

Recently Sold (July 2025)  
Future 52 Unit  
Townhome Project

Perris Blvd

Delphinium Ave

Perris Blvd & Delphinium Ave  
±2.19 AC | COMMERCIAL SITE

SIGNALIZED HARD CORNER - 14740 PERRIS BLVD, MORENO VALLEY CA 92553



18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020  
[www.hoffmanland.com](http://www.hoffmanland.com)  
CA Lic #01473762



## Exclusive Listing Agents

**SARAH BOCKHORST**

**CALL: (951) 318-5626**

Broker Associate

sbockhorst@hoffmanland.com

CA DRE #01910373

**BRYANT BRISLIN**

**CALL/TEXT: (714) 814-5624**

Vice President

bbrislin@hoffmanland.com

CA DRE #01877964

[www.hoffmanland.com](http://www.hoffmanland.com)

The information contained in this offering material ("Brochure") is furnished solely for the purpose of a review by prospective purchaser of any portion of the subject property in the City of Moreno Valley, County of Riverside, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Scheel Dallape Inc. d/b/a The Hoffman Company ("The Hoffman Company"). The material is based in part upon information obtained by The Hoffman Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, The Hoffman Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

### POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.

# TABLE OF CONTENTS



1	PROPERTY OVERVIEW	4-10
2	SUBMARKET EXHIBITS	11-15
3	AREA OVERVIEW	16-19



# 1 PROPERTY OVERVIEW

# THE PROPERTY

<b>Address</b>	14740 Perris Boulevard
<b>Jurisdiction</b>	City Of Moreno Valley
<b>Zip Code</b>	92553
<b>APN</b>	484-231-018
<b>Land Sf</b>	±95,396
<b>Acreage</b>	±2.19
<b>Zoning</b>	O (Office)
<b>General Plan</b>	R/O (Residential/Office)
<b>Potential Uses</b>	Gas Station, Bank, Medical, Dental, Office, Senior Housing, Trade School, Day Care, Private School & More (Full List Available)
<b>Existing Bldg</b>	SFR: 1,725 sf

The overall site consists of **±2.19 acres** of land and a single family residence plus studio that can likely be used as an office if desired. The property is located on a **hard corner** at a **signalized intersection**, thus any business located there would have **great exposure** for marketing purposes and almost six hundred (**600**) **feet of frontage** along the southerly parcel line which is along Delphinium Avenue. Furthermore, the site is located just two blocks west of the recently approved (Nov 2024) Aquabella Community which will have up to 15,000 housing units and various other components. Furthermore, the site is only a five minute drive to new housing projects coming close to Alessandro Blvd & Nason St, including 225 Lots by Taylor Morrison, 135 lots by DR Horton on Alessandro and 700 residential units by Lewis Communities. Given the breakneck speed of growth in the area, this site has great redevelopment potential for commercial development.

