

# Development Opportunity

**\$1,150,000**

- Moreno Valley, CA
- 8.93 Acres
- Zoned R-3
  - 3 lots per acre
- APN 488-220-014

PEARSON | CUSACK

Real Estate Group

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

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES





# Oliver & Bay Site



The site is approximately 8.93 acres of raw flat land centrally located in the rapidly growing city of Moreno Valley.

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



New Development →

Subject Property



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.

FEB 27 2008

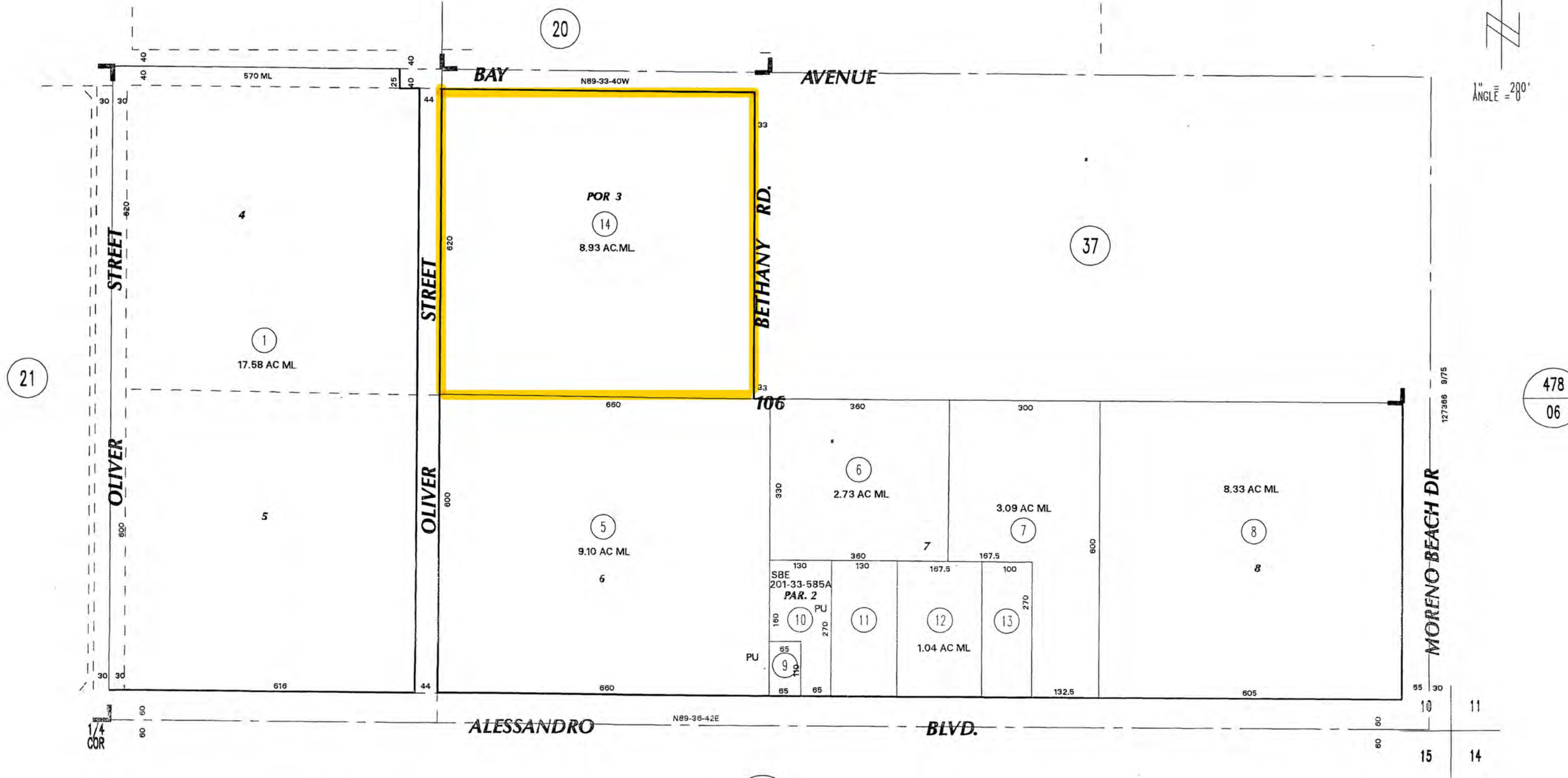
POR.SEC 10 T.3S.,R.3W  
CITY OF MORENO VALLEY

T.R.A. 021-010

488-22

477-20

1" = 200'



