

+/-2.2 Acres • For Sale

Memorial Way, Moreno Valley, CA

PROPERTY HIGHLIGHTS

- ±2.2 Acres Fully Approved for Hotel Development
- Hard Signalized Corner in TownGate Commercial Center
- Rough Graded with Off-Site Improvements Complete
- Adjacent to WinCo Foods & Quick Quack Car Wash
- Across from Ayres Hotel & Spa & Costco
- Less Than ¾ Mile to I-215 & Less Than 1 Mile to SR-60
- Prime Infill Development Opportunity



Approved Hotel Development



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Property Overview

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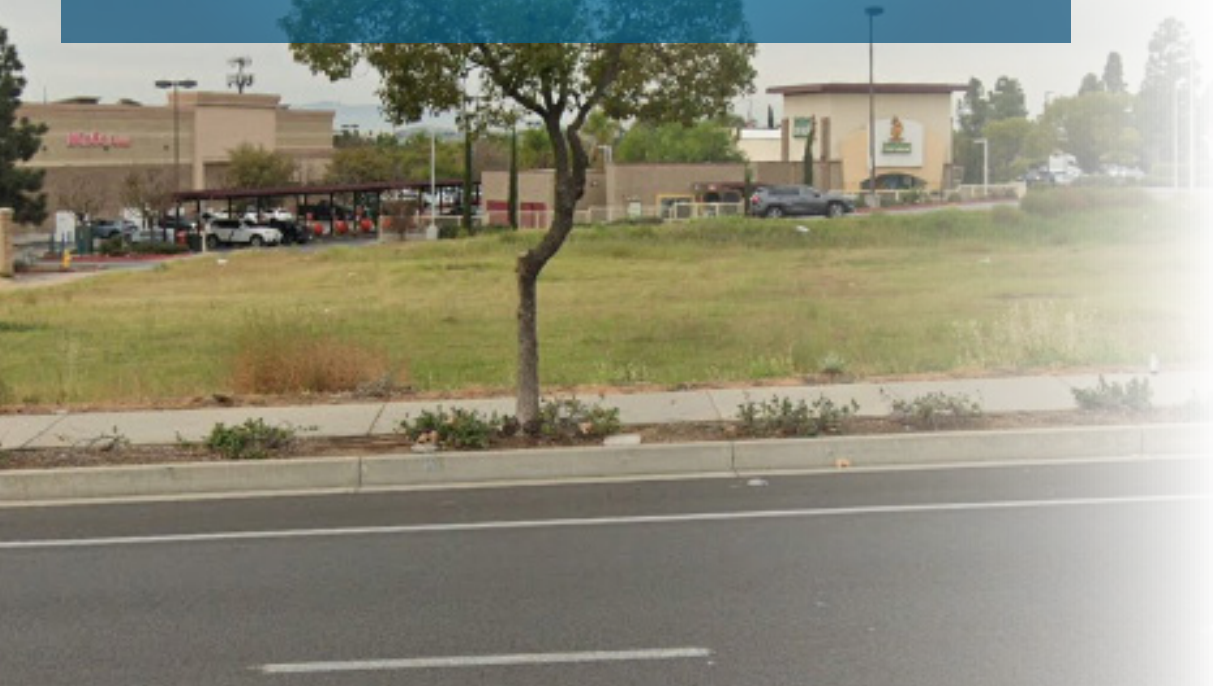


Executive Summary

PROPERTY OVERVIEW

The subject property consists of approximately 2.2 acres at the hard signalized corner of Gateway Drive and Memorial Way within Moreno Valley’s established TownGate commercial district. Fully approved for hotel development, the site is rough graded with off-site improvements complete, providing a true shovel-ready development opportunity.

Surrounded by national retailers, hotels, medical uses, and established residential communities, the property is adjacent to WinCo Foods and Quick Quack Car Wash and directly across from Ayres Hotel & Spa and Costco. Convenient access to Interstate 215 and State Route 60 further enhances the site’s visibility and long-term development potential.