**List Price: Contact Agents For Guidance**

Existing SFR On Site For Potential Office Or SFR Rental



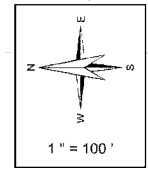
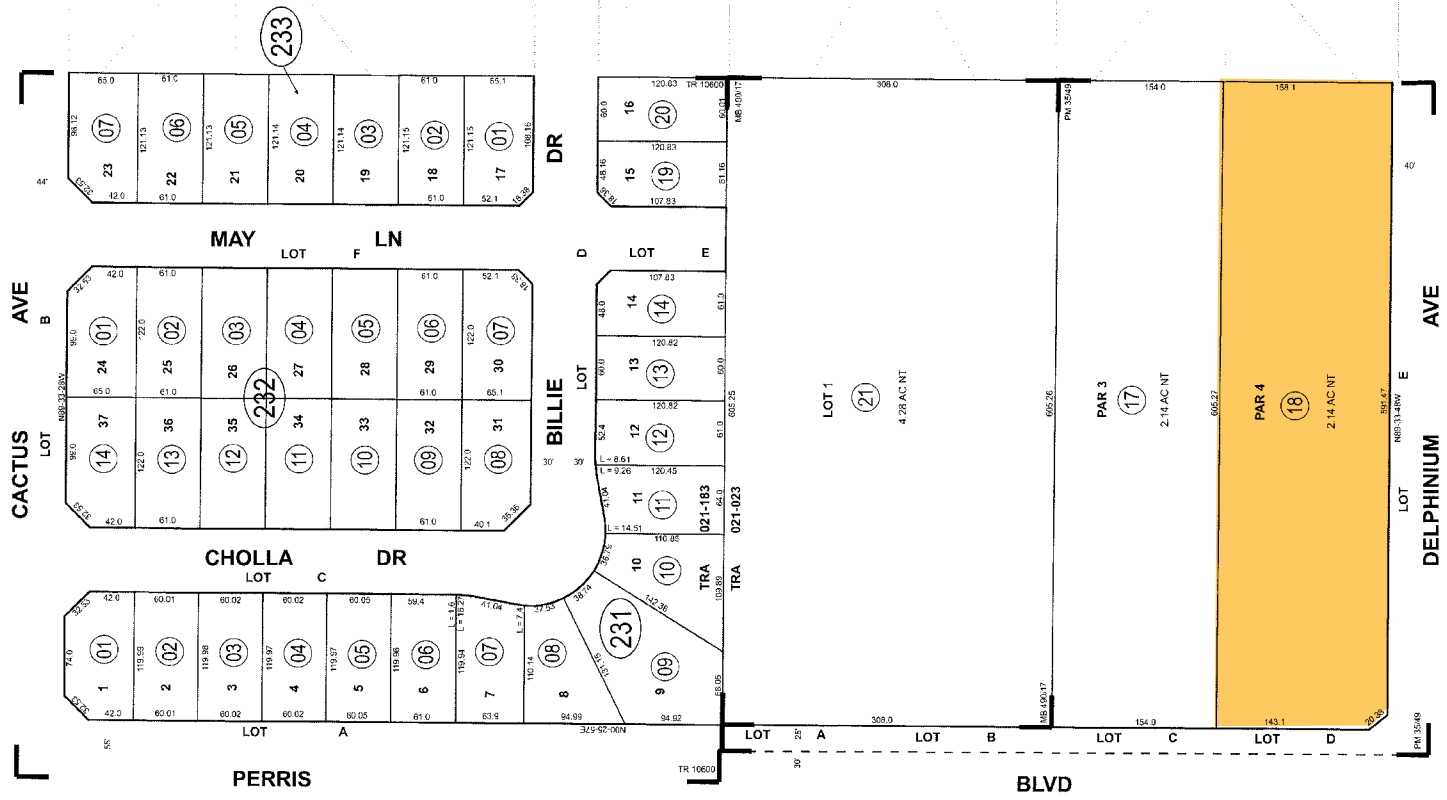
# Assessor's Parcel Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

W 1/2 OF NW 1/4 OF SW 1/4 SEC. 17 T.3S, R.3W  
CITY OF MORENO VALLEY

TRA 021-023  
021-183

484-23  
483-05, 30



- Legend**
- Lot Lines
  - Right-Of-Way
  - Old Lot Lines
  - Reference R.O.W.
  - Other Easements
  - Lease Area
  - Subdivider Tic Mark



