

Moreno Valley Lender Owned Commercial Land

SE Elsworth Street and Goldencrest Dr



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Moreno Valley Land
SE Elsworth street and Goldencrest
Dr

**property
information**

EXECUTIVE SUMMARY

Centennial Advisers is pleased to present a prime development opportunity to acquire a 70,000 sq ft site in Moreno Valley, California, offered at \$1,100,000. Strategically positioned near the I-215/Cactus Avenue interchange, the property offers unparalleled freeway access, sitting directly across from the March Air Reserve Base and at the gateway to the city's primary commercial corridor.

The site is development-ready with completed infrastructure, including curbs, gutters, and all utilities available in the street. Its versatile BPX (Business Park-Mixed Use) zoning supports a wide range of uses, and the property was previously approved for an 81-unit hotel, with plans and engineering work available to a new owner.

Situated just minutes from Moreno Valley City Hall and the Moreno Valley Mall, the site benefits from an established commercial ecosystem with adjacent restaurants and gas stations. The property is located in the second largest city in Riverside County, providing access to a consumer base of over 4 million people within a 20-mile radius.

This development-ready site, offered by a motivated seller with assumable financing available, presents an exceptional opportunity for an investor to capitalize on Moreno Valley's expanding commercial landscape and robust market fundamentals.

\$1,100,000

PRICE

70,131 SF

LOT AREA (SF)

BPX

ZONING

PROPERTY OVERVIEW

Property Information

Property Address	SE Elsworth Street and Goldencrest Dr
Property Type	Land
Lot Size	70,131 SF
Zoning	BPX
Topography	Flat commercial lot
Current Status	Development-Ready
APN	297-130-043



LOCATION DETAILS

LOCATION INFORMATION

City, State, Zip	Moreno Valley, CA 92553
Submarket	Moreno Valley
Market	Inland Empire
Street Traffic	High - Freeway & Commuter Traffic
Nearest Highway	I-215, SR-60

AREA OVERVIEW

Street Address	22470 Cactus Avenue
City, State, Zip	Moreno Valley, CA 92553
County	Riverside
Nearest Highway	215 Highway
Nearest Airport	March Air Reserve Base
Nearby Amenities	City Hall (1 mi), Moreno Valley Mall (2 mi), gas stations, restaurants
Freeways	Junction of I-215 and SR-60; immediate access at Cactus Ave

22470 Cactus Avenue



PROPERTY HIGHLIGHTS



PRIME LOCATION

Strategically positioned at I-215/Cactus Ave interchange with excellent freeway visibility, directly across from March Air Reserve Base, 1 mile from City Hall, and 2 miles from Moreno Valley Mall.



PREVIOUSLY APPROVED PLANS

2018 approval for 81-unit hotel with existing permits, plans, and engineering documentation available.



DEVELOPMENT-READY 70,000 SQ FT SITE

Flat commercial lot with existing infrastructure including curbs, gutters, fire hydrants, storm drainage, and all utilities in street.



ESTABLISHED COMMERCIAL AREA

Adjacent to successful gas stations and restaurants, creating a complementary business ecosystem with established customer traffic.



VERSATILE BPX ZONING

Flexible Business Park-Mixed Use zoning permits diverse commercial development including retail, office, medical, hotels, light manufacturing, and specialized commercial uses.



HIGH-GROWTH MARKET

Located in rapidly expanding Moreno Valley, the second largest city in Riverside County, with access to over 4 million consumers within a 20-mile radius

BPX ZONING

What is BPX Zoning?

The Business Park-Mixed Use (BPX) zoning district provides flexible opportunities for commercial, office, and light industrial uses. This versatile zoning creates a transition between commercial and industrial zones.