PROPERTY FACTS

LOCATION: Moreno Valley, Riverside County, CA

TOTAL SITE AREA: ±2.2 Acres

APNs: 291-650-004 & 291-650-035

ZONING: O - Office

GENERAL PLAN: CEMU – CENTER MIXED USE

ZONING

The property is zoned O – Office with a CEMU – Center Mixed Use General Plan designation, allowing for a complementary mix of office, retail, hospitality, commercial, and mixed-use development. The site is fully entitled for hotel development, offering a rare opportunity to immediately pursue construction in one of Moreno Valley’s premier commercial corridors.





Ston Garden Inn Moreno Valley
Memorial Way, Moreno Valley, California

Mid Continent Hospital
405 State Hwy 121, Suite C140, Lewisville, TX 75067

Project Number
851
Site Plan

Get Date
February 3, 2022

[illegible]

SHEET NO.

A 1 1



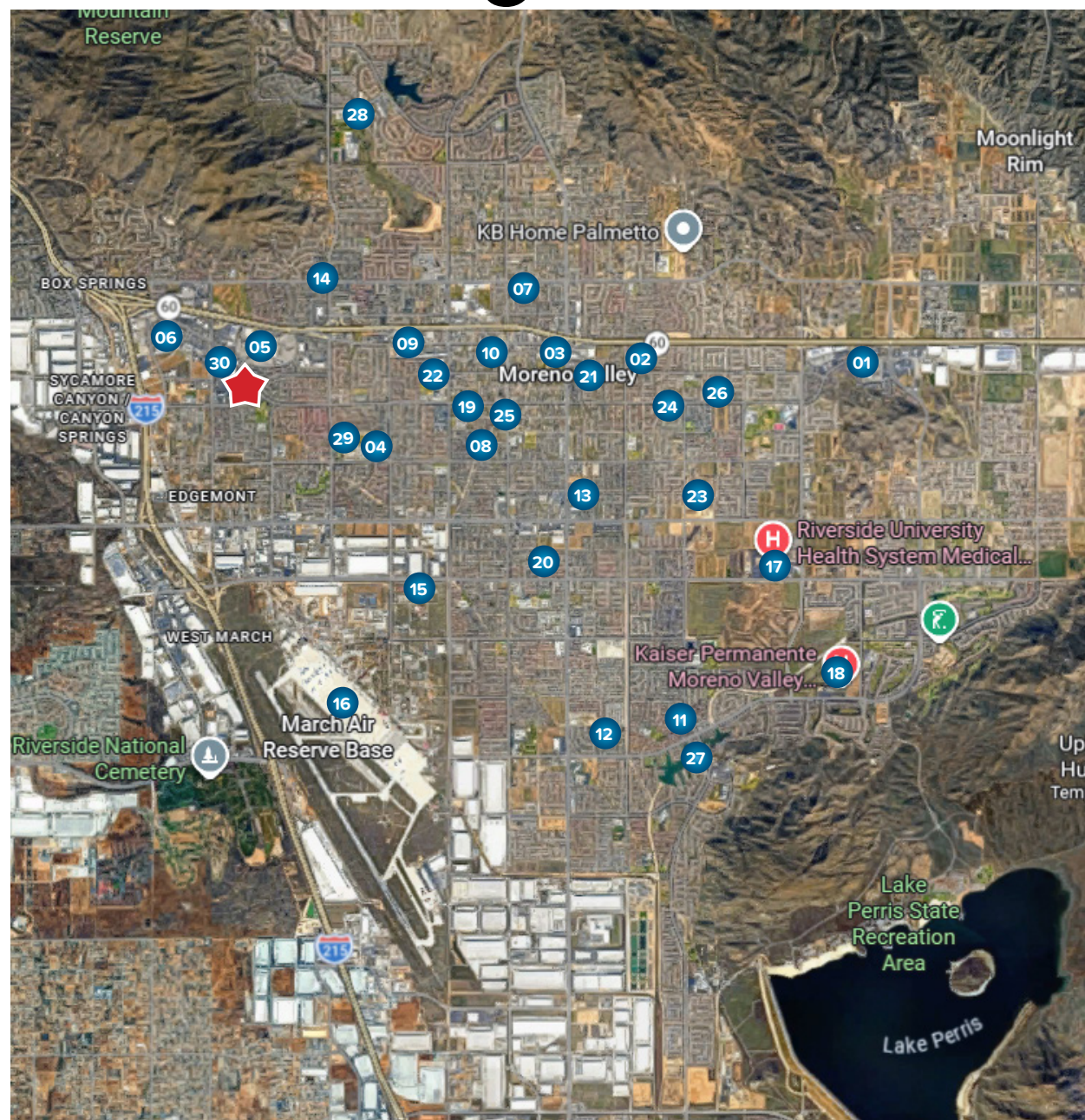
An aerial photograph of a suburban neighborhood. In the foreground, a large, rectangular, vacant lot with dry, brownish grass sits between a residential street on the left and a commercial area on the right. The residential street has several cars parked along the side. To the right of the vacant lot is a large, single-story commercial building with a flat, light-colored roof. Several cars are parked in front of the building. In the background, a dense residential neighborhood with many houses and trees stretches towards the horizon. The sky is clear and blue. The text "Market Overview" is overlaid in white on the right side of the image.

