

22405 Goldencrest Dr.

22405 Goldencrest Dr., Moreno Valley CA 92553



OFFERING MEMORANDUM

22405 Goldencrest Dr.

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	22405 Goldencrest Dr. Moreno Valley CA 92553
BUILDING SF	17,000 SF
LAND SF	50,965 SF
YEAR BUILT	1996
APN	297-130-027

FINANCIAL SUMMARY

OFFERING PRICE	\$2,497,777
PRICE PSF	\$146.93

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	7,133	102,234	257,679
2019 Median HH Income	\$41,578	\$58,309	\$70,420
2019 Average HH Income	\$55,405	\$77,030	\$90,416







02

Property Description

Property Features

Aerial Map

Parcel Map

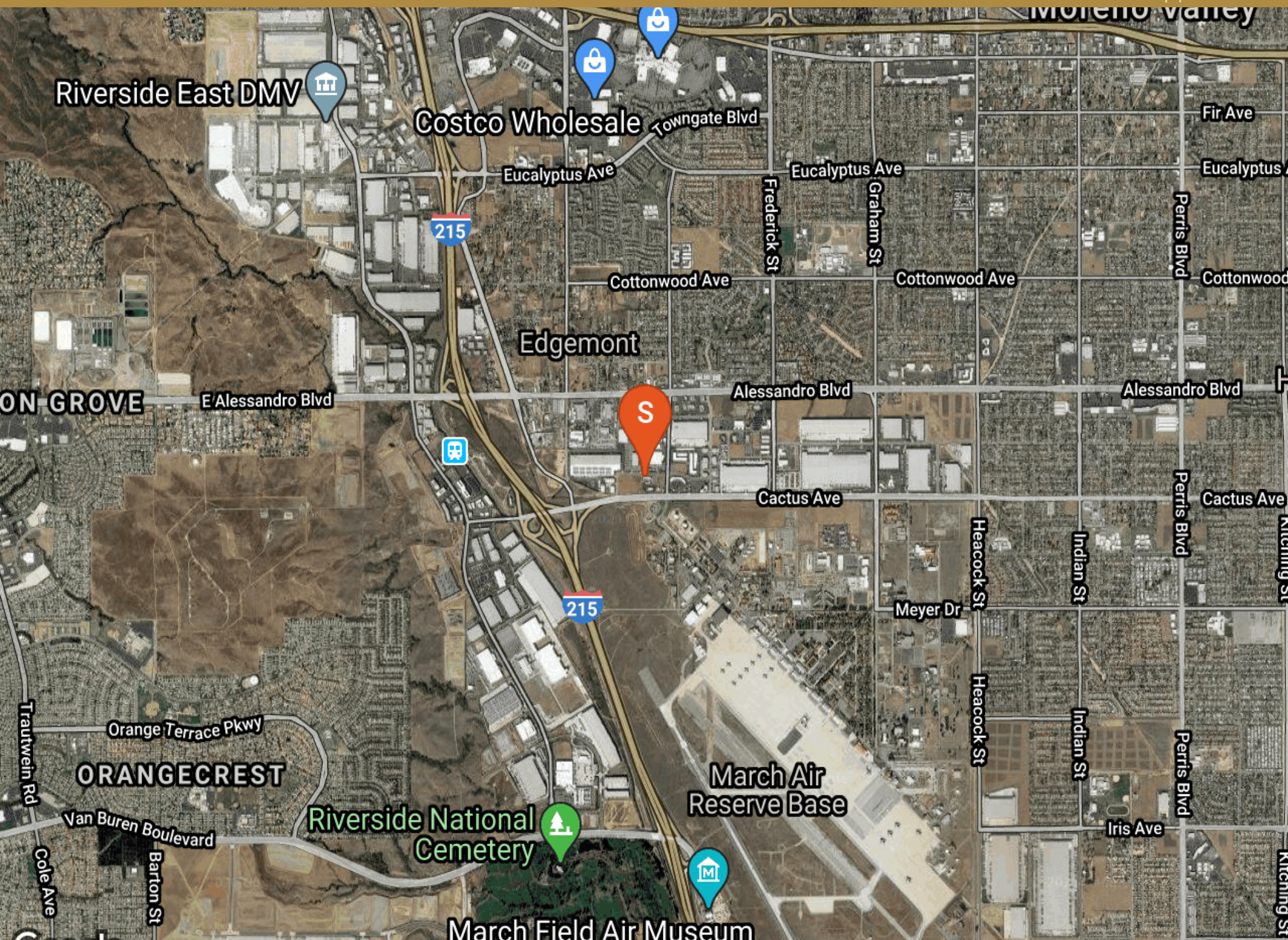
Additional Maps

Pictures with Captions

22405 GOLDENCREST DR.

PROPERTY FEATURES	
BUILDING SF	17,000
LAND SF	50,965
LAND ACRES	1.1700 AC
YEAR BUILT	1996
# OF PARCELS	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	1.1700 AC

