Permitted Uses by Category

Retail & Commercial

Auto Supply Stores
Banks & Financial
Delicatessens
Mail Order House
Stationery Stores
Bakery Shops
Computer Sales/Repair
Drug Stores
Postal Services

Automotive & Transportation

Auto Rentals
Equipment Sales/Rentals
Vehicle Storage Yards
Auto Electronics
Tire Recapping

Office & Professional

Admin/Prof. Offices
Laboratories
Research & Development
Business Schools
Recording Studios
Vocational Schools

Public & Institutional

Fire/Police Stations
Public Administration
Medical Clinics
Libraries
Parks & Recreation
Churches (C)

Light Industrial

Light Manufacturing
Wholesale/Distribution
Recycling Processing
On-Site Retail Sales
Storage/Warehouses

Services & Special Uses

Hotels
Veterinarian Clinics
Refreshment Stands
Adult Businesses (A)
Personal Services
Cannabis Activities (M)
Athletic Clubs/Gyms
Smoke Shops (S)

Permission Types

X - Permitted subject to zoning requirements

↔ - Permitted unless within 300 ft of residential zone

S - Permitted with smoke shop requirements

C - Allowed with a conditional use permit

A - Permitted with an adult business permit

M - Allowed with a conditional cannabis permit

PHOTOS



PHOTOS



22470 Cactus Avenue

PARCEL MAP

APN: 568-016-001



MORENO VALLEY LAND
22470 CACTUS AVENUE
MORENO VALLEY, CA

GOLDENCREST DR

ELSWORTH ST

22470 Cactus Avenue

AMENITIES MAP





Moreno Valley Land
22470 Cactus Avenue, Moreno Valley, CA

location information

MARKET OVERVIEW

Moreno Valley is a progressive city with a bright future. While maintaining its friendly small-town attitude, the 50-square-mile community boasts big-city amenities, including contemporary retail destinations and neighborhood shopping centers, plus a multitude of options for entertainment, dining, cultural, and recreational experiences, and an array of housing options. The City is dedicated to fostering new businesses and well-managed growth to create a high quality of life for residents and visitors.

Moreno Valley's youthful population totals 203,266 and is projected to exceed 215 thousand by 2019. Solid growth has propelled Moreno Valley to its position as the second-largest city in Riverside County and the fourth-largest in the Inland Empire.

The City's market reach is nearly 2.8 million people willing to travel up to 30 minutes for quality shopping. Locally, our daytime population is building with Moreno Valley's robust industrial development. With Moreno Valley residents' desire to work close to home and their growing disposable incomes, the City's retail centers are well-positioned to serve residents of Moreno Valley and surrounding communities.

19,483

Total Population

\$266,255

Median Home Property
Value (Approx.)

\$56,330

Average Household
Income (Approx.)

5,239

Total Households

MARKET HIGHLIGHTS



PROXIMITY TO MAJOR FREEWAYS

Moreno Valley is strategically located at the junction of Interstate 215 (I-215) and State Route 60 (SR-60). This central positioning facilitates access to Los Angeles, Palm Springs, San Diego, and Nevada, making it an ideal hub for business and transportation.



ACCESS TO RECREATION & OUTDOOR ACTIVITIES

Moreno Valley enjoys a temperate climate with average highs of 76°F and lows of 49°F, perfect for outdoor activities. Nearby Lake Perris State Recreation Area offers boating, fishing, and camping.



STRONG HOUSING MARKET

The Inland Empire has seen strong housing price appreciation due to a booming population and job growth. The area's development has made it one of the fastest-growing regions in Southern California.



NEARBY AIRPORTS

Moreno Valley, CA, offers excellent connectivity with Ontario International Airport just 30 minutes away and March Air Reserve Base nearby, providing both military and civilian aviation access.



EDUCATIONAL & HEALTHCARE FACILITIES

Moreno Valley College is a key educational institution that is linked to local businesses and offers vocational programs. In healthcare, the city has excellent facilities like Riverside University Health, providing top-tier medical services.