ASSESSOR'S MAP BK484 PG. 23  
Riverside County, Calif. *A Navarrete*

BK 482 Pg 59	Pg 12	Pg 22	Pg 24
BK 482 Pg 71	Pg 23		
BK 482 Pg 25			

**Map Reference**  
PM 35/49 PARCEL MAP 7885  
MB 105/51 - 52 TRACT MAP NO. 10600  
MB 480/17 - 18 TRACT MAP NO. 33697

**Date** 9/13/2023  
**Old Number** 15-16  
**New Number** 21  
Dec 2023

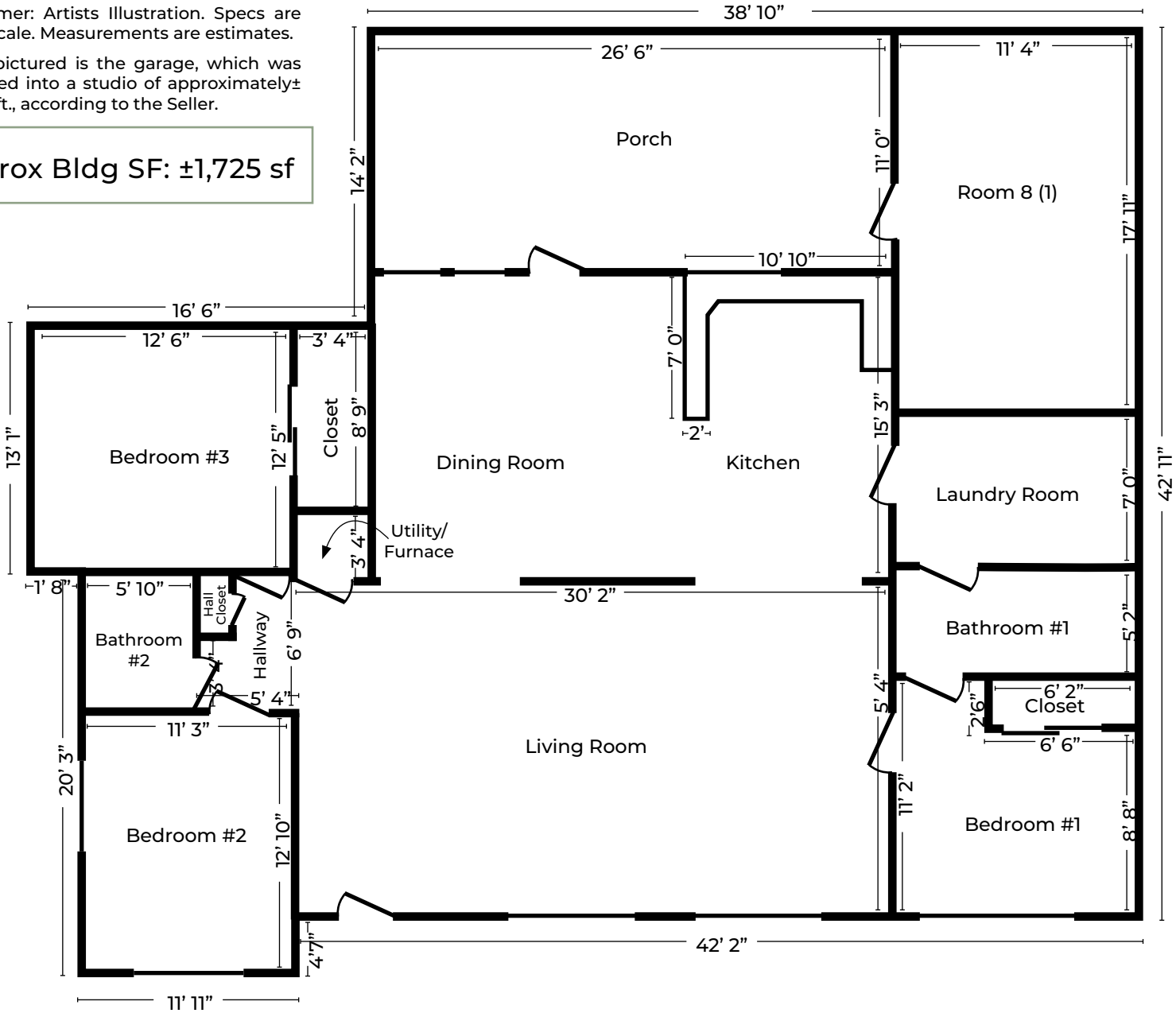


# House Floor Plan

\*Disclaimer: Artists Illustration. Specs are not to scale. Measurements are estimates.

\*\* Not pictured is the garage, which was converted into a studio of approximately± 400 sq ft., according to the Seller.

