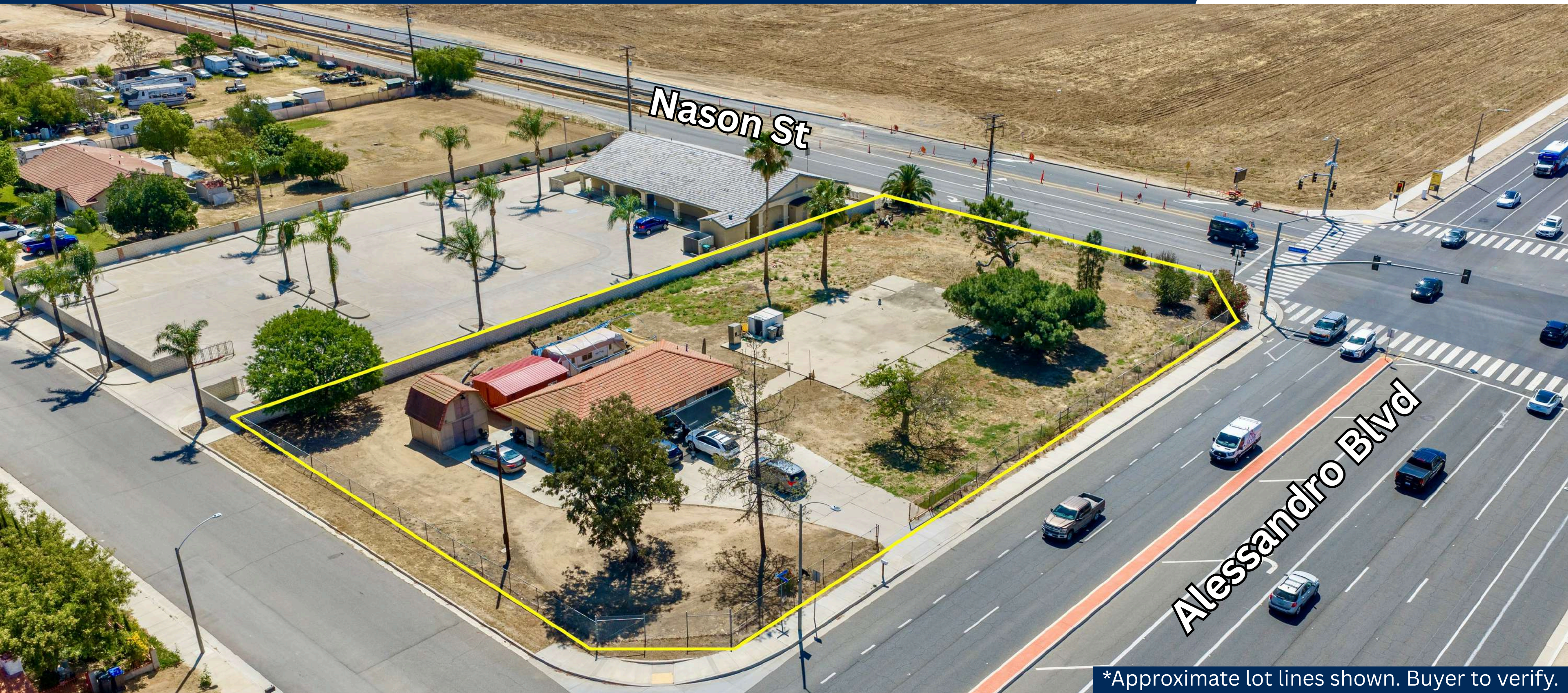


FOR SALE

13980 Nason St, Moreno Valley CA 92555

1 ACRE PRIME CORNER LOT

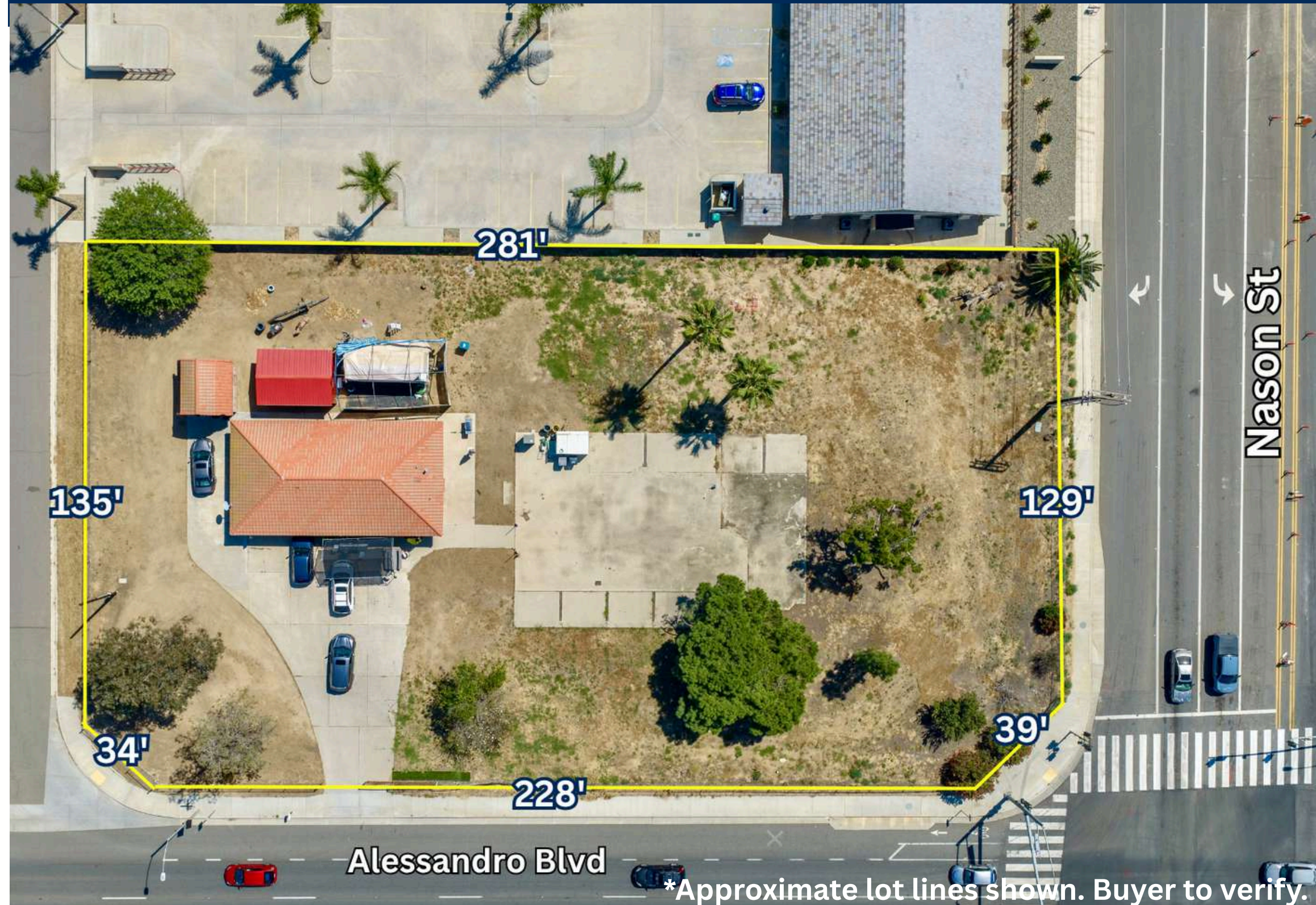


*Approximate lot lines shown. Buyer to verify.

HIGHLIGHTS:

- ± 1 Acre Hard Corner Lot
- 1,271 SF Building
- Zoning: O (Retail uses allowed w/ CUP)
- Total ±27,000 Cars Per Day
- APN: 488-210-029
- In Path of Major Developments
- Across from incoming Moreno Valley Town Center
- 1,000+ Homes nearby
- All utilities available
- Price: \$1.35M

13980 Nason St, Moreno Valley, CA 92555



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Rancho Belago, California

**770 Acre Approved
Mixed used project**



Lewis Retail Centers



- ±800 New Housing Units
- ±167,000 SF Retail Center
- ±106 Room Hotel
- ±40,000 SF Civic Building



±10,939 CPD

±16,928 CPD

SITE

Nason St

Alessandro Blvd

*Approximate lot lines shown. Buyer to verify.