DIVERSE RETAIL & SHOPPING OPPORTUNITIES

Moreno Valley is home to various contemporary retail destinations and neighborhood shopping centers. Residents and visitors can enjoy a mix of dining, shopping, and entertainment, with proximity to major retailers.

MORENO VALLEY, CA



Moreno Valley is a progressive city with a bright future. While maintaining its friendly small town attitude, the 50-square-mile community boasts big city amenities including contemporary retail destinations and neighborhood shopping centers, plus a multitude of options for entertainment, dining, cultural, and recreational experiences and an array of housing options. The City is dedicated to fostering new business and well-managed growth to create a superb quality of life for residents and visitors to enjoy.

POPULATION

Moreno Valley's youthful population totals 203,266 and is projected to exceed 215 thousand by 2019. Solid growth has propelled Moreno Valley to its position as the second largest city in Riverside County, fourth largest in the Inland Empire.

OPPORTUNITY

The City's market reach is nearly 2.8 million people who are willing to travel up to 30 minutes for quality shopping opportunities. Locally, our daytime population is building with Moreno Valley's robust industrial development. With Moreno Valley residents' desire to work close to home, plus their growing disposable incomes, the City's retail centers are well-positioned to serve the residents of Moreno Valley and surrounding communities.



INLAND EMPIRE SEES STRONG HOUSING PRICE APPRECIATION

The population growth in the Inland Empire is driving an increase in pricing, and some submarkets are seeing the strongest appreciation in the country.

The Inland Empire's housing market is on fire. Thanks to housing affordability issues plaguing Southern California, the Inland Empire has seen strong population growth and housing appreciation. In fact, some submarkets in the Inland Empire have seen the strongest housing appreciation in the country.

The pricing appreciation stems from an amalgam of factors, from economic and job growth to new construction. ***“The Inland Empire is the fastest growing region within the state and ranks among the top growth areas nationally,”*** says Kaufman. “Inland Empire developers have responded to this massive growth with a new wave of home construction. In 2018, San Bernardino and Riverside Counties saw the highest number of under construction homes since 2008. That wave of new product has helped drive up the regions' median home price which is partly why we are seeing such high home appreciation. Furthermore, job growth in the Inland Empire has made a profound impact of home pricing particularly in and around the region's most remote cities.”

“...well located for life and for business...”

Moreno Valley is well located for life and business at the junction of I-215 and SR-60.