DATA: CO. SUR. 271J  
RS 29/23  
RS 58/84  
LLA 742

ASSESSOR'S MAP BK488 PG.22  
Riverside County, Calif.

www.BayOliverLand.com

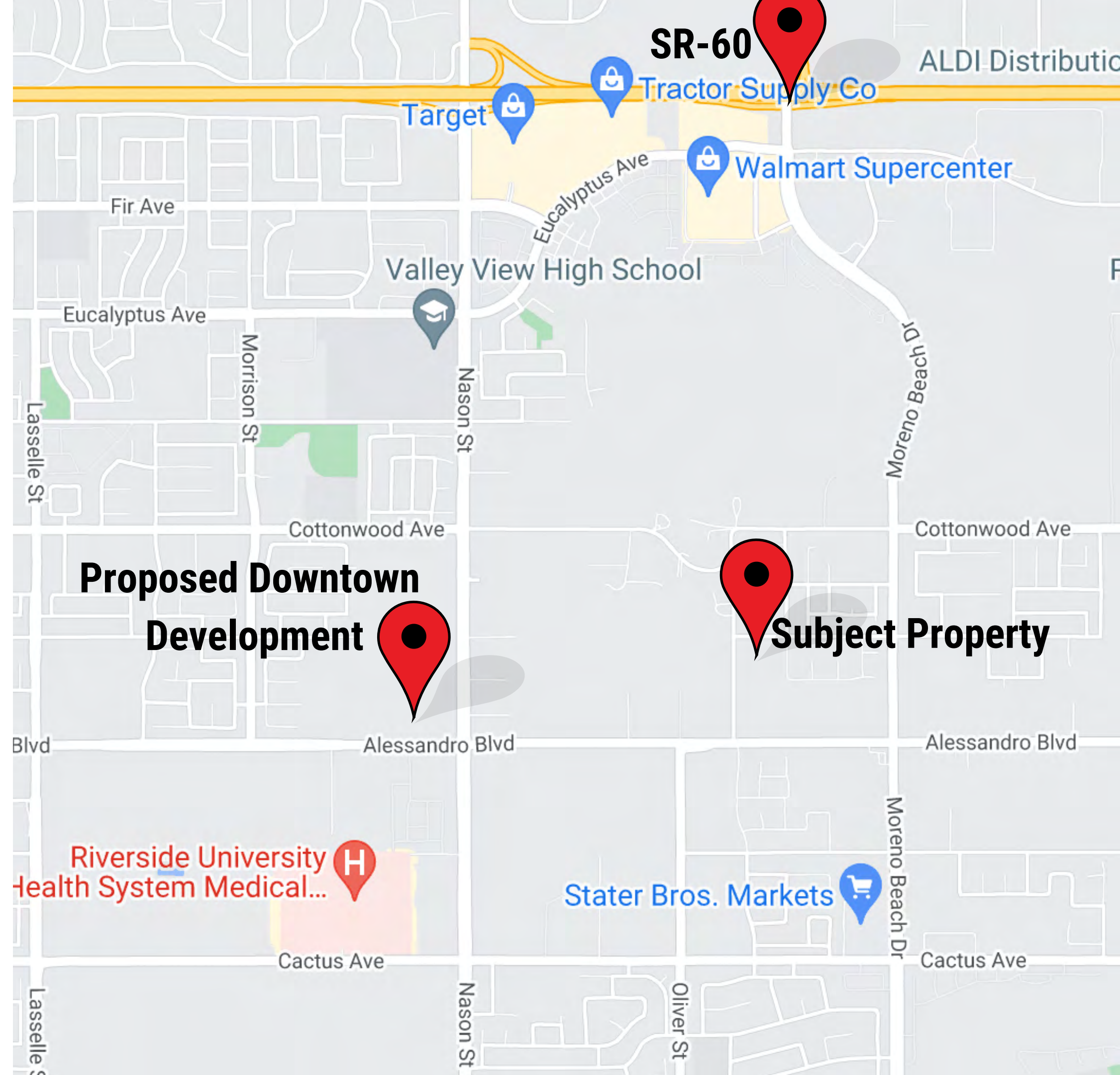
MB 11/10 SB BEAR VALLEY AND ALESSANDRO DEV. CO.