Market Overview

Location Aerial



Surrounding Retail & Public Works



- ### SHOPPING CENTERS

 - 01 Moreno Beach Plaza
 - 02 Rio Rancho Super Mall
 - 03 Sunnymead Plaza
 - 04 Alessandro Plaza
 - 05 Moreno Valley Mall
 - 06 Towngate Square
 - 07 The District At Moreno Valley
 - 08 Southpoint Center
 - 09 Moreno Valley Plaza
 - 10 Sundance Center
 - 11 Lakeside Plaza
 - 12 Westgate Shopping Center
- ### EDUCATION

 - 21 Bear Valley Elementary
 - 22 Sunnymead Elementary
 - 23 The Journey Charter School
 - 24 Mountain View Middle School
 - 25 March Mountain High School
 - 26 Valley View High School
 - 27 Moreno Valley College
- ### GOVERNMENT

 - 28 Riverside County Fire Dept.
 - 29 Superior Court of California
 - 30 Moreno Valley Police Dept.
- ### ENTERTAINMENT

 - 13 El Rodeo de Moreno Valley
 - 14 Round 1 Bowling & Amusement
 - 15 Moreno Valley Civic Center Amphitheater
 - 16 March Feild Air Museum
- ### MEDICAL FACILITIES

 - 17 Riverside County Reginal Medical Center
 - 18 Kaiser Permanente
 - 19 Rancho Medical Clinic
 - 20 Moreno Valley Community Health Center

Location Overview

MORENO VALLEY OVERVIEW

Moreno Valley is a city located in Riverside County, California, United States. It is part of the Greater Los Angeles area and is situated in the Inland Empire region. Moreno Valley is located about 65 miles east of downtown Los Angeles. The city covers an area of approximately 51.5 square miles (133.4 km2), with about 0.6 square miles (1.6 km2) being water.

As of the 2020 census, Moreno Valley had an estimated population of around 215,000 people, making it the second-largest city in Riverside County after Riverside. The city has experienced significant growth over the years, and it is known for its diverse population and vibrant community.

Moreno Valley offers a range of amenities and attractions, including parks, recreational facilities, shopping centers, and restaurants. The city is also home to the March Air Reserve Base and is surrounded by scenic landscapes, including the Box Springs Mountain Reserve Park and Lake Perris State Recreation Area.

2025 Summary

Population	215,549
Households	57,787
Median Age	32.5
Median Household Income	\$93,222
Average Household Income	\$121,757



RIVERSIDE COUNTY OVERVIEW

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

2026 Summary

Population	2,492,000
Households	791,757
Median Age	36.3
Median Household Income	\$84,505
Average Household Income	\$90,527



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