PROXIMITY

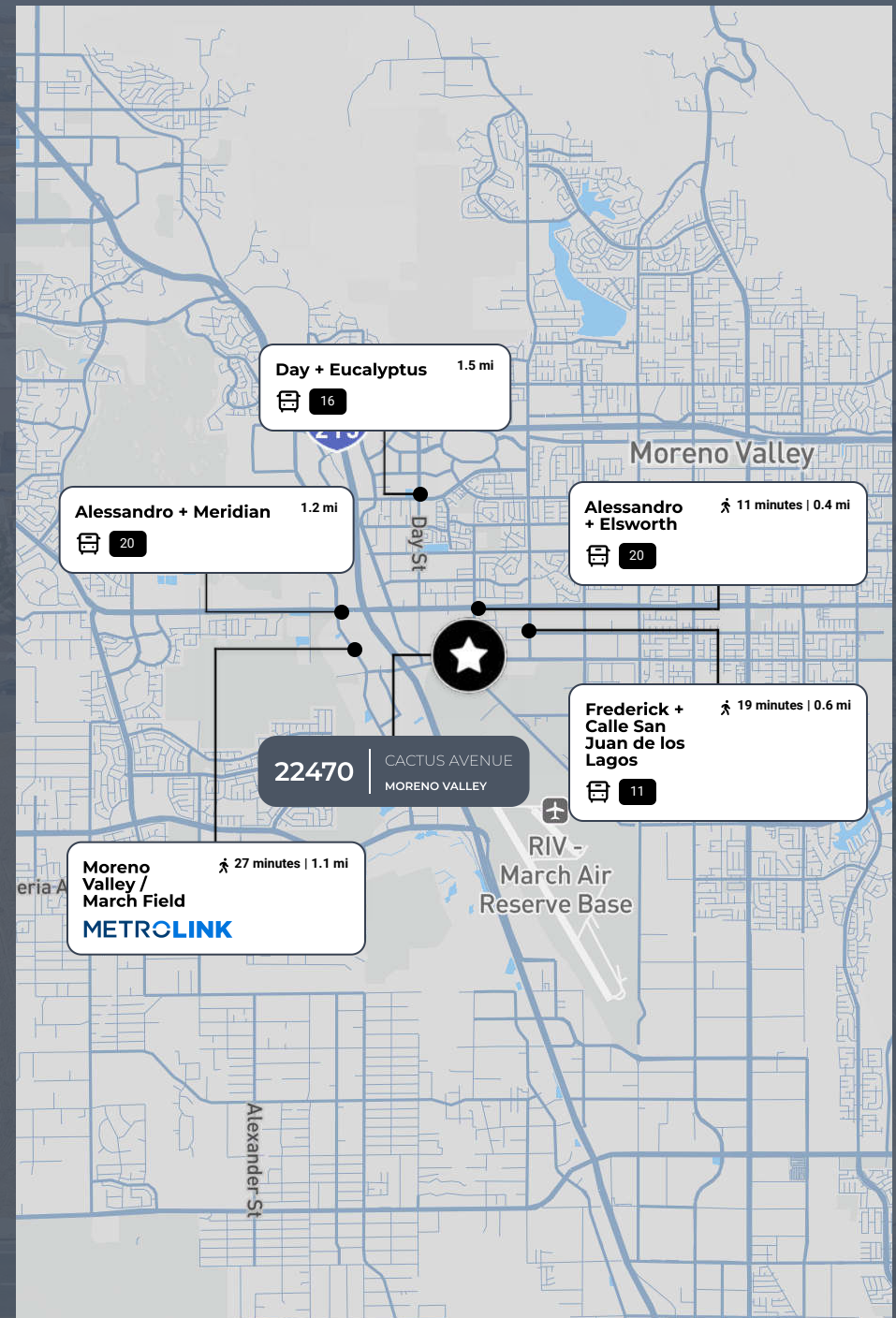
Strategically located at the junction of I-215 and SR-60, Moreno Valley is well located for life and for business. The City's prime Southern California location is about an hour drive east of Los Angeles, west of Palm Springs, and north of San Diego, facilitating same day access to California, Nevada and Arizona consumers and the rest of the West in 1 - 2 days.

AIR SERVICE

Ontario International Airport is about 30 minutes away and serves most major airlines.

RAIL & PORTS

An inter-modal rail facility is 18 miles away and two major ports, the Port of Los Angeles and the Port of Long Beach, are easily accessed via the freeway system.