Feb 2008

DATE	OLD NUMBER	NEW NUMBER
08/07	2	14.51
02/08	3,4	15
02/08	15	PG.37

# Close In Proximity

- Easy access to SR-60 corridor
- Nearby proposed downtown developement project
- Riverside University Health System
- Mulitple schools
- Mulitple new developments
- Target, Wal-Mart, & others





# Moreno Valley

**2nd Largest City**  
in Riverside County

**217,197 People**  
2020 Census

**\$94,801**  
Average Household Income

**21st Largest City**  
in California

**33.1**  
Median Age

**4,500**  
Businesses Strong

**3.44%**  
Annual Growth Rate

**25,600 Jobs**  
Created in 9 years

**\$94,801**  
Average Household Income

**Home to the March Air  
Reserve Base and March  
Inland Port Airport | full-time  
workforce exceeding 9,600**

**Home to UC Riverside, Cal  
Baptist University and  
Moreno Valley College |  
student population 45,000+**

**Home to two medical campuses,  
Riverside University Health System  
and Kaiser Permanente | full-time  
workforce exceeding 4,900**

## Goodbye L.A. and San Fransico. HELLO, RIVERSIDE AND CENTRAL VALLEY California Moves East

LINK TO ARTICAL

<https://www.latimes.com/california/story/2022-04-27/california-los-angeles-san-francisco-population-decline>