WORLD LOGISTICS CENTER

D·R·HORTON
America's Builder

**Mystic Pointe at Sunset Crossings
(243 units in construction)**

**NOW SELLING!
±200 UNITS**

Nason St

±16,9289 CPD

SITE

Alessandro Blvd

±10,939 CPD

UPCOMING TOWN CENTER

- Movie Theaters
- Retail Stores
- Restaurants

Lewis
Group Of Companies

DEMOGRAPHICS



RESIDENTIAL POPULATION

1 MILE

9,919

3 MILE

116,203

5 MILE

190,487



DAYTIME POPULATION

1 MILE

1,850

3 MILE

14,123

5 MILE

29,728



AVG. HOUSEHOLD INCOME

1 MILE

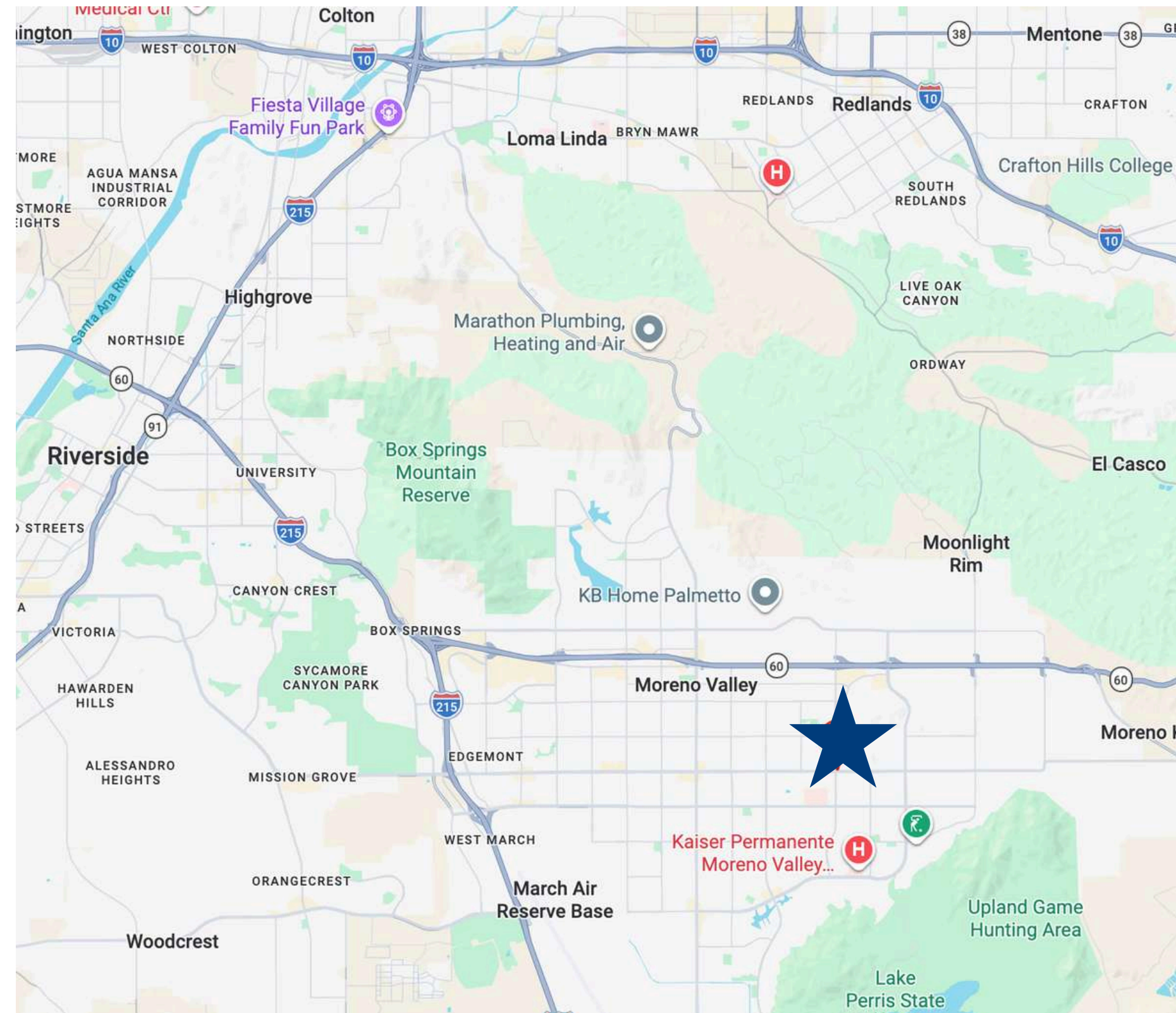
\$128,767

3 MILE

\$113,857

5 MILE

\$110,393



For More
Information:

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