03

Demographics

Demographic Details

Demographic Charts

22405 GOLDENCREST DR.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,639	76,870	180,630
2010 Population	6,789	96,420	241,417
2019 Population	7,133	102,234	257,679
2024 Population	7,366	106,408	269,156
2019 African American	961	15,801	39,561
2019 American Indian	58	882	2,150
2019 Asian	238	6,085	18,909
2019 Hispanic	5,236	61,455	140,080
2019 Other Race	2,659	30,763	68,116
2019 White	2,800	41,903	112,200
2019 Multiracial	367	6,180	15,452
2019-2024: Population: Growth Rate	3.20 %	4.00 %	4.40 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	234	2,631	5,512
\$15,000-\$24,999	263	2,546	5,071
\$25,000-\$34,999	274	2,409	5,314
\$35,000-\$49,999	282	3,823	8,242
\$50,000-\$74,999	337	5,516	13,203
\$75,000-\$99,999	198	3,654	10,526
\$100,000-\$149,999	185	4,018	12,819
\$150,000-\$199,999	40	1,825	5,858
\$200,000 or greater	23	1,129	4,585
Median HH Income	\$41,578	\$58,309	\$70,420
Average HH Income	\$55,405	\$77,030	\$90,416

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,744	22,919	55,161
2010 Total Households	1,772	26,168	67,200
2019 Total Households	1,836	27,551	71,136
2024 Total Households	1,881	28,534	73,909
2019 Average Household Size	3.88	3.70	3.61
2000 Owner Occupied Housing	560	13,460	36,859
2000 Renter Occupied Housing	1,036	8,122	15,321
2019 Owner Occupied Housing	575	14,851	45,949
2019 Renter Occupied Housing	1,261	12,700	25,187
2019 Vacant Housing	180	1,726	3,941
2019 Total Housing	2,016	29,277	75,077
2024 Owner Occupied Housing	608	15,359	47,591
2024 Renter Occupied Housing	1,273	13,175	26,318
2024 Vacant Housing	197	1,951	4,479
2024 Total Housing	2,078	30,485	78,388
2019-2024: Households: Growth Rate	2.45 %	3.50 %	3.85 %