**12TH-LARGEST** STATISTICAL AREA IN  
THE U.S. SAN BERNARDINO-RIVERSIDE-ONTARIO METROPOLITAN

**3<sup>RD</sup> HIGHEST**  
COUNTYWIDE POPULATION GAIN IN THE NATION  
JULY 2020 - JULY 2021

RIVERSIDE COUNTY GAINED NEARLY  
**36,000 RESIDENTS**  
BETWEEN JULY 2020 AND JULY 2021

OVER **4.6 MILLION**  
RESIDENTS AS OF JULY 2021

**42%**

OF ALL GOODS THAT ENTER THROUGH THE  
PORTS PASS THROUGH THE IE

ALL GOODS

**amazon**

AMAZON'S BIGGEST FOOTPRINT IN THE  
U.S. IS IN THE IE

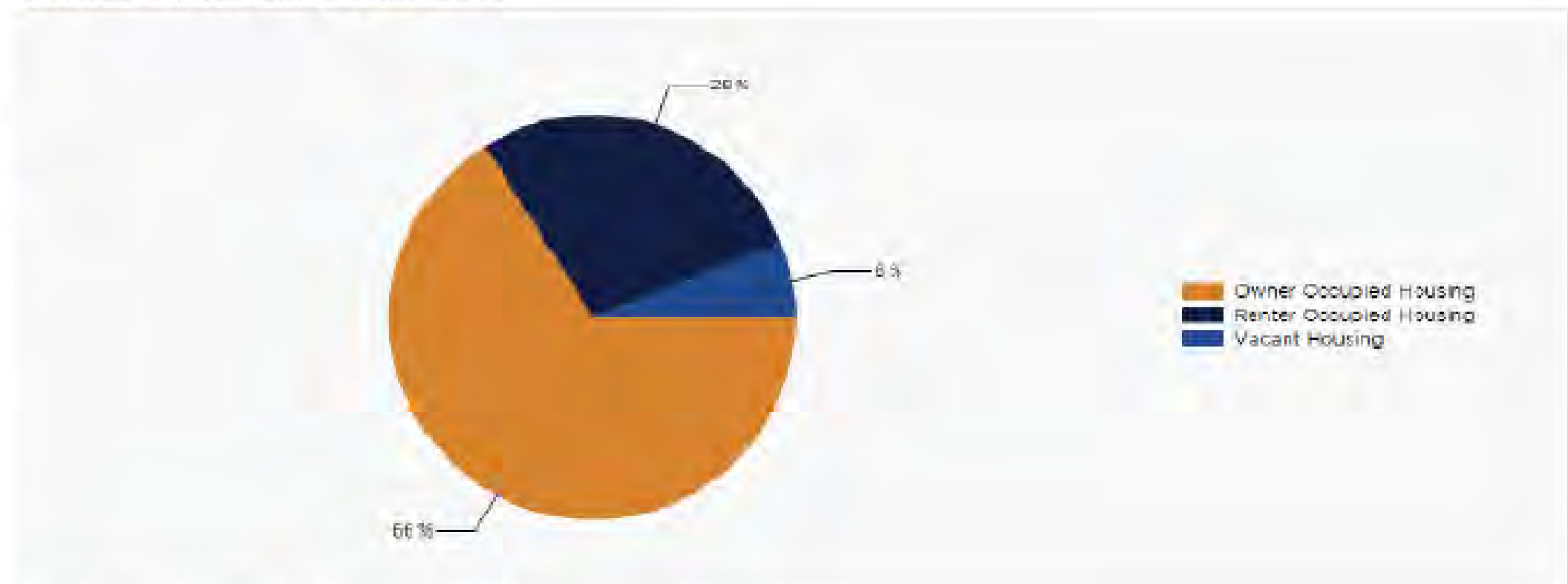


WALMART, TARGET AND OTHER MAJOR  
PLAYERS HAVE WAREHOUSES IN THE IE

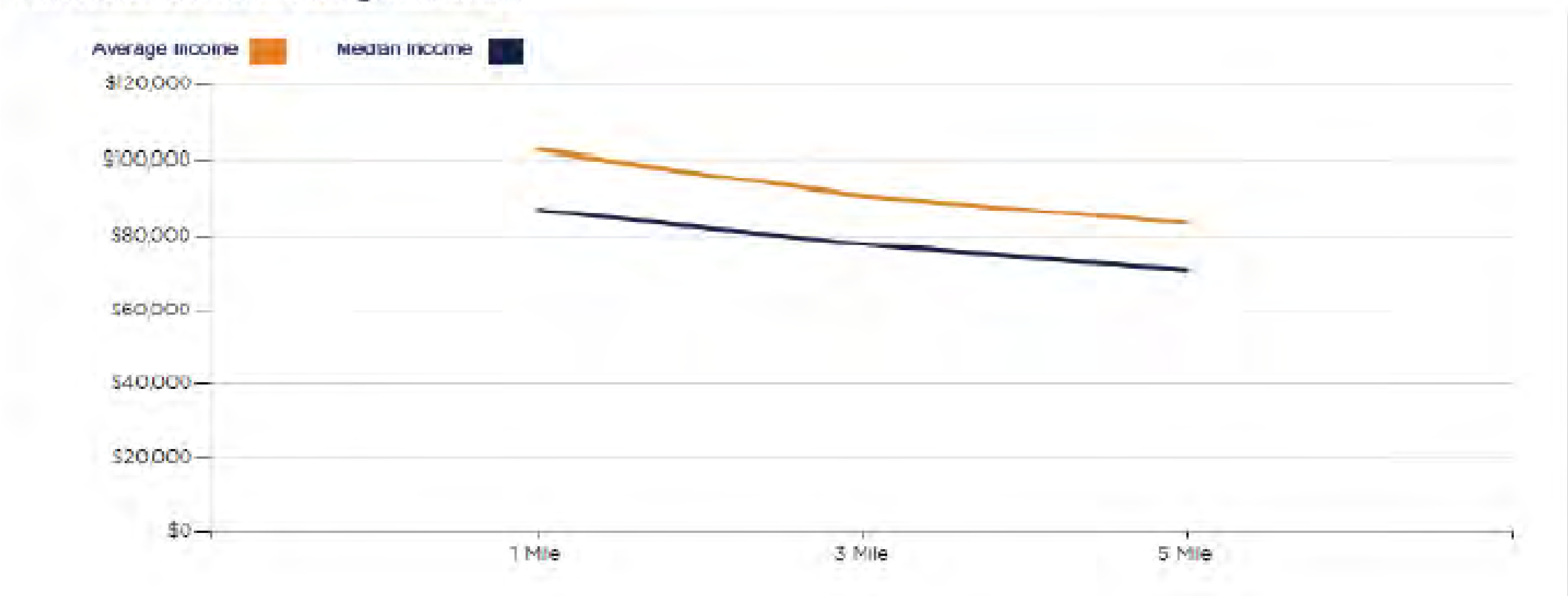
# Residential Growth

- Median household income has seen a 50% increase over the last 7 years.
- 2,500+ SFR units approved, entitled, or under construction.
- 3,300+ Multi-family units approved, entitled, or under construction.

2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	686	8,483	16,544
2021 Population Age 35-39	578	6,353	12,510
2021 Population Age 40-44	491	5,246	10,337
2021 Population Age 45-49	414	4,705	9,514
2021 Population Age 50-54	380	4,565	9,309
2021 Population Age 55-59	379	4,689	9,113
2021 Population Age 60-64	337	4,383	8,721
2021 Population Age 65-69	247	3,407	6,636
2021 Population Age 70-74	174	2,360	4,664
2021 Population Age 75-79	102	1,384	2,823
2021 Population Age 80-84	61	807	1,645
2021 Population Age 85+	67	640	1,516
2021 Population Age 18+	5,228	64,031	129,396
2021 Median Age	33	32	31