Approx Bldg SF: ±1,725 sf



## Property Photos 1 of 3



Facing Southwest



Facing West



Facing Northwest



Facing North

## Property Photos 2 of 3



Facing East



Straight-Down Shot



Birdseye View – Facing Southwest



Back Part Of Property With Vacant Land – Facing Northeast

## Property Photos 3 of 3



Front Of Existing Home – Facing East



Recently Renovated Living Room



Recently Renovated Living Room



Recently Renovated Kitchen



Entrance To Back Unit/Studio



Back Part Of Existing Home



2

## SUBMARKET EXHIBITS



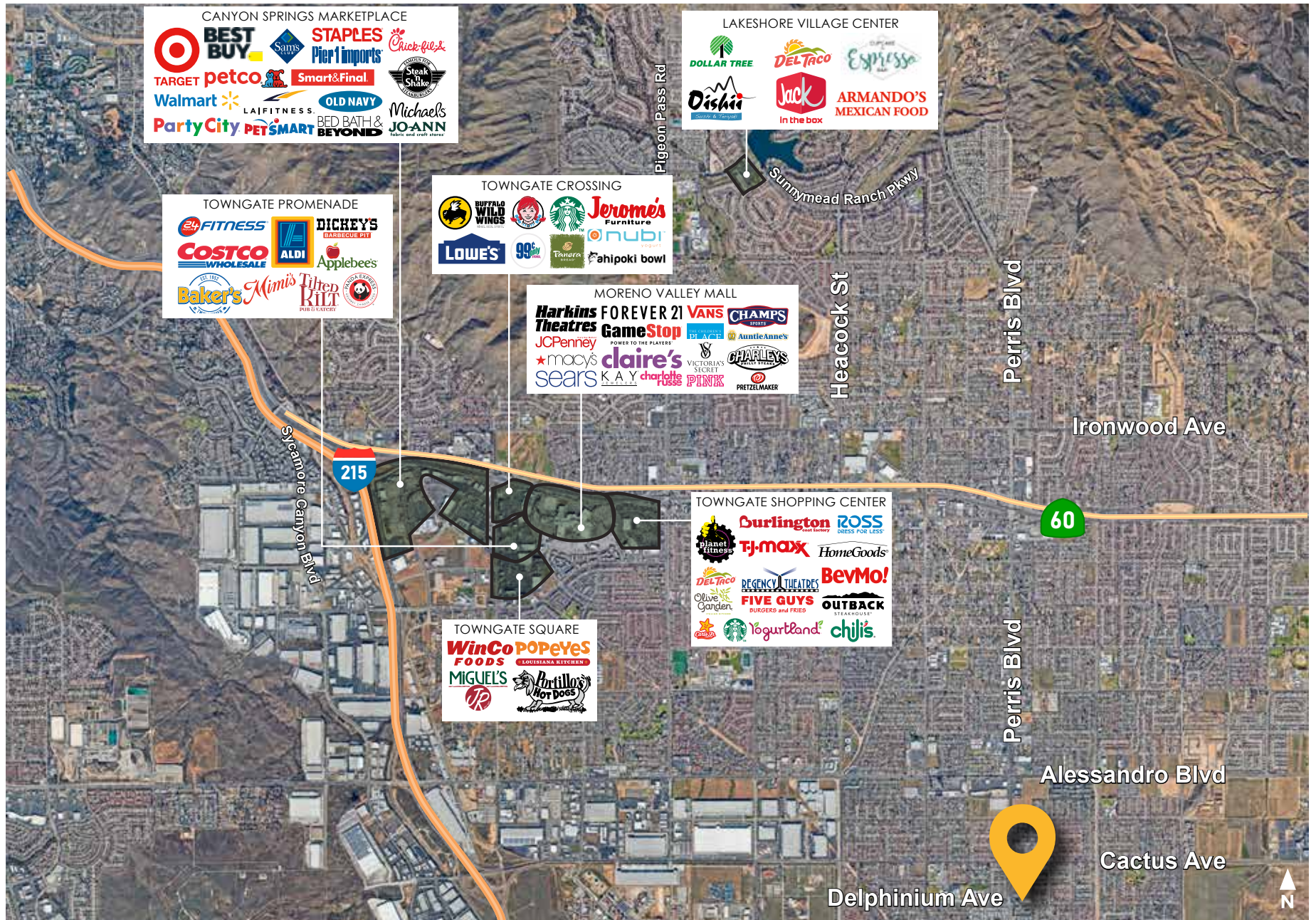
# Vicinity Map



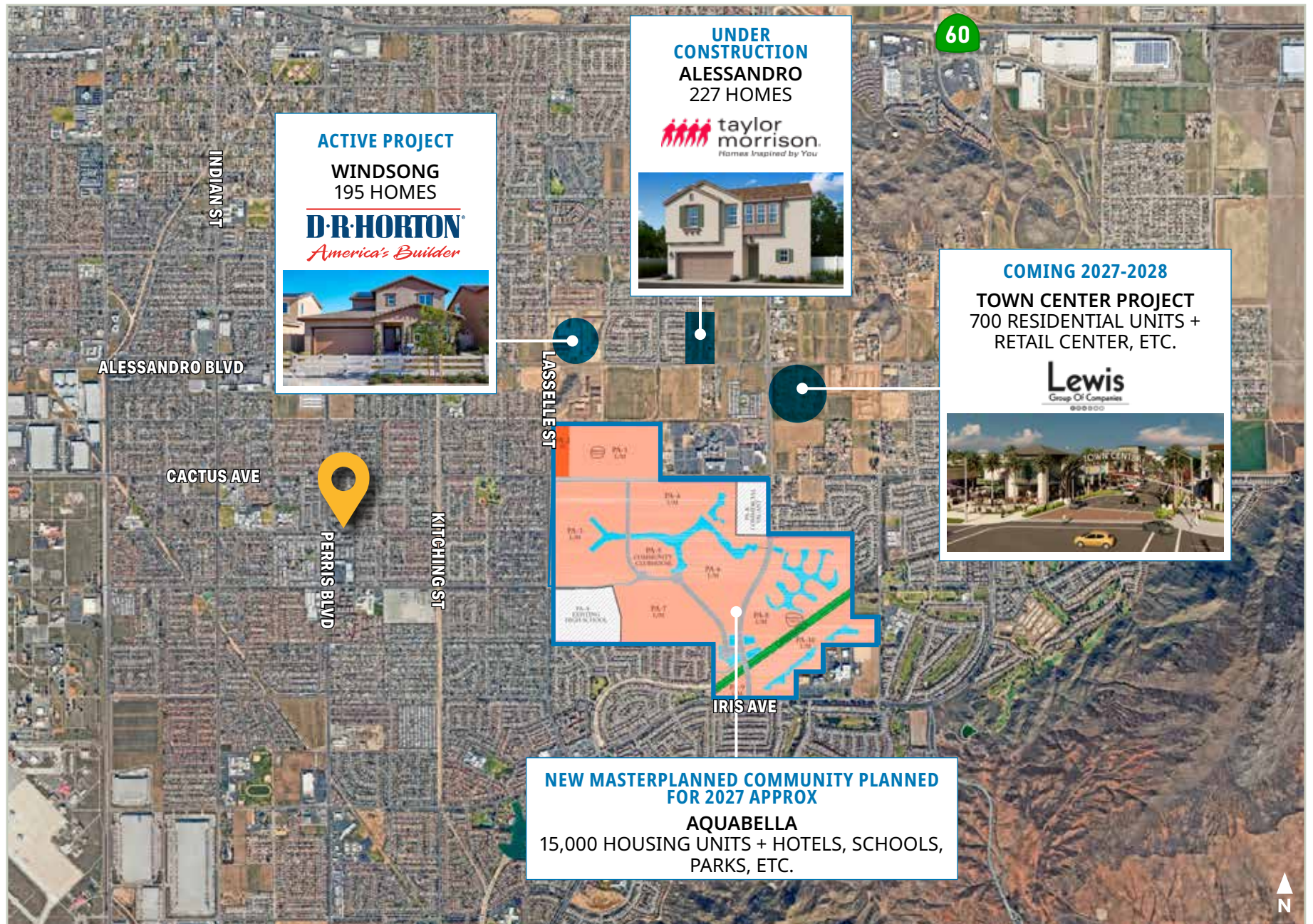
# Immediate Area | Retail, Schools, etc.



