



FWY
ON/OFF
RAMP

60

Eucalyptus Ave

Moreno Beach Drive

FOR SALE - Moreno Valley Development Opportunity

±8.69 Acres | Expandable to ±17.65 Acres

Colliers

BRAD FOX

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Colliers

3546 Conours St, Suite 150

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Colliers is pleased to present the unique opportunity to acquire ±8.69 acres, with the ability to assemble up to ±17.65 contiguous acres, in a rapidly growing Southern California submarket. Located approximately 0.3 miles from CA-60 via Moreno Beach Drive, the property offers strong regional connectivity within the East Inland Empire.

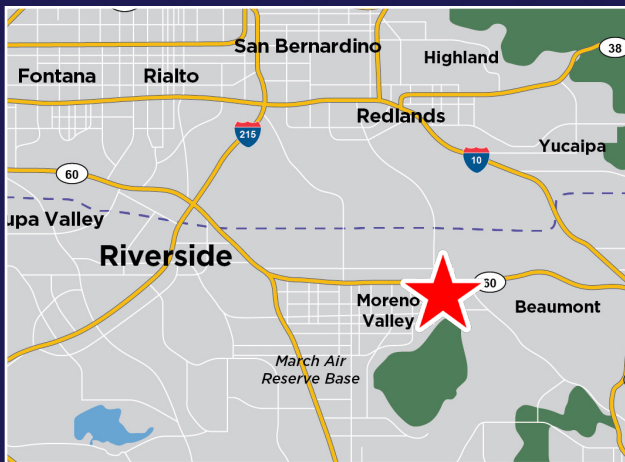
The site is currently zoned residential, with any change of use or increased density subject to City approval. Surrounded by active development and institutional investment, the property offers long-term flexibility and potential value appreciation for investors, subject to future entitlements and due diligence.

INVESTMENT HIGHLIGHTS

- Prime Logistics Location
- Expandable Land Position
- Immediate Freeway Access
- Surrounded by Institutional Occupiers
- Flexible Development Strategies

OFFERING SUMMARY

ASKING PRICE:	Targeting \$12 – \$16 PSF (\$523K – \$697K per acre)
LAND SIZE:	±8.69 acres (expandable to ±17.65)
PARCELS/ APNS:	Core Offering: 488-330-014 & 015 Additional Expansion: 488-330-009 & 010
ZONING:	RA-2 (rezone to LI; NOP approved)
ACCESS:	±0.3 miles to CA-60 via Moreno Beach Dr
OWNERSHIP:	Private family trust



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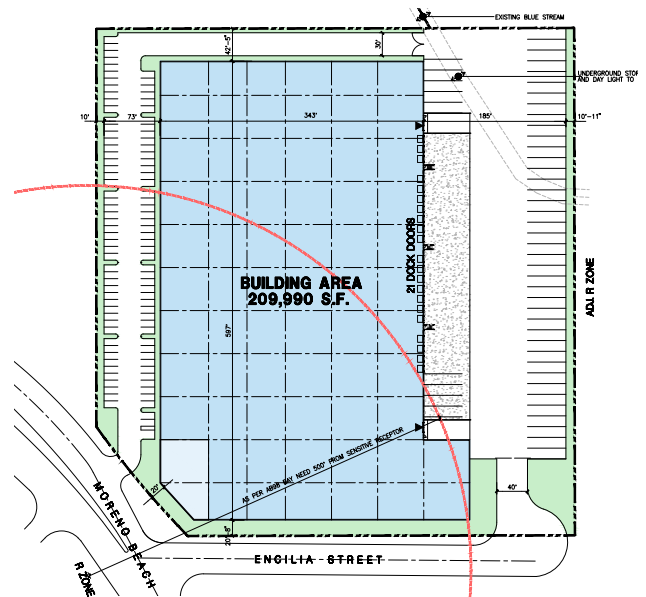
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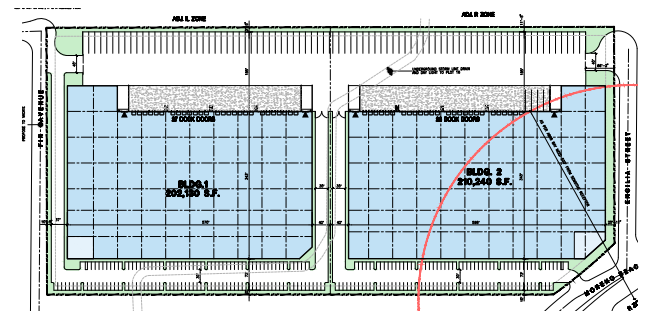
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CONCEPTUAL SITE PLANS

OPTION 1 - ±209,990 SF



OPTION 2 - ±202,130 & ±210,240 SF



OPTION 3 - ±442,200 SF