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,859	\$74,934	\$68,413
Average Household Income 25-34	\$94,163	\$85,383	\$79,284
Median Household Income 35-44	\$103,242	\$88,552	\$80,753
Average Household Income 35-44	\$112,453	\$99,707	\$91,785
Median Household Income 45-54	\$97,598	\$84,258	\$79,033
Average Household Income 45-54	\$110,753	\$99,267	\$91,402
Median Household Income 55-64	\$89,310	\$80,792	\$75,810
Average Household Income 55-64	\$108,930	\$95,269	\$87,276
Median Household Income 65-74	\$78,064	\$67,428	\$62,443
Average Household Income 65-74	\$98,268	\$84,578	\$78,919
Average Household Income 75+	\$73,287	\$57,369	\$56,369

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	809	10,090	18,972
2026 Population Age 35-39	755	9,146	17,249
2026 Population Age 40-44	554	6,202	12,189
2026 Population Age 45-49	440	4,827	9,717
2026 Population Age 50-54	356	4,193	8,704
2026 Population Age 55-59	328	4,041	8,434
2026 Population Age 60-64	321	3,990	7,970
2026 Population Age 65-69	276	3,647	7,367
2026 Population Age 70-74	187	2,679	5,406
2026 Population Age 75-79	124	1,758	3,687
2026 Population Age 80-84	67	922	1,958
2026 Population Age 85+	59	689	1,676
2026 Population Age 18+	5,497	66,433	134,295
2026 Median Age	33	33	33

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,045	\$81,797	\$77,020
Average Household Income 25-34	\$108,316	\$97,218	\$89,606
Median Household Income 35-44	\$108,541	\$100,348	\$91,444
Average Household Income 35-44	\$125,009	\$113,629	\$105,098
Median Household Income 45-54	\$106,106	\$92,237	\$85,910
Average Household Income 45-54	\$125,257	\$112,417	\$103,165
Median Household Income 55-64	\$96,343	\$86,950	\$81,278
Average Household Income 55-64	\$122,537	\$106,684	\$97,554
Median Household Income 65-74	\$90,212	\$75,541	\$69,820
Average Household Income 65-74	\$114,920	\$96,646	\$89,994
Average Household Income 75+	\$83,431	\$66,164	\$64,730

