

# 21800 Cottonwood Ave

21800 Cottonwood Ave, Moreno Valley CA 92553

OFFERING MEMORANDUM



# 21800 Cottonwood Ave

## CONTENTS

### 01 Executive Summary

Investment Summary	5
Location Summary	6

### 02 Property Description

Property Features	8
Aerial Map	9
Property Images	10

### 03 Demographics

Demographics	16
Demographic Charts	18

*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONTACT CENTURY 21 COMMERCIAL CORNERSTONE GROUP FOR MORE DETAILS.**

Copyright © 2020 CREOP, LLC. All Rights Reserved.



01

Executive Summary

Investment Summary

Location Summary

# 21800 COTTONWOOD AVE

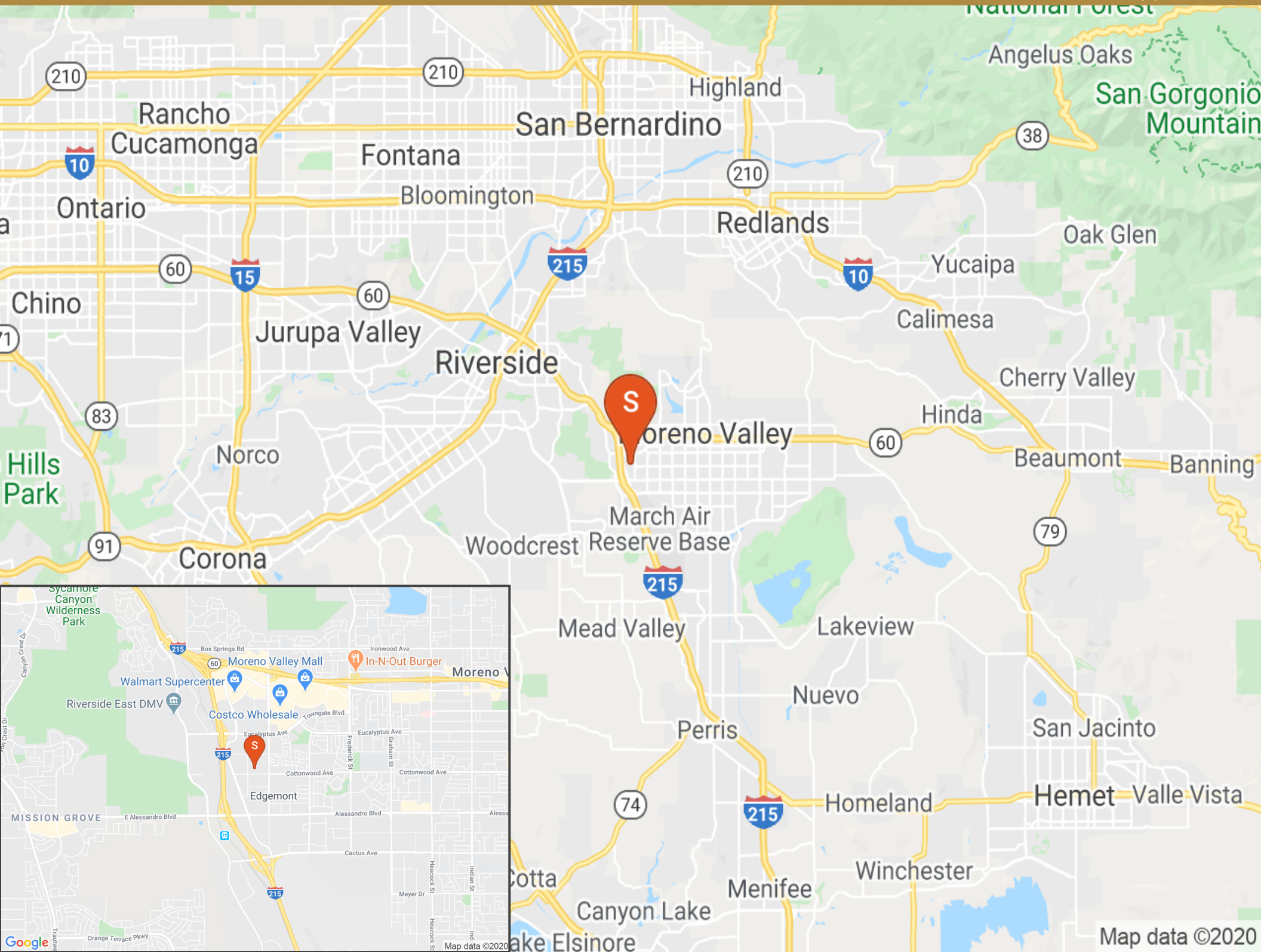
## OFFERING SUMMARY

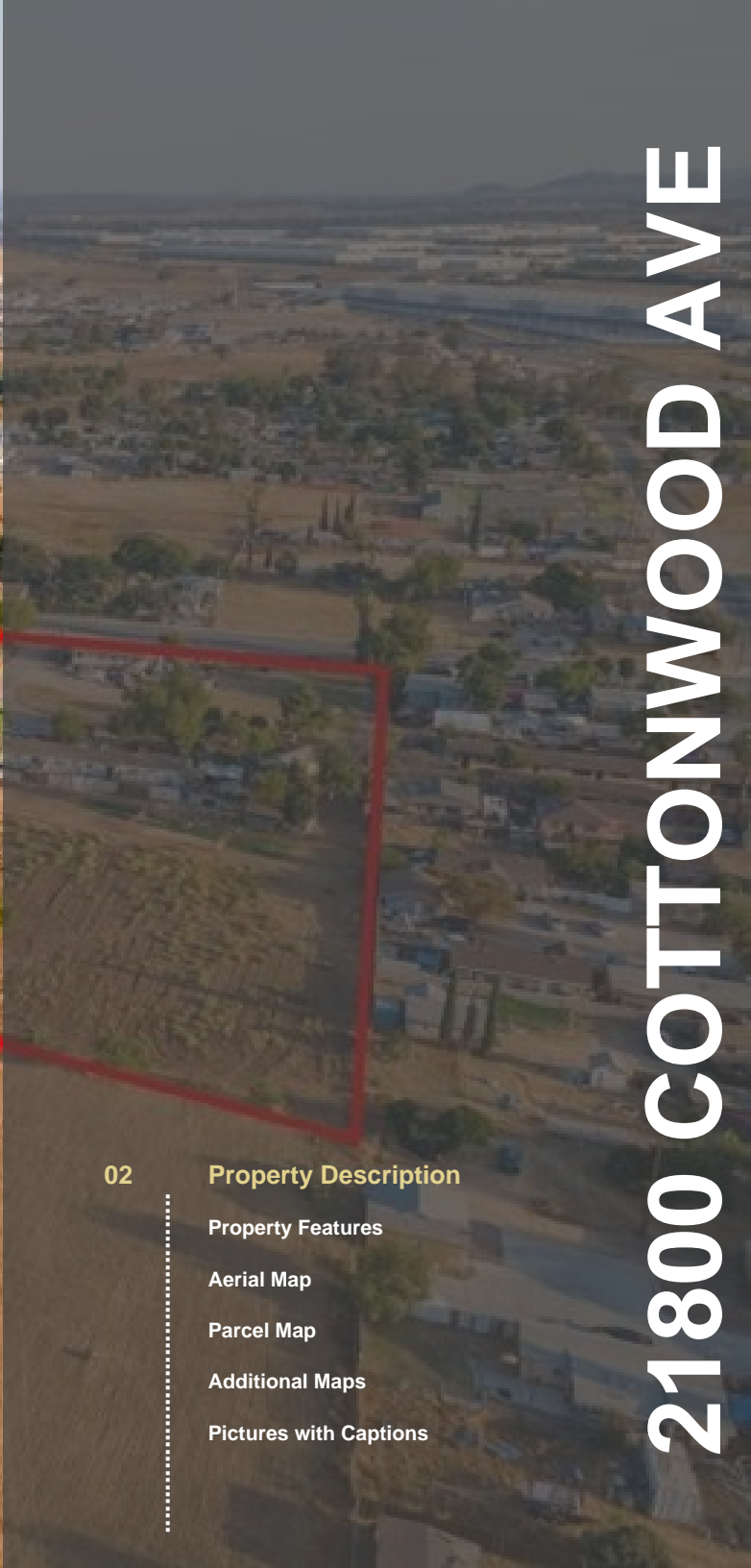
ADDRESS	<b>21800 Cottonwood Ave Moreno Valley CA 92553</b>
OFFERING PRICE	<b>\$2,000,000</b>
ZONING TYPE	<b>R-15</b>
APN	<b>263-170-007, 263-170-006, 263-170-004</b>

