund IV, LLC Winchester Associates, Inc.	9	Approved
3	30411	Pacific Communities	25	Approved
4	36760	Mission Pacific Land Co.	189	In Process
5	30998	Pacific Communities	47	Approved
6	31297	Randy McFarland	7	Approved
7	31305	Richmond American/ Richland Communities, Inc.	87	Approved
8	31394	Pigeon Pass Ltd.	78	Approved
9	31442	SKG Pacific Enterprises Inc.	63	Approved
10	31517	Professors Prop Six Winchesters Associates	83	Approved
11	31621	Skyline Homes	12	Approved
12	32005	Red Hill Village, LLC	214	Approved
13	32126	Salvador Torres	35	Approved
14	32194	Arman Pezeshkifar	32	Approved
15	32218	Granite Capital Winchesters Associates	63	Approved
16	32284	Joe Anderson	32	Approved
17	32408	Sandstone, Inc.	80	Approved
18	32459	Sussex Capital Group	11	Approved
19	32460	Sussex Capital Group	57	Approved
20	32505	DR Horton	72	Under Construction
21	32548	Gabel, Cook and Associates	107	Approved
22	32645	Winchester Associates	53	Approved
23	32716	Bob Rogers	57	Approved
24	32844	Winchester Associates	17	Approved
25	32978	Focus Estates	19	Approved
26	33024	Adam Wislar	8	Approved
27	27251	RSI	156	Under Construction
28	33388	SCH Development, LLC	16	Approved
29	33436	Winchester Associates	105	Approved
30	33626	Kincaid Development, Inc.	23	Approved
31	33810	David Boyle Engineering	16	Approved
32	33962	The Industrial Group	31	Approved
33	33963	Rance Garrett	31	Approved
34	34043	RM3 Building and Development	12	Approved
35	34748	Rados	135	Approved
36	35663	OFA	12	Approved
37	32835	Beazer Homes	274	Approved
38	30268	Pacific Communities	83	Recorded
39	31618	Frontier Homes	56	Under Construction
40	31494	Winchester Associates	12	Recorded
41	32715	GFR - Trinity	30	Under
42	33256	Granite Homes	79	Under Construction
43	32515	Mission Pacific Land Co.	161	Recorded
44	32711	Isaac Genah	9	Recorded
45	31789	GFR	24	Under Construction
46	32365	JW Capital	78	In Process
47	35429	Ralph Liu	54	In Process
48	22180	MPLC Legacy 140 Partners, LP	543	Recorded

49	36436	CV Communities	159	Approved
50	36401	Continental East Fund III, LLC	92	Approved
51	36598	Habitat for Humanity	8	Under Construction
52	36761	Right Solutions, LLC	8	In Process
53	31592	CV Communities	139	Approved
54	36708	Nova Homes	127	In Process
55	36436	CV Communities	159	Approved
56	29343	Professors Fund IV	58	Approved
57	24203	Blue Ribbon Enterprises	99	Approved
58	29920	MVR Properties, LLC	299	Under Construction
59	36882	Frontier Homes	40	In Process
60	36372	Motlagh Family Trust	26	In Process
61	36719	Kuo Ming Lee	34	In Process
62	31414	GFR	31	Under Construction
63	29920	Pacific Communities	98	Under Construction



New Multi-Family Development: 1,991 Units

Map #	Tract	Builder/Applicant	# of Units	Status
1	31814	Jesse Huizar	60	Approved
2	32215	Winchester Associates "Scottish Village"	194	Approved
3	32756	Jimmy Lee	24	Approved
4	32917	Continental East	227	Approved
5	33417	Jimmy Lee	60	Approved
6	33607	TL Group Corp.	52	Approved
7	33771	Jian Qiang Liu	12	Approved
8	34216	Creative Design Assoc.	39	Approved
9	34681	Perris Pacific Company	49	Approved
10	34988	Status Properties	271	Approved
11	35369	Jason Myers Propert	12	Approved
12	35414	Oak Park Partners	273	In Process
13	35663	Jimmy Lee	12	Approved
14	35769	Michael Chen	16	Approved
15	34544	Cottonwood 939 LLC	84	In Process
16	PA09-0006	Jim Nydam	15	Approved
17	PA13-0006	Rancho Belago Developers, Inc.	141	Approved
18	PA14-0027	Tilak Chopra	40	In Process
19	35304	Jimmy Lee	12	Approved
20	PA14-0028	MV Bella Vista GP, LLC	220	In Process
21	PA14-0042	Latco SC Inc.	112	Approved
22	32142	GHA	66	Under Construction

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	Business Park
	Retail Center
	Apartment Complex