# Retail Exhibit – Macro



# New Housing Projects In Immediate Area





3

## AREA OVERVIEW



# MORENO VALLEY DEMOGRAPHICS

California	Riverside	Ulises Cabrera	Dec. 3, 1984	moval.gov
STATE	COUNTY	MAYOR	INCORPORATION	WEBSITE




**33.5**  
YEARS OLD  
MEDIAN AGE




**59,403**  
NO. OF  
HOUSEHOLDS




**218,215**  
CITY  
POPULATION



**\$76,341**  
MEDIAN HOUSEHOLD  
INCOME



**\$540k**  
MEDIAN SOLD  
HOME PRICE



**64.6%**  
HOMEOWNERSHIP  
RATE

## MAJOR EMPLOYERS

According to the City's 2024 Annual Financial Report, the top employers in the city are:

1	March Air Reserve Base	7,000
2	Riverside County Regional Medical Center	4,790
3	Amazon	4,683
4	Moreno Valley Unified School District	3,678
5	Ross Dress for Less / DD's Discounts	1,861
6	Kaiser Permanente Community Hospital	1,616
7	Harbor Freight Tools	1,150
8	Procter & Gamble	632
9	Val Verde Unified School District	655
10	City of Moreno Valley	517

## WEATHER



January  
Average  
**68° Hi**  
**43° Lo**



July  
Average  
**96° Hi**  
**62° Lo**



Precipitation  
Average  
**9.94"**  
per Year

Source: Zonda/ Realtor.com/ "City Website"

# Area Attractions West Inland Empire

## MAJOR RETAIL

1. Ontario Mills Mall
2. Victoria Gardens
3. Galleria at Tyler

## HISTORICAL

4. Mission Inn Hotel & Spa

## UNIVERSITIES & COLLEGES

5. University of California, Riverside
6. Riverside City College
7. Norco College
8. La Sierra University
9. Cal Baptist University
10. Loma Linda University
11. San Bernardino Valley College