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	12,313	98,290	257,746
2020 Median HH Income	\$54,864	\$63,760	\$69,608
2020 Average HH Income	\$67,585	\$83,166	\$91,857









02

**Property Description**

Property Features

Aerial Map

Parcel Map

Additional Maps

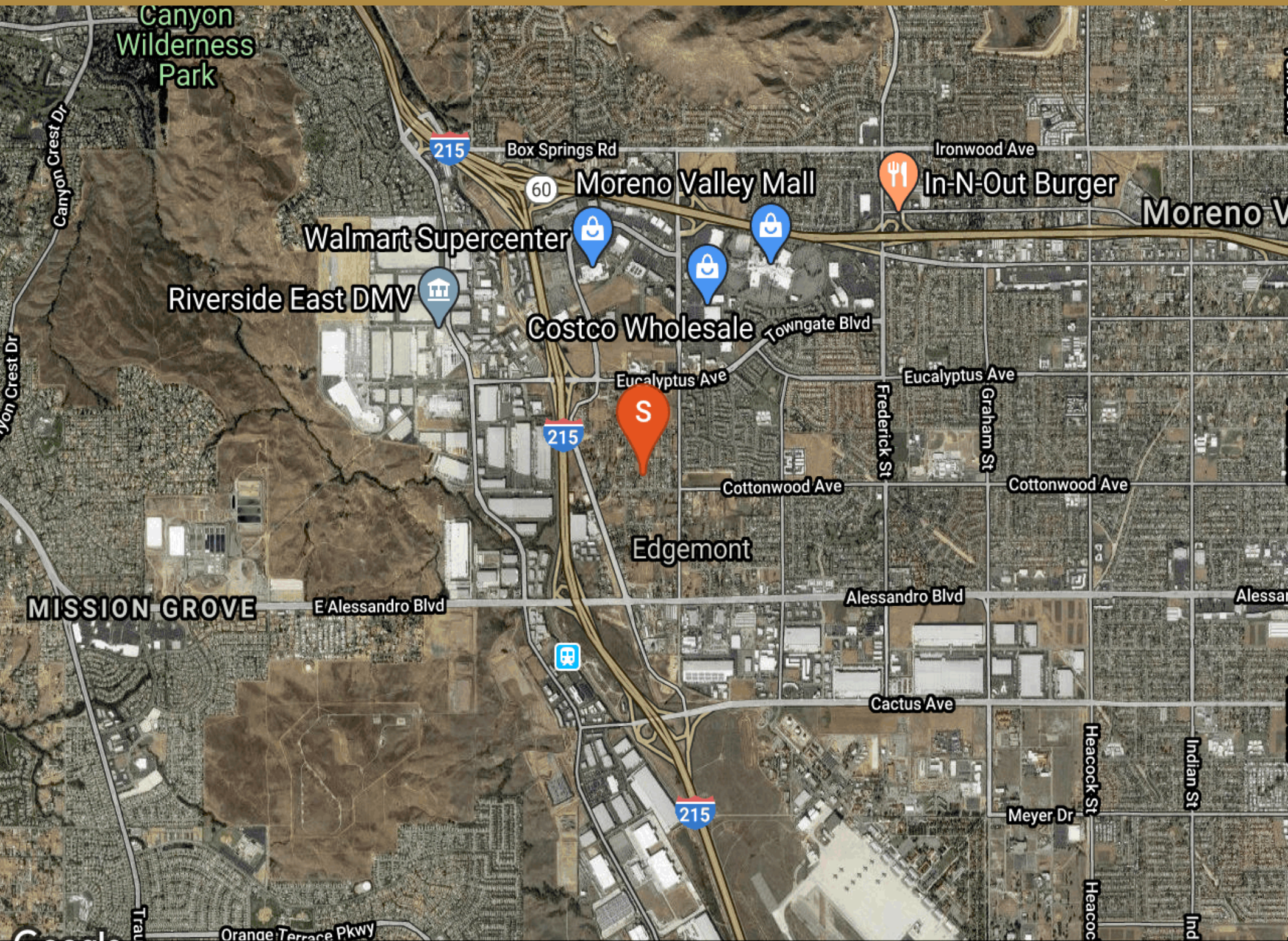
Pictures with Captions

## PROPERTY FEATURES

ZONING TYPE	R-15
LOT DIMENSION	6.00 AC







Canyon Wilderness Park

215

Box Springs Rd

60

Moreno Valley Mall

Ironwood Ave



In-N-Out Burger

Moreno V

Walmart Supercenter



Riverside East DMV



Costco Wholesale

Towngate Blvd

Eucalyptus Ave



Eucalyptus Ave

215

Frederick St

Graham St

Cottonwood Ave

Cottonwood Ave

Edgemont

MISSION GROVE

E Alessandro Blvd

Alessandro Blvd

Alessan



Cactus Ave

215

Meyer Dr

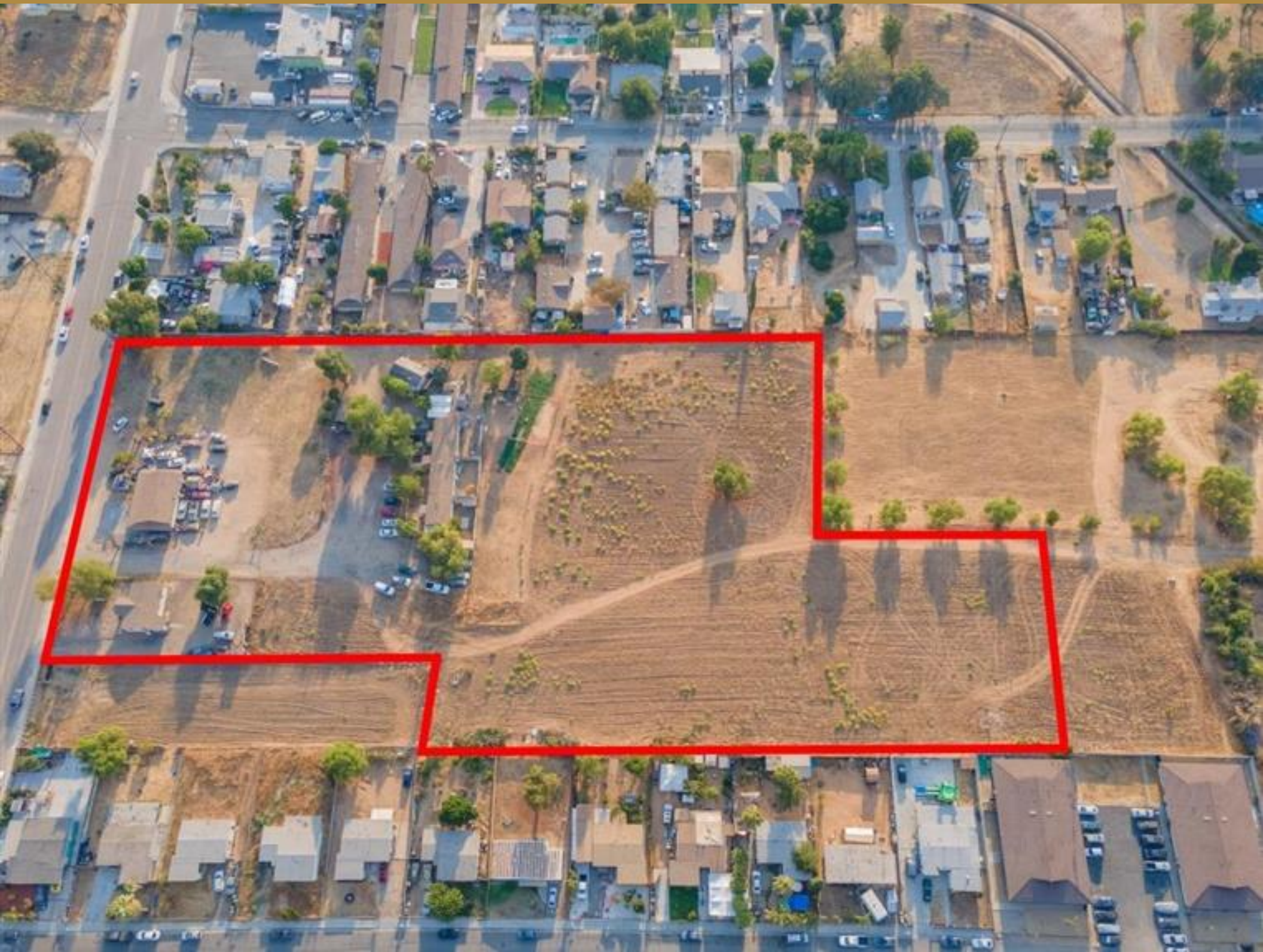
Heacock St

Indian St

























03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,782	74,367	189,767
2010 Population	11,345	93,801	243,811
2020 Population	12,313	98,290	257,746
2025 Population	12,892	102,225	268,216