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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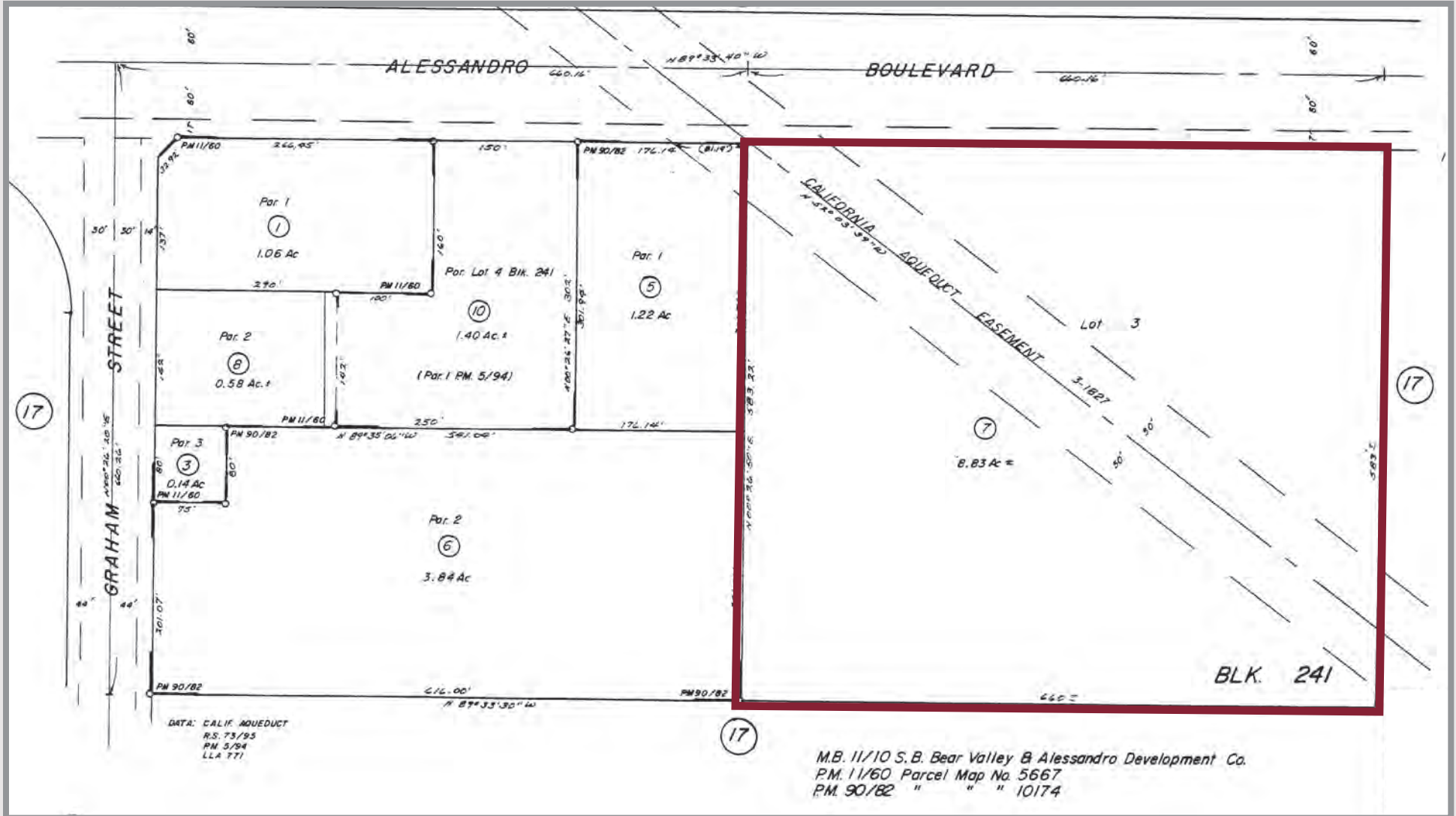
AMENITIES