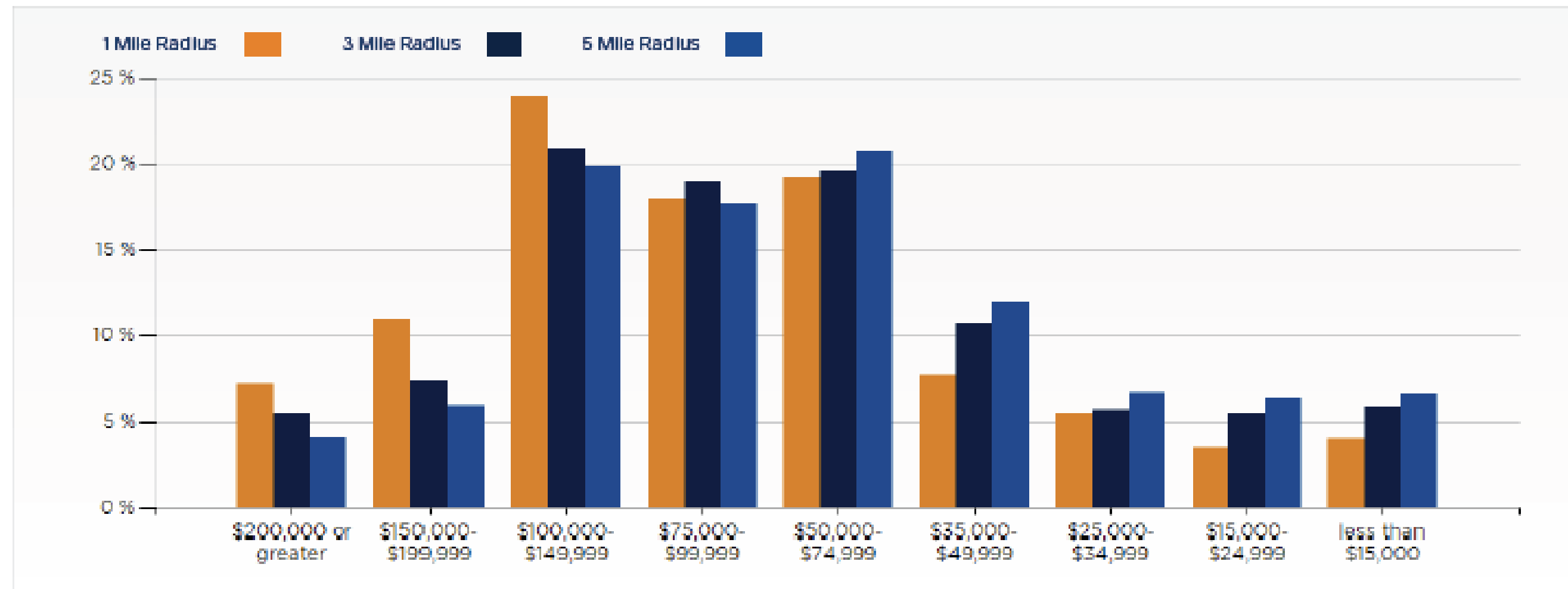


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,601	48,413	121,995
2010 Population	6,496	80,294	166,791
2021 Population	7,123	87,162	178,555
2026 Population	7,566	91,422	186,295
2021 African American	1,444	16,116	31,999
2021 American Indian	76	755	1,594
2021 Asian	823	6,498	10,923
2021 Hispanic	3,460	49,687	106,825
2021 Other Race	1,722	24,658	53,592
2021 White	2,537	33,397	68,684
2021 Multiracial	495	5,228	10,670
2021-2026: Population: Growth Rate	6.05 %	4.80 %	4.25 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	82	1,340	3,087
\$15,000-\$24,999	71	1,257	2,968
\$25,000-\$34,999	113	1,315	3,149
\$35,000-\$49,999	157	2,468	5,645
\$50,000-\$74,999	392	4,511	9,723
\$75,000-\$99,999	367	4,381	8,293
\$100,000-\$149,999	490	4,817	9,306
\$150,000-\$199,999	225	1,707	2,788
\$200,000 or greater	147	1,274	1,949