2020 African American	1,907	14,723	37,269
2020 American Indian	139	833	2,135
2020 Asian	861	6,881	22,719
2020 Hispanic	8,198	54,786	133,890
2020 Other Race	4,187	26,770	64,604
2020 White	4,449	42,358	114,285
2020 Multiracial	714	6,177	15,464
2020-2025: Population: Growth Rate	4.60 %	3.95 %	4.00 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	416	2,444	6,290
\$15,000-\$24,999	356	2,352	5,366
\$25,000-\$34,999	330	2,248	5,257
\$35,000-\$49,999	383	3,439	8,156
\$50,000-\$74,999	595	5,253	13,099
\$75,000-\$99,999	515	3,877	10,197
\$100,000-\$149,999	497	4,522	12,631
\$150,000-\$199,999	119	2,182	6,077
\$200,000 or greater	75	1,400	5,061
Median HH Income	\$54,864	\$63,760	\$69,608
Average HH Income	\$67,585	\$83,166	\$91,857

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,003	22,797	59,094
2010 Total Households	3,057	26,531	68,544
2020 Total Households	3,286	27,723	72,142
2025 Total Households	3,417	28,716	74,740
2020 Average Household Size	3.74	3.53	3.49
2000 Owner Occupied Housing	913	13,484	38,556
2000 Renter Occupied Housing	934	8,025	17,483