MORENO VALLEY IS A GREAT PLACE FOR PEOPLE AND ENJOY A CLEAN, SAFE ENVIRONMENT. RESIDENTS AND BUSINESSES

DINING, SHOPPING & ENTERTAINMENT

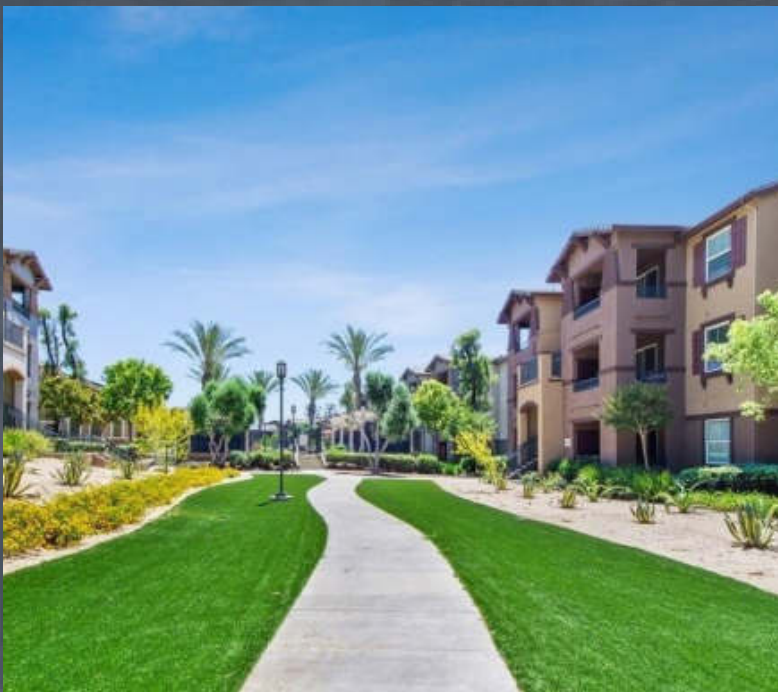
Shopping, movie theaters, musical entertainment, and museums are available in and near the City. From riding the Matterhorn at Disneyland to snowboarding in Big Bear, savoring the Temecula wine country to surfing Southern California swells, or from touring scenic desert canyons to experiencing LA's Broadway theater, Moreno Valley is a great place to live, work, shop, and play

RECREATION

Blessed with a temperate climate, Moreno Valley's average high is 76 degrees and the average low is 49 degrees -- 531 acres of parkland and 2 golf courses, Miles of multi-use trails for biking, hiking, and horseback riding, and a 8,000-acre Lake Perris State Recreational Area, a paradise for boating, fishing, rock climbing, and camping. The City proudly sponsors more than 195 recreation classes and services for kids and adults. Seniors stay active with creative activities designed to maintain vitality. Moreno Valley cultivates the arts through enrichment programs from music and dance to painting and crafts.

HOUSING

An array of housing options, from homes that are affordable to young, growing families to homes that reflect accomplishment, style and grace. Moreno Valley's average family includes two parents with two children. Most own their home!



EDUCATION

Moreno Valley's primary and secondary education needs are fulfilled by the Moreno Valley Unified School District, the Val Verde Unified School District, and challenging alternative schools that provide Moreno Valley students a wide variety of innovative programs. Magnets and academies allow our students to concentrate in business, healthcare, science and technology, and visual and performing arts.

UNIVERSITIES & VOCATIONAL TRAINING FACILITIES

Moreno Valley residents benefit from access to the Inland Empire's 27 excellent community colleges and world-class universities, including Moreno Valley College, with its close ties to local businesses. Professional and customized vocational programs offer Moreno Valley residents valuable, real-world job skills companies can use.

HEALTHCARE

Facilities include two full-service acute care hospitals: Moreno Valley Community Hospital, owned by Kaiser Permanente, is a General Acute Care Hospital with basic emergency services. Riverside County Regional Medical Center is a teaching hospital for the new University of California Riverside Medical School and offers the area's only Level II Trauma Center. To encourage large healthcare and logistics employment, the Moreno Valley Electric Utility discounts electric rates up to 20% for up to 18 years

"...businesses enjoy both big city amenities and small town charm..."