Median HH Income	\$87,102	\$77,676	\$71,001
Average HH Income	\$102,822	\$90,843	\$83,473

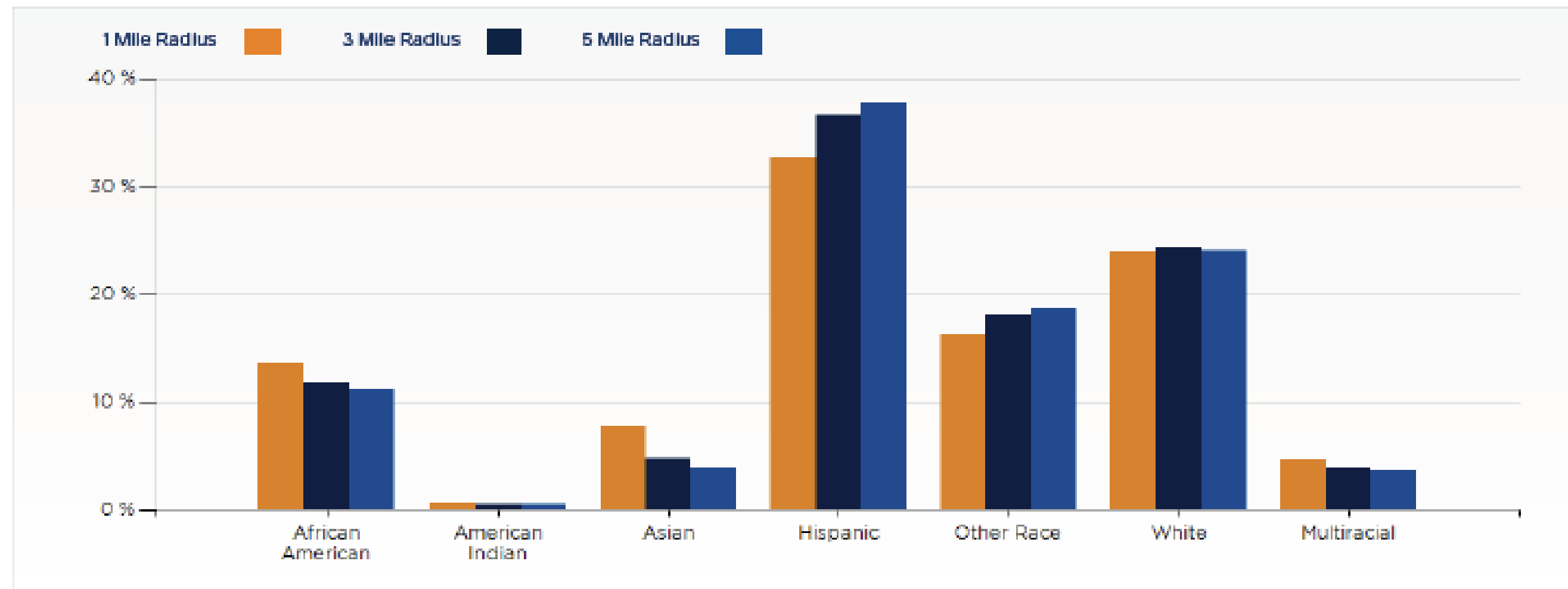
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	515	14,037	35,463
2010 Total Households	1,848	21,393	44,089
2021 Total Households	2,043	23,069	46,907
2026 Total Households	2,168	24,034	48,632
2021 Average Household Size	3.48	3.77	3.79
2000 Owner Occupied Housing	425	10,369	23,612
2000 Renter Occupied Housing	73	2,776	9,835
2021 Owner Occupied Housing	1,427	16,256	30,439
2021 Renter Occupied Housing	616	6,814	16,468
2021 Vacant Housing	120	1,437	2,907
2021 Total Housing	2,163	24,506	49,814
2026 Owner Occupied Housing	1,518	16,959	31,671
2026 Renter Occupied Housing	650	7,075	16,961
2026 Vacant Housing	141	1,631	3,296
2026 Total Housing	2,309	25,665	51,928
2021-2026: Households: Growth Rate	5.95 %	4.10 %	3.60 %



