

FOR SALE OR LEASE



**21320 Box Springs Road
Moreno Valley, CA 92557**

NAI Capital

Presented To You By: **Thomas Lam** | Senior Vice President | 626-232-1962 | NAI Capital



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EXECUTIVE SUMMARY

NAI Capital is pleased to present a rare opportunity to acquire or lease a newly constructed Auto and RV/Trailer Dealership. 21320 Box Springs Road features and an approximately 1,500 square foot sales office and approximately 2.12 acres of versatile commercial land in the heart of Moreno Valley, one of the Inland Empire's fastest-growing business corridors. Strategically positioned with approximately 220-240 feet of freeway frontage, the site benefits from exceptional visibility to an estimated 260,000 vehicles per day, providing outstanding exposure and branding opportunities. The property is fully fenced with automatic gates, offers utilities on-site, and is configured as a multi-use auto site, making it well suited for vehicle sales, fleet operations, contractor yards, equipment storage, retail development, or other commercial uses. The location provides immediate access to both SR-60 and I-215, allowing convenient connectivity throughout Southern California. Businesses operating from the site can efficiently serve Moreno Valley, Riverside, Corona, San Bernardino, and the greater Inland Empire market while benefiting from strong regional traffic patterns and continued economic growth.

With its prominent freeway presence, flexible commercial zoning potential, secure improvements, and strategic transportation access, 21320 Box Springs Road offers an exceptional opportunity for investors, developers, and owner-users seeking a highly visible commercial land asset in a premier Inland Empire location.

PROPERTY OVERVIEW



High Freeway Visibility
220-240 FT of Freeway Visibility



Fully Fenced with Automatic Gate
Ideal for Secure Car & RV Sales Operations



New 1,500 SF Office
Private Offices, Restroom, and Parking



Utilities On Site
Water, Electric, Sewer, & Gas



Community Commercial (CC)
Wide Range of Permitted Uses

IDEAL USES FOR CARS & RV SALES

Auto Dealership

RV Sales & Trailer Sales

Auto Broker Lot

Boat & PWC Sales

Equipment Sales

Fleet Sales & Leasing

Vehicle Storage

Service & Detail Area

Customer Parking



PROPERTY HIGHLIGHTS

- ±2.12 Acres (92,347 SF) - 100% Usable
- High Freeway Visibility - 220-240 ft. Visibility (60 & 215 FWY)
- Fully Fenced with Automatic Gate
- One Main Entrance for Easy Access
- Utilities On-Site: Water, Sewer, Electric, & Gas
- Ideal for Car & RV Sales Dealership
- Paved Yard
- High Traffic Counts; 260,000+ Vehicles Per Day
- Prominent Signage Opportunity
- Strong Demographics & Growing Trade Area

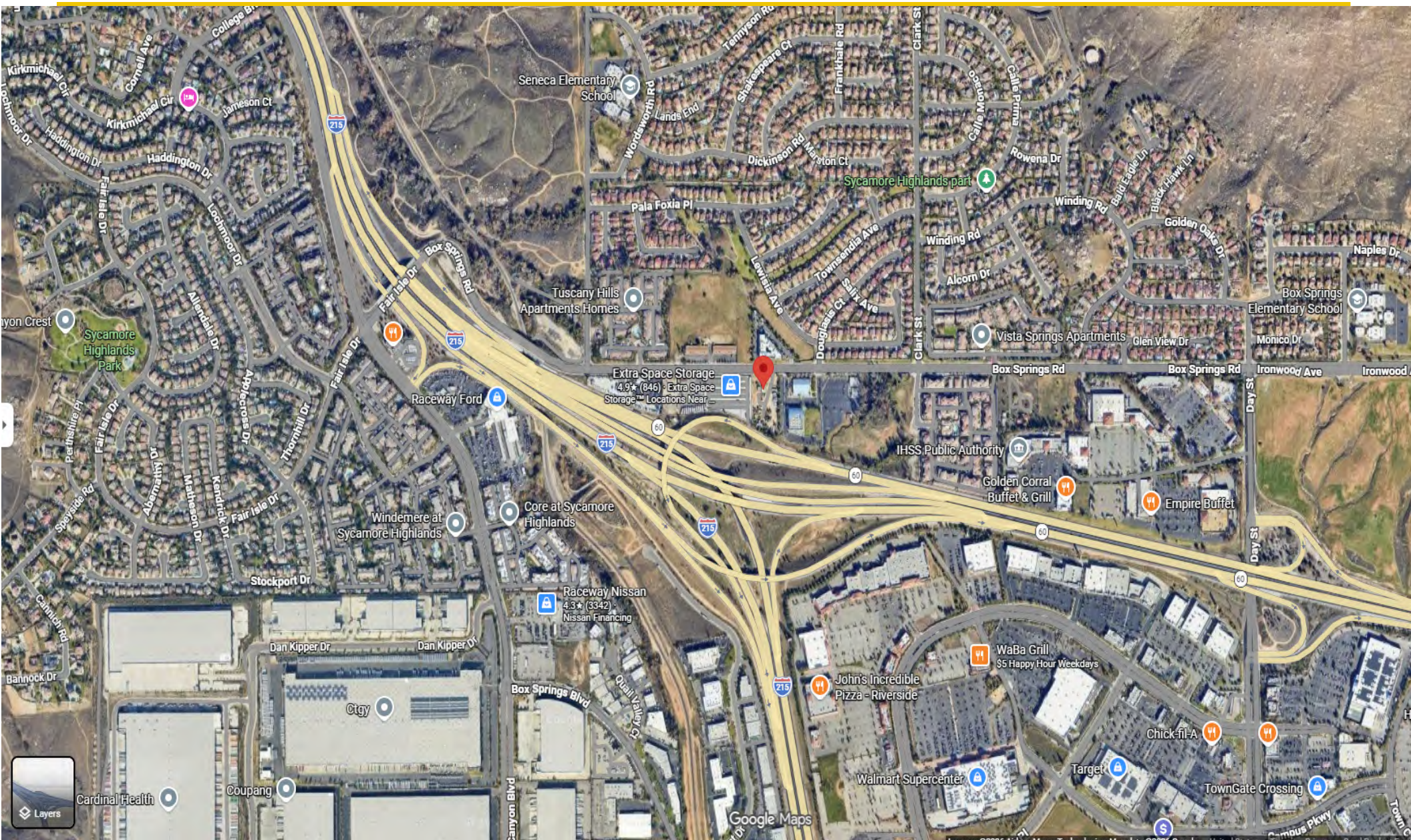


Property Photos



AERIAL MAP VIEW

Moreno Valley | California



NAI Capital Commercial | 21320 Box Springs Road | Moreno Valley, CA 92557

EXCEPTIONAL LOCATION! MAXIMUM EXPOSURE!
Strategically positioned at the high-traffic SR-60 / I-215 interchange, this property offers unmatched visibility, easy access, and a strong presence for your car & RV sales business.

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