ACROSS THE STREET FROM SUBJECT PROPERTY



MARCH AIR FORCE BASE

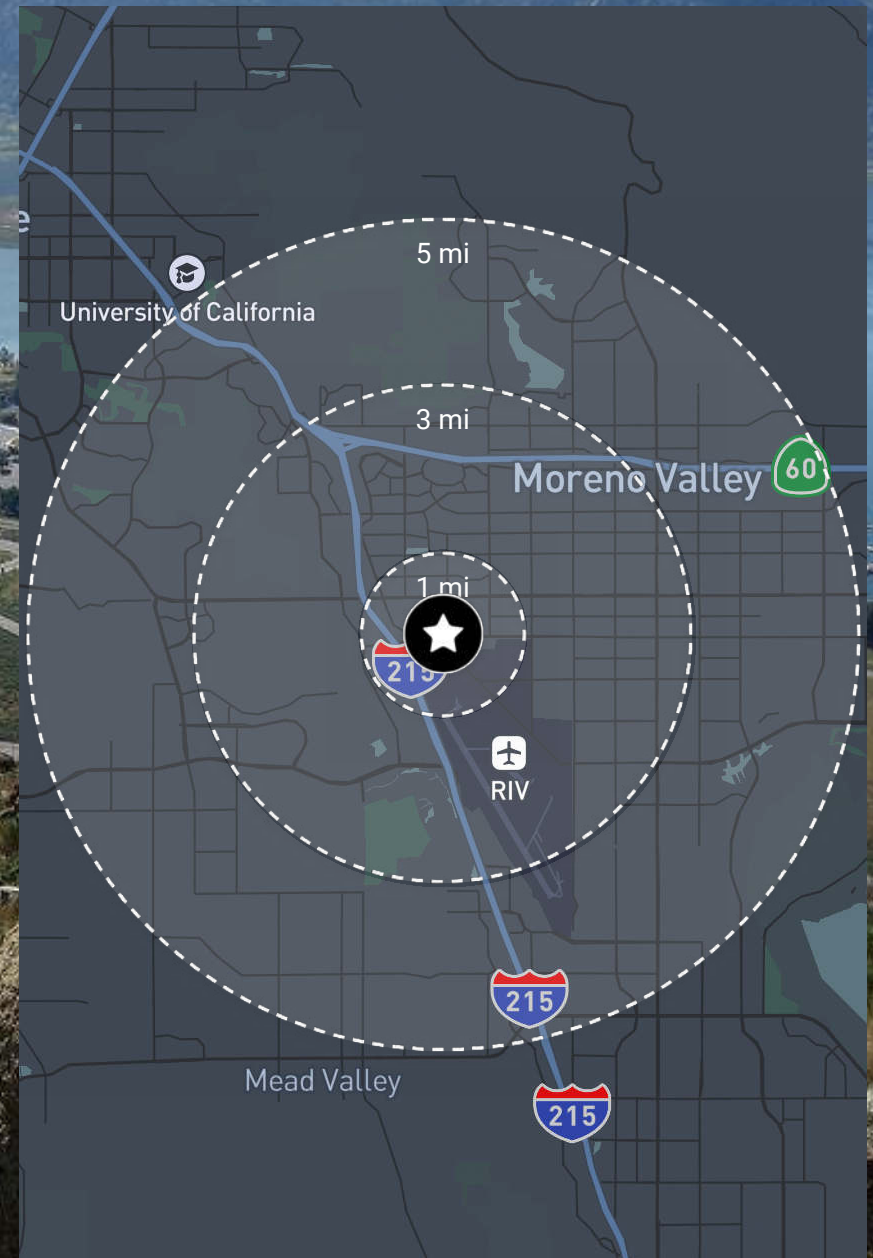
Located directly across the street from the proposed hotel site is March Air Reserve Base. The nearest hotel accommodations are more than 2 miles away.

March Air Reserve Base (IATA: RIV, ICAO: KRIV, FAA LID: RIV) (March ARB), previously known as March Air Force Base (March AFB) is located in Riverside County, California between the cities of Riverside, Moreno Valley, and Perris. It is the home to the Air Force Reserve Command's Fourth Air Force (4 AF) Headquarters and the host 452d Air Mobility Wing (452 AMW), the largest air mobility wing of the Fourth Air Force. In addition to multiple units of the Air Force Reserve Command supporting Air Mobility Command, Air Combat Command and Pacific Air Forces, March ARB is also home to units from the Army Reserve, Navy Reserve, Marine Corps Reserve, California Air National Guard and the California Army National Guard.