## RECREATION & ENTERTAINMENT

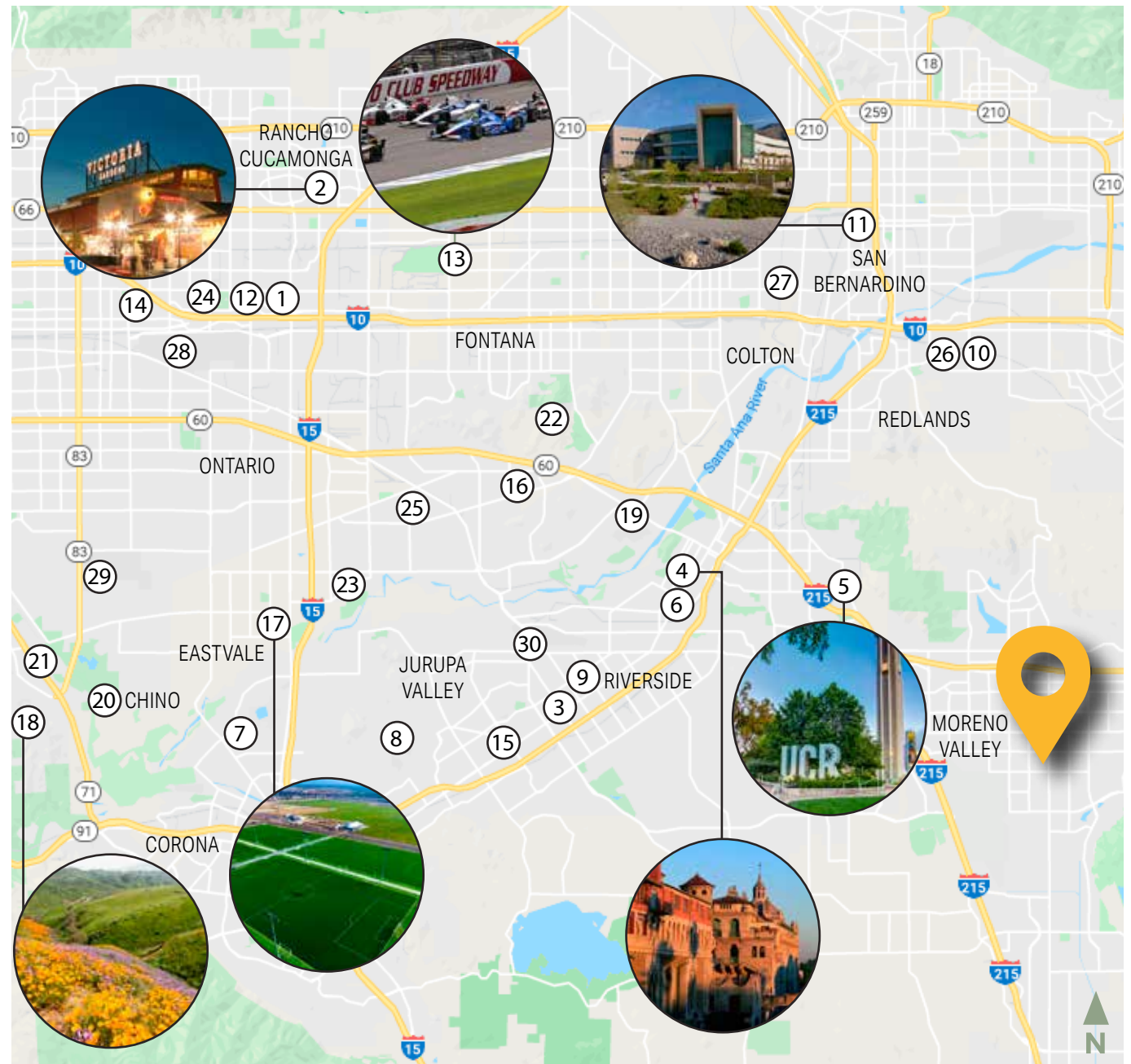
12. Toyota Arena
13. Auto Club Speedway
14. Ontario Convention Center
15. Castle Park
16. The Cove Waterpark
17. Silverlakes Equestrian & Sports Park
18. Chino Hills State Park
19. Mt. Rubidoux
20. Prado Regional Park
21. Prado Olympic Shooting Park
22. Oak Quarry Golf Club
23. Goose Creek Golf Club
24. TopGolf Ontario
25. Big League Dreams