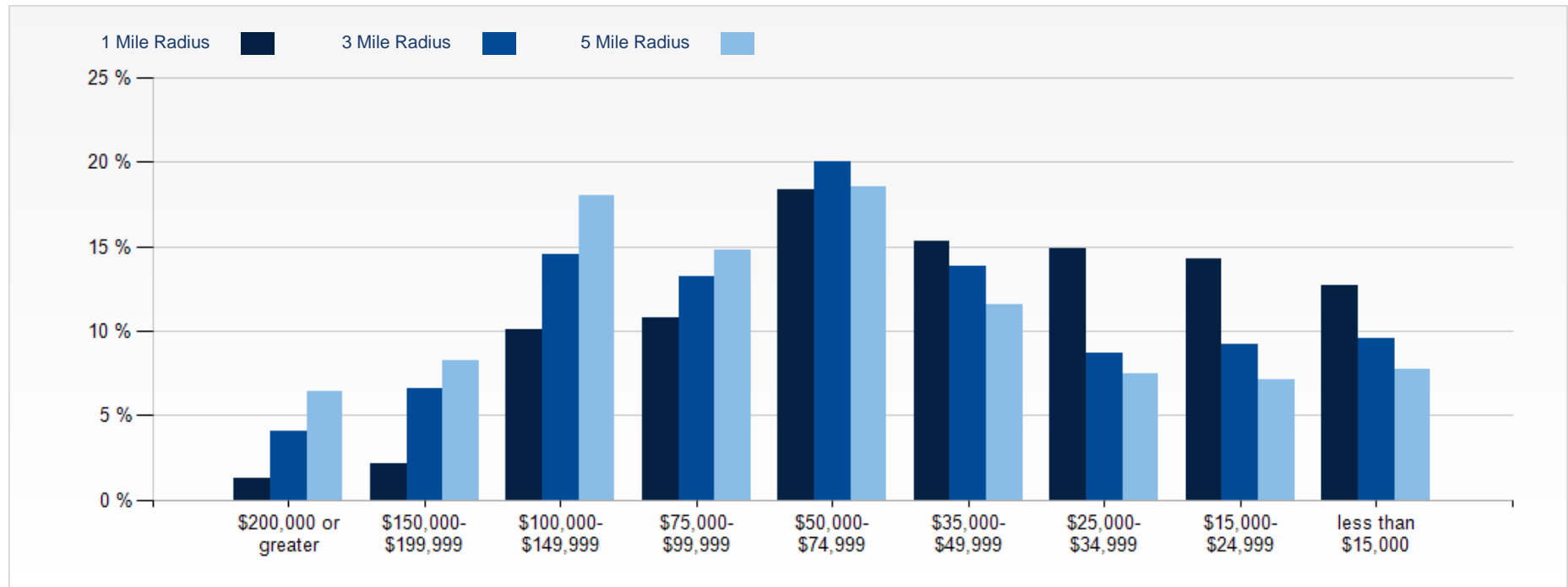
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	584	9,300	23,702
2019 Population Age 35-39	451	6,786	17,516
2019 Population Age 40-44	368	5,635	14,593
2019 Population Age 45-49	350	5,569	14,452
2019 Population Age 50-54	315	5,473	14,377
2019 Population Age 55-59	256	5,172	14,330
2019 Population Age 60-64	250	4,536	13,175
2019 Population Age 65-69	152	3,221	9,673
2019 Population Age 70-74	105	2,163	6,712
2019 Population Age 75-79	67	1,312	4,012
2019 Population Age 80-84	49	835	2,425
2019 Population Age 85+	38	917	2,389
2019 Population Age 18+	4,675	72,620	189,656
2019 Median Age	26	30	32

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,300	\$58,036	\$65,563
Average Household Income 25-34	\$54,715	\$72,358	\$80,752
Median Household Income 35-44	\$45,027	\$63,263	\$80,649
Average Household Income 35-44	\$61,822	\$84,141	\$98,113
Median Household Income 45-54	\$47,828	\$67,496	\$82,669
Average Household Income 45-54	\$60,475	\$88,400	\$104,185
Median Household Income 55-64	\$48,805	\$62,292	\$77,226
Average Household Income 55-64	\$56,707	\$81,934	\$98,313
Median Household Income 65-74	\$34,309	\$50,185	\$62,025
Average Household Income 65-74	\$45,852	\$64,928	\$84,335
Average Household Income 75+	\$36,443	\$55,470	\$61,230