2020 Owner Occupied Housing	1,302	15,049	45,361
2020 Renter Occupied Housing	1,984	12,674	26,781
2020 Vacant Housing	160	1,717	4,028
2020 Total Housing	3,446	29,440	76,170
2025 Owner Occupied Housing	1,380	15,490	46,931
2025 Renter Occupied Housing	2,037	13,226	27,809
2025 Vacant Housing	187	1,933	4,599
2025 Total Housing	3,604	30,649	79,339
2020-2025: Households: Growth Rate	3.90 %	3.55 %	3.55 %





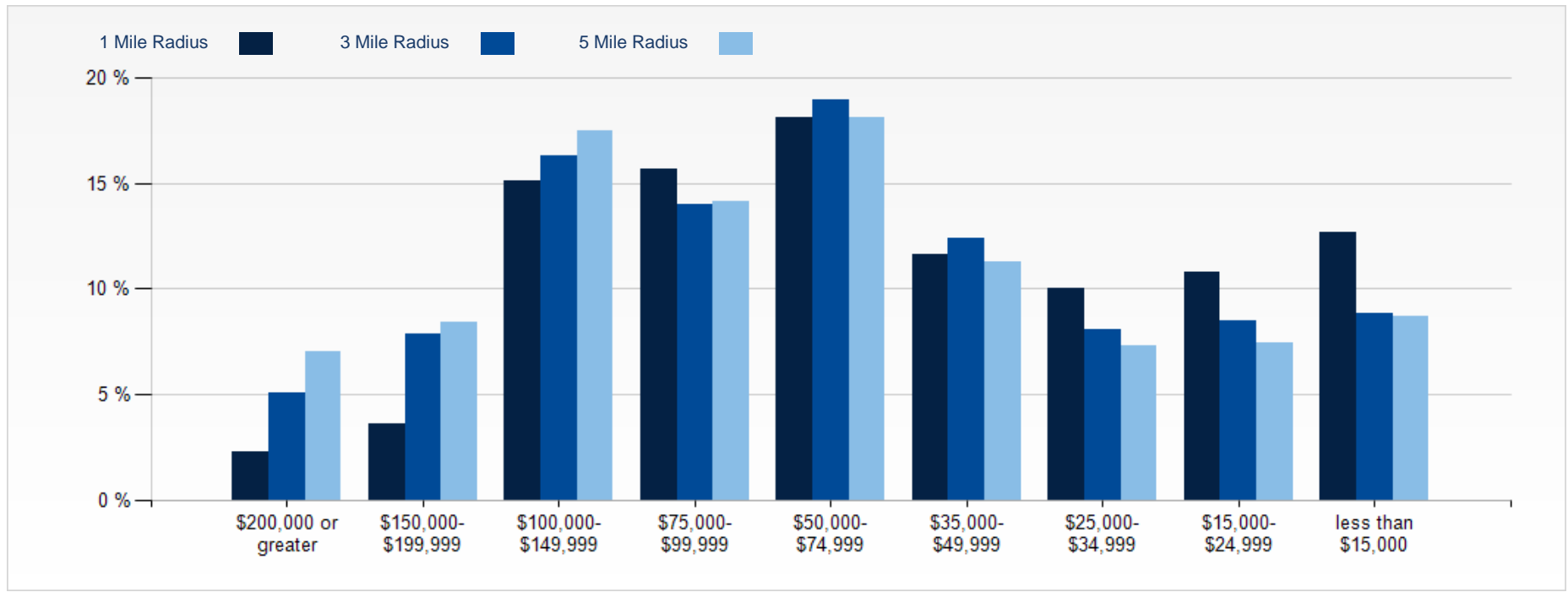
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,116	9,300	22,821
2020 Population Age 35-39	905	6,740	16,749
2020 Population Age 40-44	682	5,517	13,879
2020 Population Age 45-49	633	5,352	13,914
2020 Population Age 50-54	555	5,257	14,058
2020 Population Age 55-59	503	5,130	14,264
2020 Population Age 60-64	437	4,600	13,255
2020 Population Age 65-69	252	3,292	9,890
2020 Population Age 70-74	204	2,206	6,931
2020 Population Age 75-79	121	1,327	4,196
2020 Population Age 80-84	76	803	2,556
2020 Population Age 85+	60	843	2,557
2020 Population Age 18+	8,286	70,901	193,488
2020 Median Age	28	31	31