## MEDICAL & WELLNESS

26. Loma Linda Medical Center
27. Arrowhead Regional Medical

## MAJOR TRANSPORTATION

28. Ontario International Airport
29. Chino Airport
30. Riverside Municipal Airport



# Area Designated Schools

Source: GreatSchools.org

## Armada Elementary School (K-5)

25201 John F. Kennedy Dr.,  
Moreno Valley, CA 92553  
Tel (951) 571-4500

Moreno Valley Unified School District

## Badger Springs Middle School (6-8)

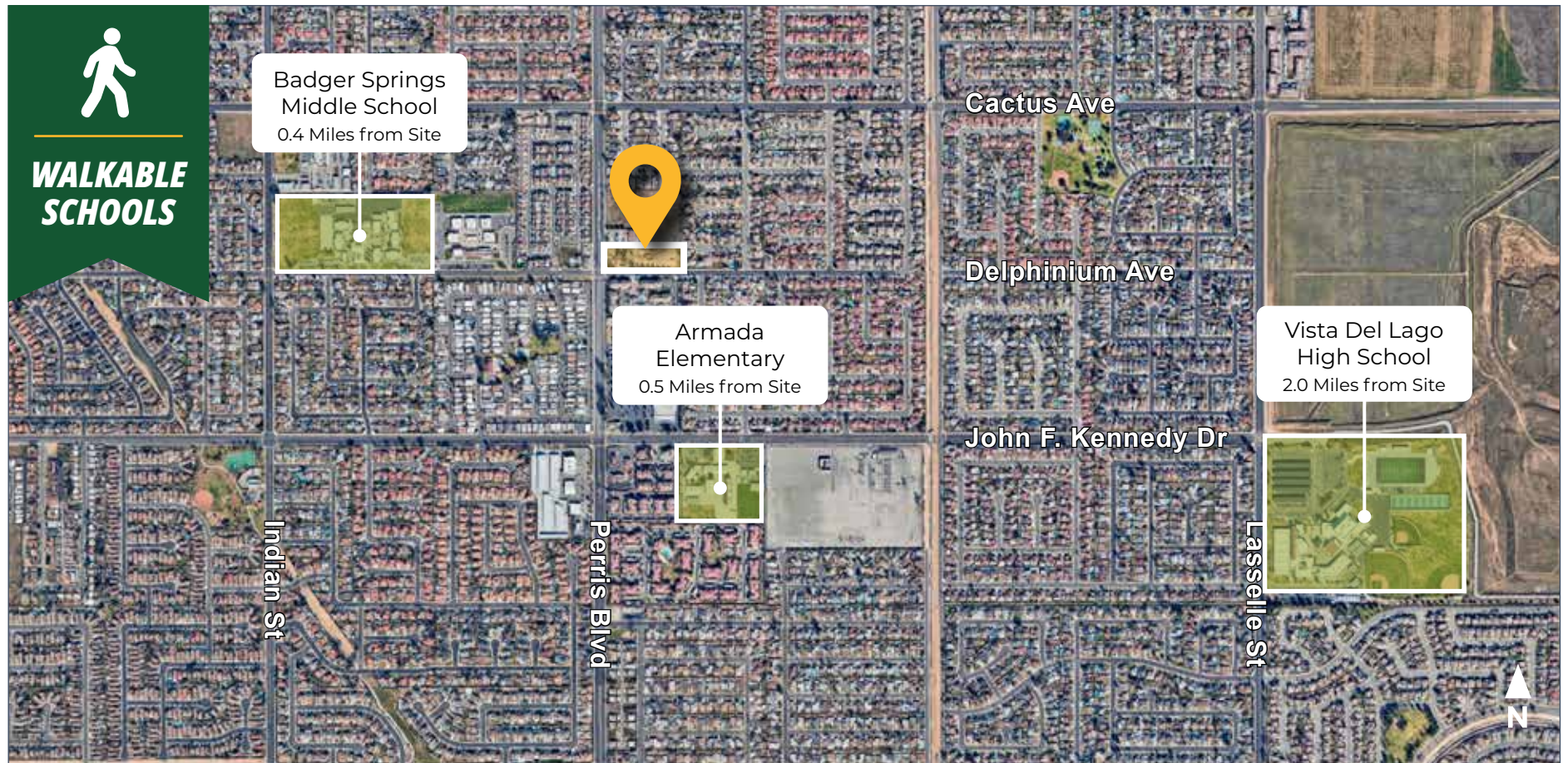
24750 Delphinium Ave.,  
Moreno Valley, CA 92553  
Tel (951) 571-4200

Moreno Valley Unified School District

## Vista Del Lago High School (9-12)

15150 Lasselle St.,  
Moreno Valley, CA 92551  
Tel (951) 571-4880

Moreno Valley Unified School District



\*School boundaries subject to change.



# HOFFMAN COMPANY

**THE HOFFMAN COMPANY**  
**Southern California Office**  
18881 Von Karman Ave, Suite 150  
Irvine, California 92612  
T (949) 553-2020

**Northern California Office**  
3447 Mt Diablo Boulevard  
Lafayette, California 94549  
T (925) 310-4857

**Coachella Valley Office**  
777 E Tahquitz Way, Suite 200  
Palm Springs, California 92262  
T (760)969-7357

**Nevada Office**  
410 S Rampart #390  
Las Vegas, Nevada 89145  
T (702) 726-6927

---

CA DRE Lic #01473762 | NV Lic #B.1000466

[www.hoffmanland.com](http://www.hoffmanland.com)

Disclaimer: The information contained herein is provided from sources deemed reliable. The Hoffman Company does not guarantee the accuracy of any of the information herein. All information should be independently verified.