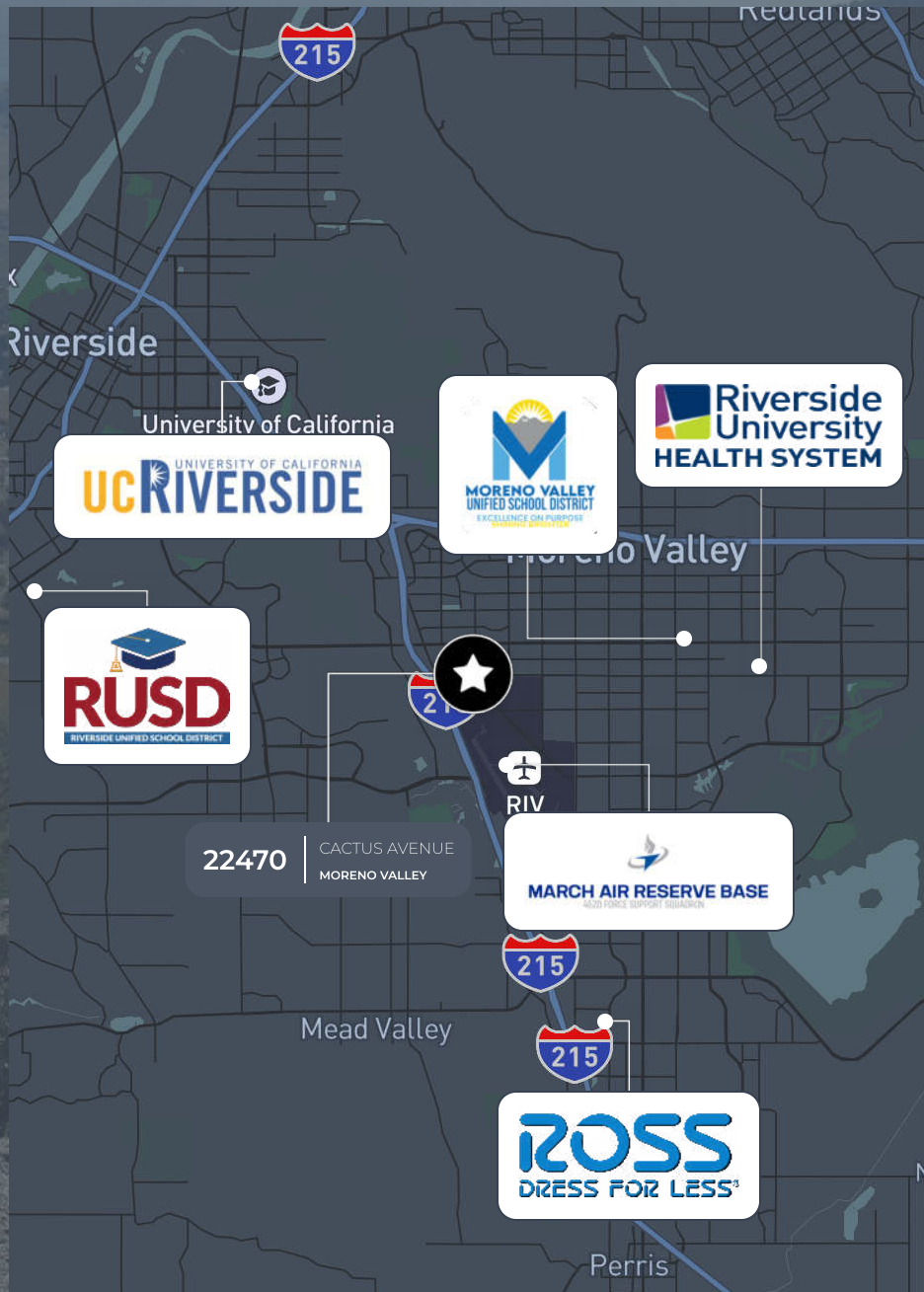
For almost 50 years, March AFB was a Strategic Air Command base during the Cold War. The facility covers 2,075 acres of land. March is one of the oldest airfields operated by the United States military, being established as Alessandro Flying Training Field in February 1918. It was one of thirty-two Air Service training camps established after the United States entry into World War I in April 1917. The airfield was renamed March Field the following month for 2d Lieutenant Peyton C. March, Jr., the recently deceased son of then-Army Chief of Staff Peyton C. March, who was killed in an air crash in Texas just fifteen days after being commissioned.

DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population			
Total Population	19,483	135,839	198,566
Average Age	28.1	27.8	28.1
Average Age (Male)	27.2	26.5	26.8
Average Age (Female)	28.4	28.9	29.3
Households & Income			
Total Households	5,239	36,266	53,242
# of Persons per HH	3.7	3.7	3.7
Average HH Income	\$56,330	\$63,302	\$66,459
Average House Value	\$266,255	\$288,037	\$310,805
Race			
Total Population - White	10,068	62,768	88,351
Total Population - Black	2,850	24,358	35,059
Total Population - Asian	428	7,487	13,567
Total Population - Hawaiian	267	881	1,203
Total Population - American Indian	76	540	694
Total Population - Other	5,309	34,604	52,446



MAJOR EMPLOYERS



The area surrounding 22470 Cactus Ave, Moreno Valley, CA is anchored by a highly diversified employment base encompassing defense, education, healthcare, and logistics. March Air Reserve Base serves as one of the region's largest and most stable public-sector employers, supporting both military and civilian jobs. Education is another central pillar, with major local school districts—Moreno Valley Unified and Riverside Unified—alongside the University of California, Riverside, collectively employing thousands and driving both academic and administrative workforce demand. Healthcare is represented by the Riverside University Health System Medical Center, a critical employer delivering regional medical services and supporting allied health jobs. The Ross Distribution Center further broadens the economic spectrum, underscoring the region's prominence in logistics and supply chain operations. Proximity to major transportation corridors, including Interstate 215 and Highway 60, ensures efficient connectivity for commuters and freight alike. This multi-sector employment base, underpinned by a mix of stable public-sector institutions and robust private industry, provides economic resilience and positions the Moreno Valley area as a strong, dependable market for prospective property buyers and tenants.

Employer	Industry	Employees	Distance
March Air Reserve Base	Government	8,000	2.7 mi
Moreno Valley Unified School District	Education	6,400	3.7 mi
University of California, Riverside	Education	5,000	7.0 mi
Riverside Unified School District	Education	3,900	8.7 mi
Riverside University Health System	Healthcare	3,800	4.4 mi
Ross Distribution Center	Retail	3,600	7.4 mi

MEET YOUR AGENT

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TOM WATKINS

Tom Watkins, our Regional Director of Investments, has gained in-depth market knowledge over the last two decades by leading transactions involving hundreds of millions in commercial property sales. His focus on investment properties has helped him develop relationships with many of the largest apartment owners from Los Angeles to Las Vegas. These top investors choose Tom because he works very hard for them. His work ethic is profound and his underwriting accuracy is based on a detailed understanding of the local markets. Tom has personally invested in apartment buildings as well; his firsthand experience gives him real insight into both the benefits and challenges of ownership.

His experience doesn't stop at sales and ownership, Tom has administered syndication projects, with involvement in the development of mixed-use properties in Los Angeles, commencing at the entitlement phase. His well-rounded experience makes him a stand-out in the Commercial Real Estate Market.

Tom graduated from Quinnipiac University in Hamden, Connecticut where he served as Team Captain of the Division 1 Hockey team during his Junior and Senior years. He is now married with 2 children living in Long Beach, CA still maintaining offices in both Long Beach and Las Vegas, NV. With time to spare, Tom still manages to hit the ice now and then.



Tom Watkins

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