2021 Household Income

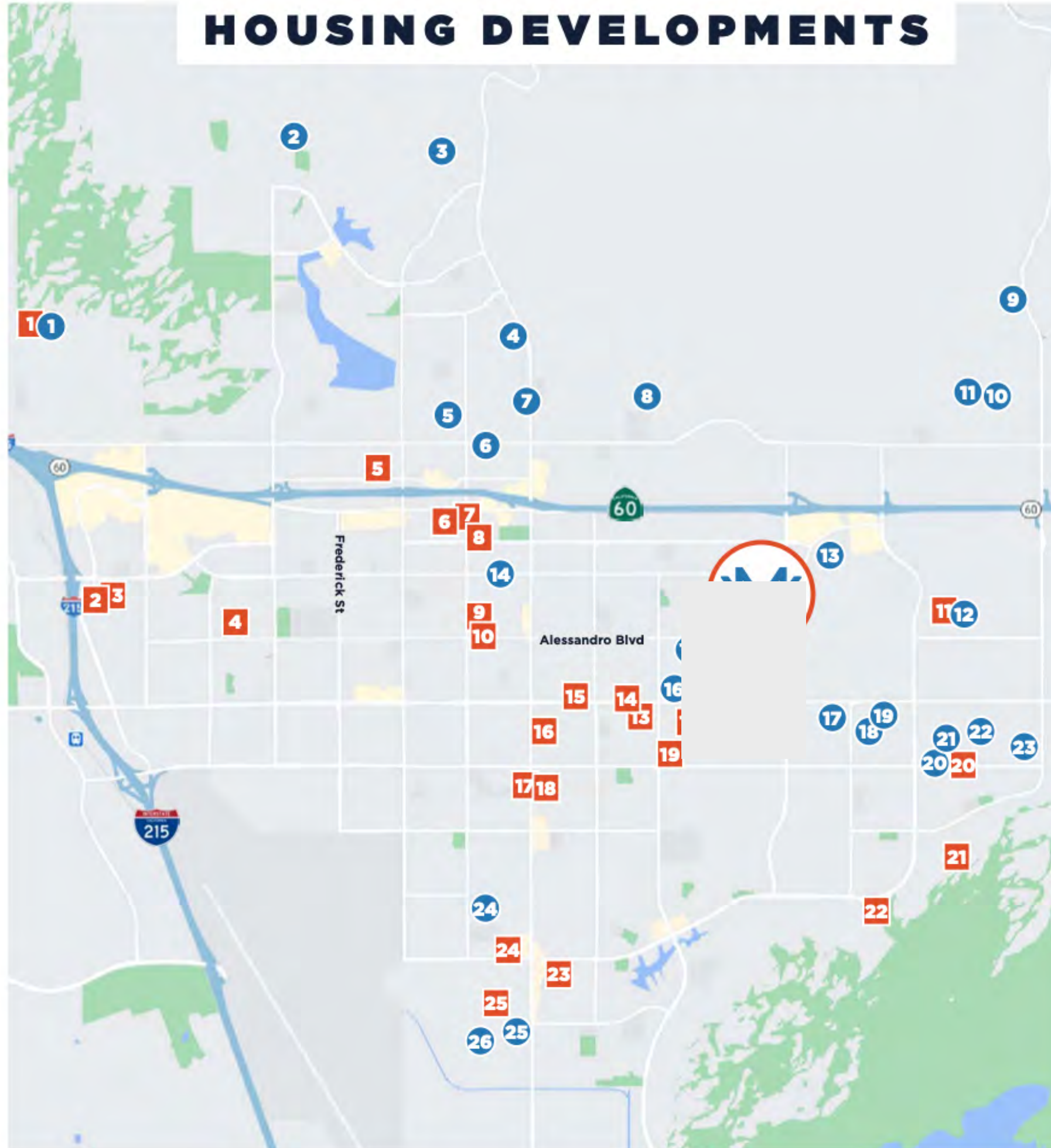


2021 Population by Race





# HOUSING DEVELOPMENTS



## ● SINGLE-FAMILY DEVELOPMENTS

#	Builder/Applicant	# of Units	Status
1	Shizao Zheng	108	In Process
2	KB Homes	97	Under Construction
3	Redhill Village	213	Approved
4	Bonnful LLC	31	In Process
5	Right Solutions	7	Plan Check
6	Manuel Ruiz	4	Plan Check
7	Victoria Homes	12	Plan Check
8	Winchester Associates	105	Plan Check
9	Curtis Development	23	Approved
10	Sussex Capital Group	11	Approved
11	Sussex Capital Group	57	Approved
12	Lansing Companies	315	In Process
13	Beazer Homes	274	Under Construction
14	Alcantar Construction	4	In Process
15	Macjones Holdings	31	Approved
16	Winco Holdings Inc.	195	In Process
17	DR Horton	204	In Process
18	DR Horton	67	In Process
19	Mike McKnight Planning	96	Plan Check
20	Hakan Buvar	8	Plan Check
21	Michael De La Torre	6	Plan Check
22	Cantebury	45	Plan Check
23	Passco Pacifica	322	In Process
24	Mission Pacific Land	221	Under Construction
25	PI Properties No. 67 LLC	66	Approved
26	Ada Deturcios	2	Plan Check

## ■ MULTI-FAMILY DEVELOPMENTS

#	Builder/Applicant	# of Units	Status
1	PEN20-0096 (CZ)	108	In Process
2	Apollo IV Dev Grp	97	Under Construction
3	Apollo IV Dev Grp	213	Approved
4	JWDA-MS Architects	31	In Process
5	Design Concepts	7	Plan Check
6	Cal Choice Inv. Inc.	4	Plan Check
7	Jimmy Lee	12	Plan Check
8	Geri Relich	105	Plan Check
9	M.V. Housing Authority	23	Approved
10	M.V. Housing Authority	11	Approved
11	Lansing Companies	57	Approved
12	Rocas Grandes	315	In Process
13	Perris Pacific Company	274	Under Construction
14	Creative Design Assoc.	4	In Process
15	Moreno Rose	31	Approved
16	Spruce Grove Inc.	195	In Process
17	Century Communities	204	In Process
18	TL Group	67	In Process
19	Villa Annette, L.P.	96	Plan Check
20	RC Hobbs	8	Plan Check
21	ROCI CA Belago	6	Plan Check
22	Granite Capital	45	Plan Check
23	Passco Pacific LLC	322	In Process
24	Perris At Pentecostal	221	Under Construction
25	TTM 38242	66	Approved





# Industrial Growth

## **Harbor Freight Tools**

3.1+ Million sf with  
522k sf added in 2020

## **Deckers Outdoor**

1.5+ million sf with  
739ksf added in 2018

## **UMH**

321,000 sf with 221k sf added  
in 2022

## **Skechers**

2.9 Million sf with  
790k sf added in 2022

## **RESMED**

241,000 expansion

## **Lowe's Home Improvement**

2.1 Million sf with  
1.38 million sf expansion in  
2018

## **Ross Dress For Less**

3.4 Million sf with  
1.1 Million sf expansion in 2022

## **Serta Simmons Bedding**

532,000 sf

## **Amazon**

2 million sf





# Medical Growth

**Over the last 9 years 6,500+ new healthcare jobs have been added in the area with more planned.**

## **Riverside University Health System**

Expansion of the hospital includes 6 new 20,000sf medical office buildings and 26,000 sf Cactus Medical Office

## **Kaiser Permanente**

1.25 million sf master plan expansion (under construction)



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