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,252	\$61,636	\$63,967
Average Household Income 25-34	\$65,921	\$76,929	\$79,935
Median Household Income 35-44	\$65,299	\$72,176	\$80,498
Average Household Income 35-44	\$80,023	\$90,740	\$99,444
Median Household Income 45-54	\$58,269	\$75,812	\$84,212
Average Household Income 45-54	\$70,037	\$96,170	\$108,415
Median Household Income 55-64	\$57,667	\$71,230	\$79,206
Average Household Income 55-64	\$64,884	\$90,528	\$103,839
Median Household Income 65-74	\$42,147	\$55,820	\$64,557
Average Household Income 65-74	\$53,974	\$72,830	\$89,503
Average Household Income 75+	\$39,217	\$54,550	\$64,525

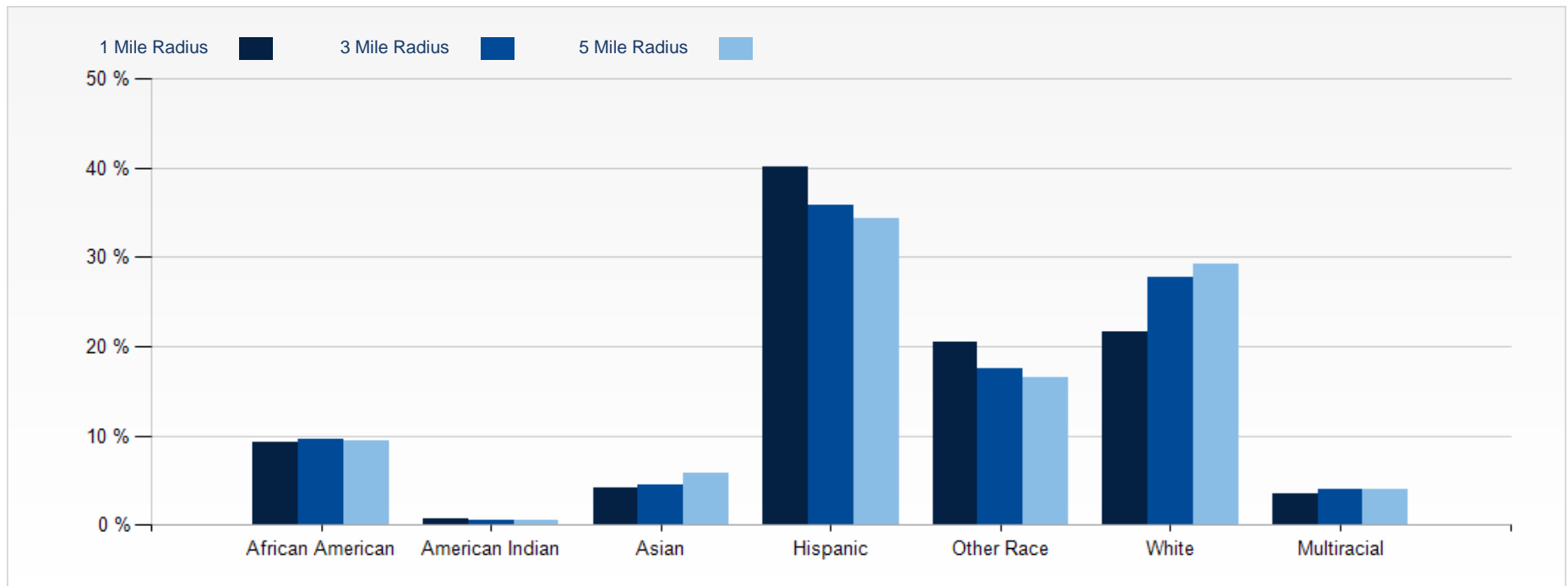
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,158	10,275	25,769
2025 Population Age 35-39	1,053	9,590	23,913
2025 Population Age 40-44	828	6,529	16,599
2025 Population Age 45-49	641	5,169	13,501
2025 Population Age 50-54	565	4,856	13,039
2025 Population Age 55-59	512	4,675	12,949
2025 Population Age 60-64	461	4,470	12,683
2025 Population Age 65-69	337	3,908	11,530
2025 Population Age 70-74	248	2,785	8,588
2025 Population Age 75-79	166	1,833	5,862
2025 Population Age 80-84	82	989	3,125
2025 Population Age 85+	72	928	2,875
2025 Population Age 18+	8,766	74,138	201,404
2025 Median Age	29	32	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,373	\$66,809	\$69,275
Average Household Income 25-34	\$73,908	\$86,187	\$88,504
Median Household Income 35-44	\$75,133	\$84,753	\$92,068
Average Household Income 35-44	\$89,771	\$107,547	\$115,489
Median Household Income 45-54	\$65,275	\$80,333	\$91,202
Average Household Income 45-54	\$78,781	\$104,896	\$119,685
Median Household Income 55-64	\$61,043	\$75,855	\$84,734
Average Household Income 55-64	\$70,913	\$99,666	\$114,996
Median Household Income 65-74	\$44,767	\$60,943	\$71,397
Average Household Income 65-74	\$59,029	\$83,925	\$102,161
Average Household Income 75+	\$41,805	\$60,390	\$73,122