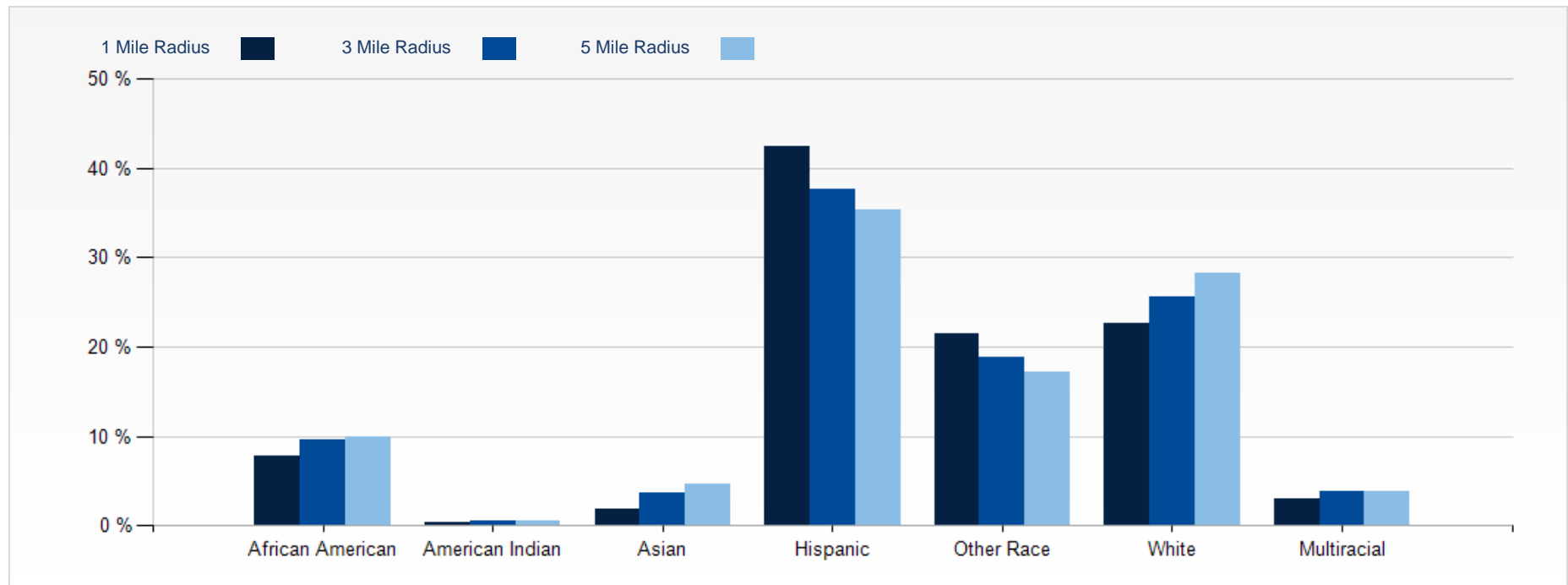
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	641	10,609	27,517
2024 Population Age 35-39	534	9,536	25,075
2024 Population Age 40-44	422	6,602	17,272
2024 Population Age 45-49	343	5,308	13,984
2024 Population Age 50-54	317	5,072	13,335
2024 Population Age 55-59	286	4,880	13,008
2024 Population Age 60-64	227	4,504	12,558
2024 Population Age 65-69	204	3,832	11,314
2024 Population Age 70-74	128	2,709	8,260
2024 Population Age 75-79	84	1,794	5,541
2024 Population Age 80-84	46	990	2,939
2024 Population Age 85+	43	1,005	2,659
2024 Population Age 18+	4,908	75,869	197,883
2024 Median Age	27	32	33

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,853	\$62,787	\$71,946
Average Household Income 25-34	\$58,827	\$81,596	\$89,823
Median Household Income 35-44	\$51,351	\$76,734	\$92,047
Average Household Income 35-44	\$69,200	\$99,939	\$113,693
Median Household Income 45-54	\$51,186	\$72,425	\$89,541
Average Household Income 45-54	\$66,225	\$96,331	\$115,576
Median Household Income 55-64	\$51,880	\$66,539	\$82,360
Average Household Income 55-64	\$62,830	\$90,774	\$109,274
Median Household Income 65-74	\$36,119	\$53,631	\$68,524
Average Household Income 65-74	\$49,697	\$73,946	\$96,641
Average Household Income 75+	\$39,442	\$60,369	\$69,041