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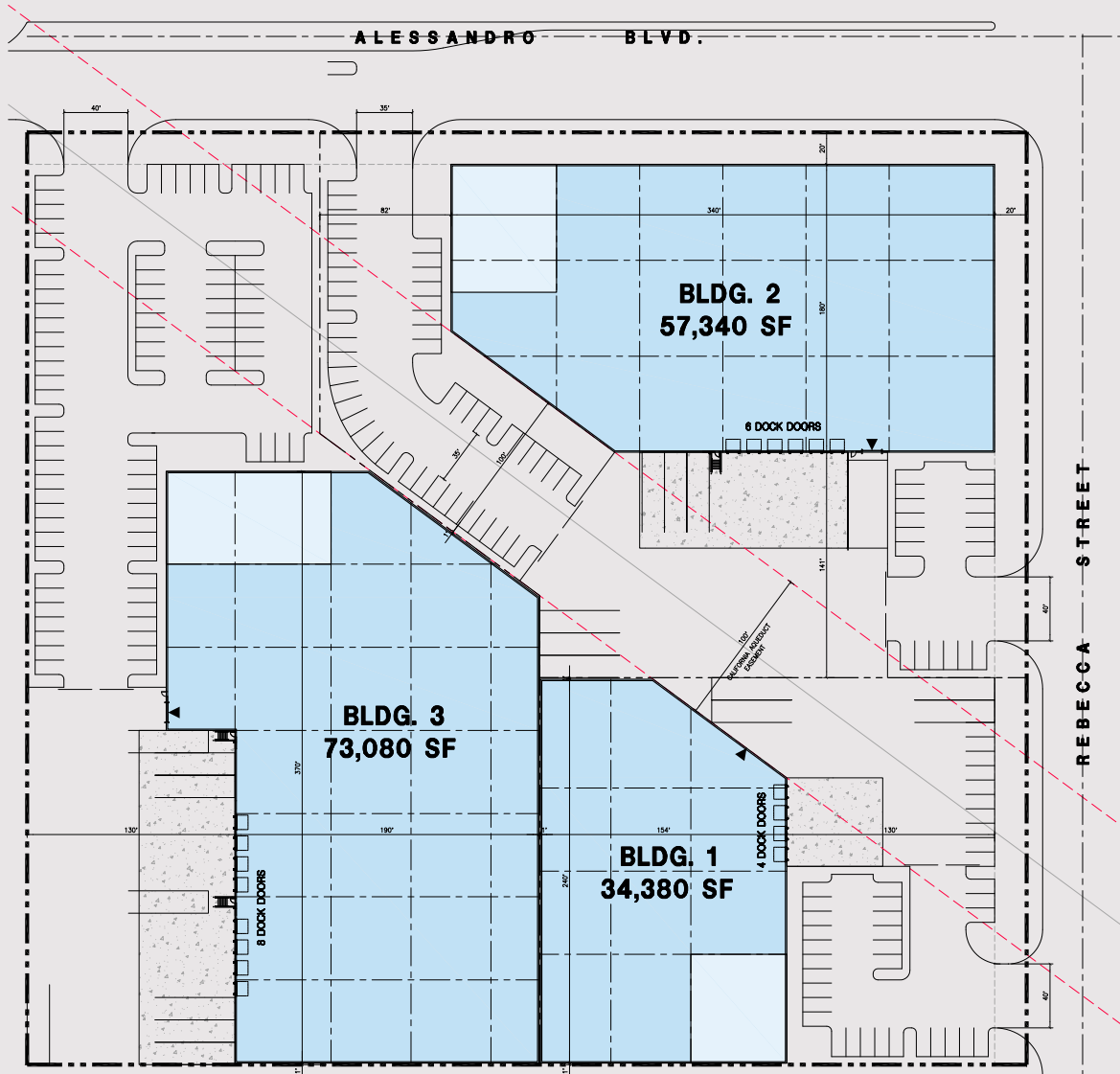
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Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
SITE AREA				
In s.f.	73,689	136,699	153,987	364,375 s.f.
In acres	1.69	3.14	3.54	8.36 ac
BUILDING AREA				
Office	3,000	5,000	5,000	13,000 s.f.
Warehouse	31,380	52,340	68,080	151,800 s.f.
TOTAL	34,380	57,340	73,080	164,800 s.f.
COVERAGE				
	46.7%	41.9%	47.5%	45.2%
AUTO PARKING REQUIRED				
Office: 1/250 s.f.	12	20	20	52 stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	60 stalls
2nd 20K @ 1/2,000 s.f.	6	10	10	26 stalls
above 40K @ 1/4,000 s.f.	n/a	4	8	12 stalls
TOTAL	38	54	58	150 stalls
AUTO PARKING PROVIDED				
Standard (9' x 18')	39	65	85	189 stalls
TRAILER PARKING REQUIRED				
1 per dock door	4	6	8	18 stalls
TRAILER PARKING PROVIDED				
Trailer (14' x 50')	4	6	8	18 stalls
ZONING ORDINANCE FOR CITY				
Zoning Designation - Business Park (BP)				
MAXIMUM BUILDING HEIGHT ALLOWED				
Height - 75'				
MAXIMUM FLOOR AREA RATIO				
FAR - to be verified				
SETBACKS				
<u>Building</u>				
Front / street side = 20'				
Interior side / rear = 3' min.				
* for each additional foot structure height above 35', the setback shall be increase by one foot.				