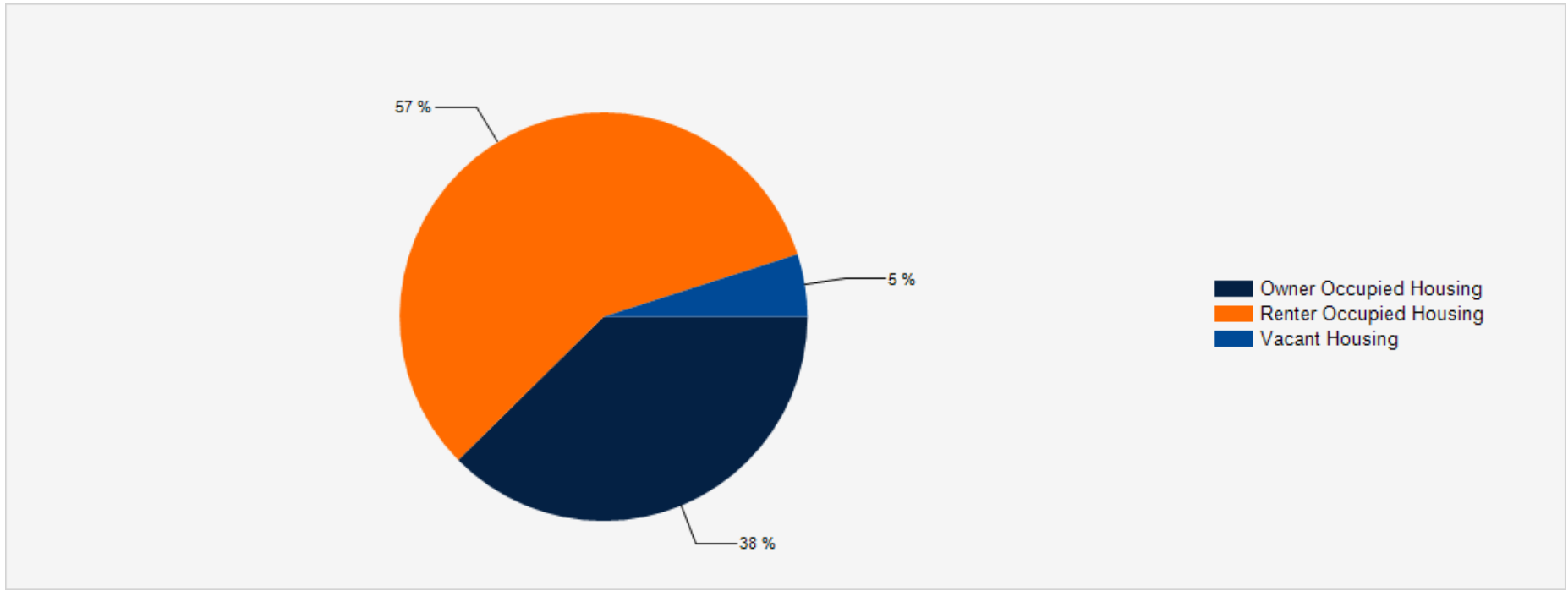
### 2020 Household Income



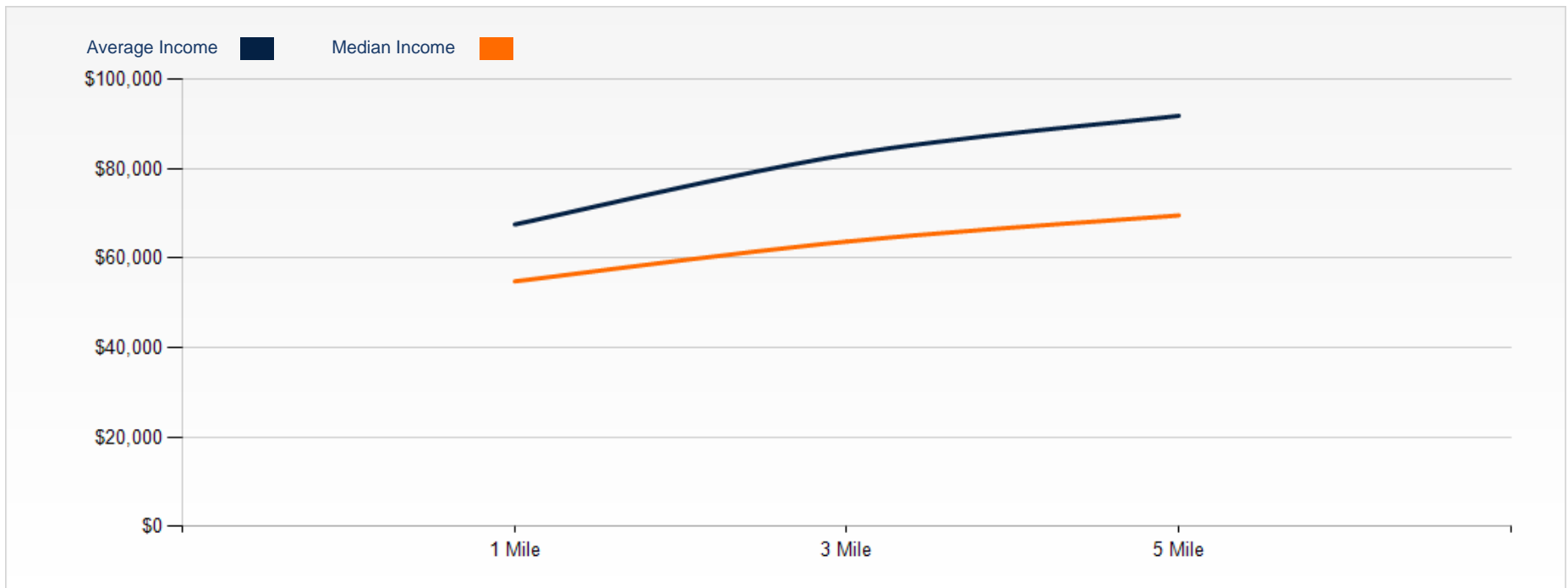
### 2020 Population by Race



### 2020 Household Occupancy - 1 Mile Radius



### 2020 Household Income Average and Median



21800 Cottonwood Ave



*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com