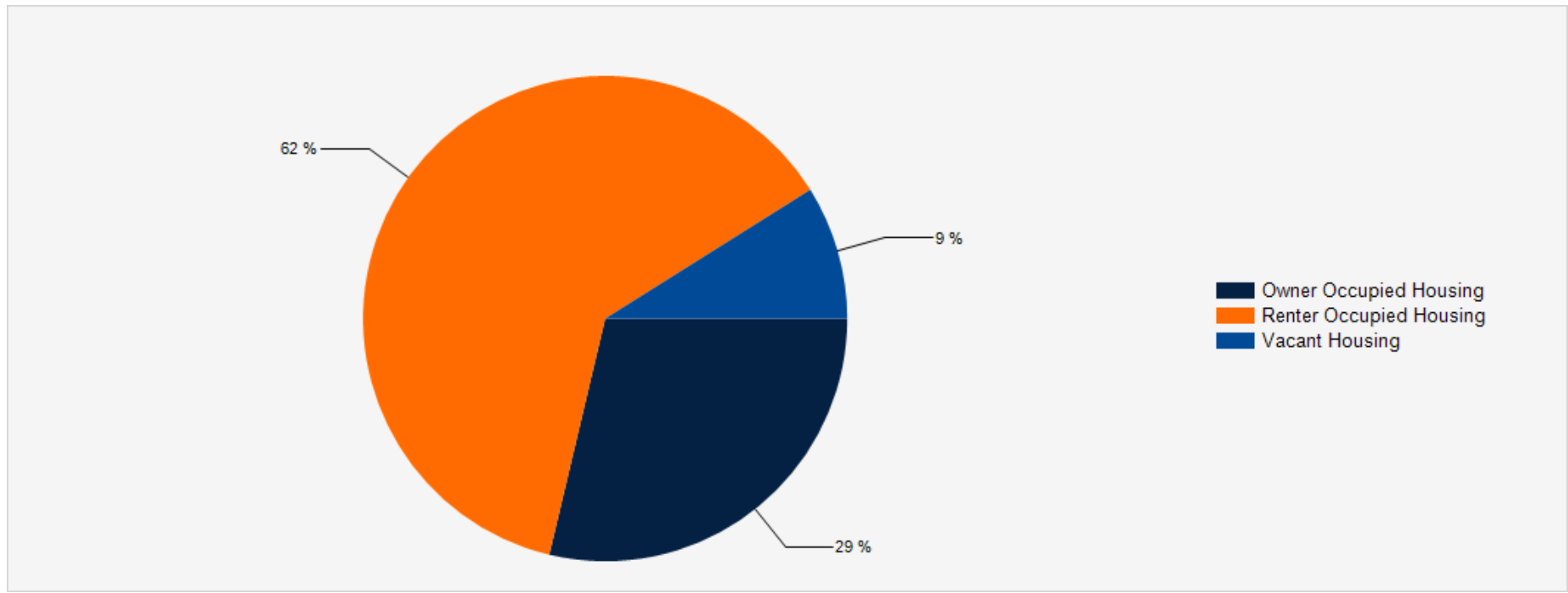
2019 Household Income



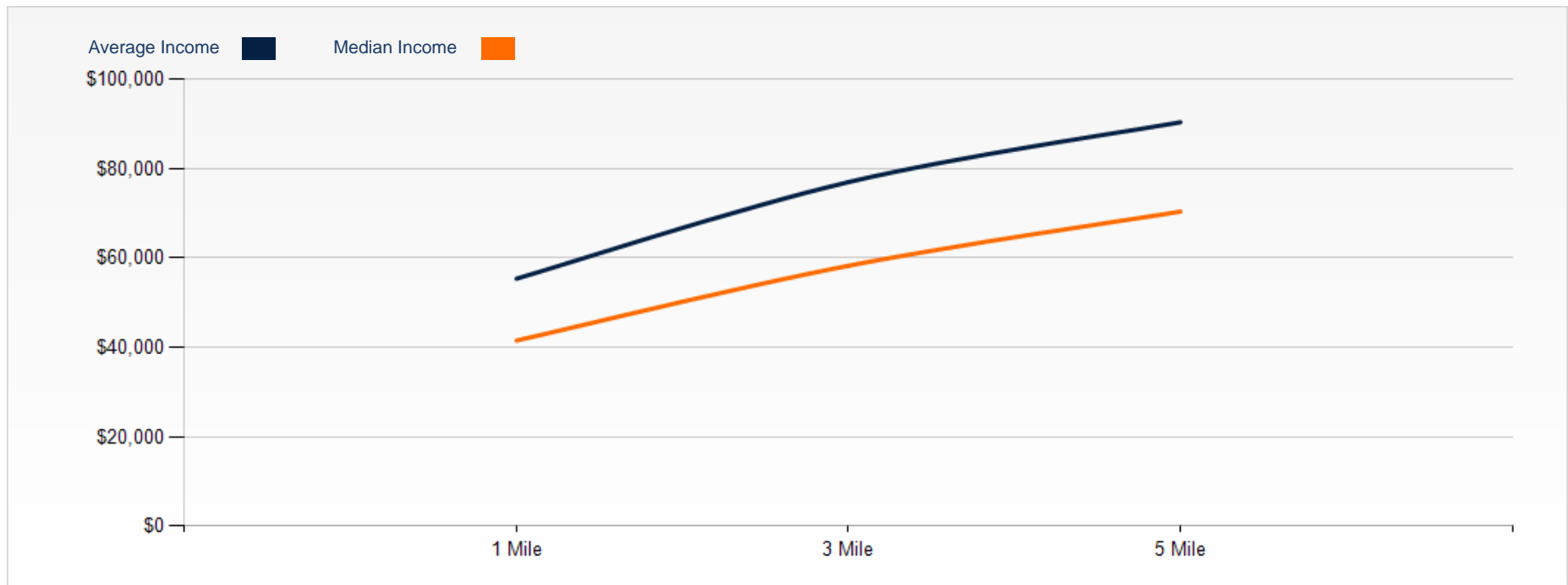
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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