

# COTTONWOOD AVE. | 2.39 AC INDUSTRIAL LAND



COTTONWOOD AVE.

DAY ST.

## FOR SALE

2.39 AC OF INDUSTRIAL LAND

21985 COTTONWOOD AVE.

MORENO VALLEY | CA

FOR MORE INFORMATION, CONTACT:

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CADRE #01945028

### PROPERTY HIGHLIGHTS



2.39 AC  
AVAILABLE



SIGNALIZED  
CORNER



BUSINESS PARK  
ZONING

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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MORENO VALLEY | CA

PARCEL MAP

## PROPERTY HIGHLIGHTS



**2.39 Acres**

Industrial Land



**Business Park**

Zoning



**Business Friendly City**

of Moreno Valley



**CA-215**

Close Proximity

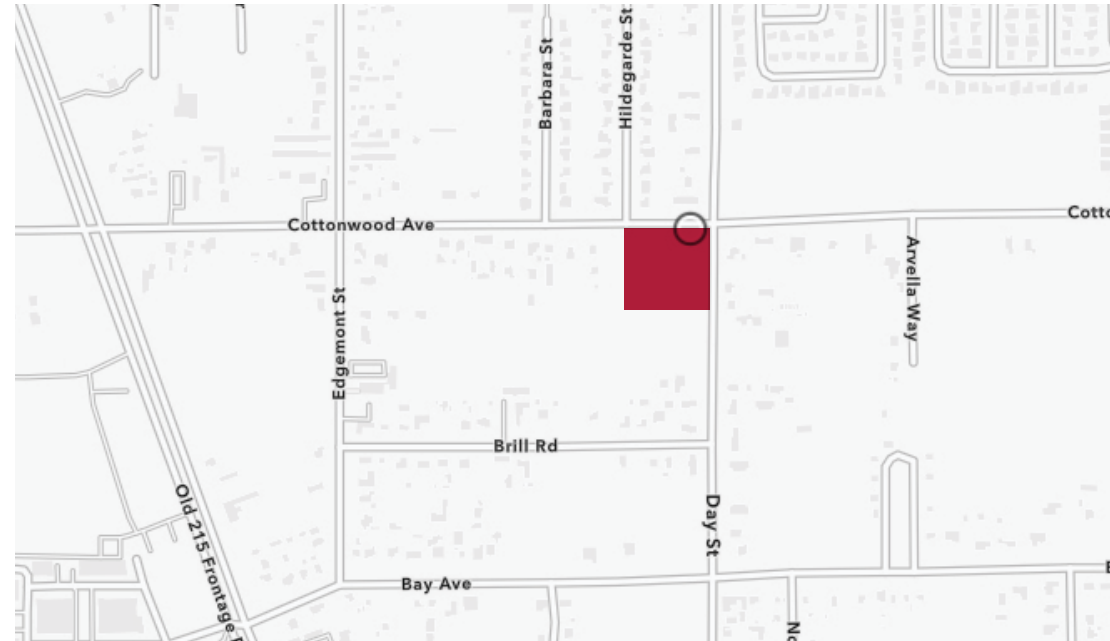


**APN**

263-160-021



**Signalized Corner**



# FOR SALE

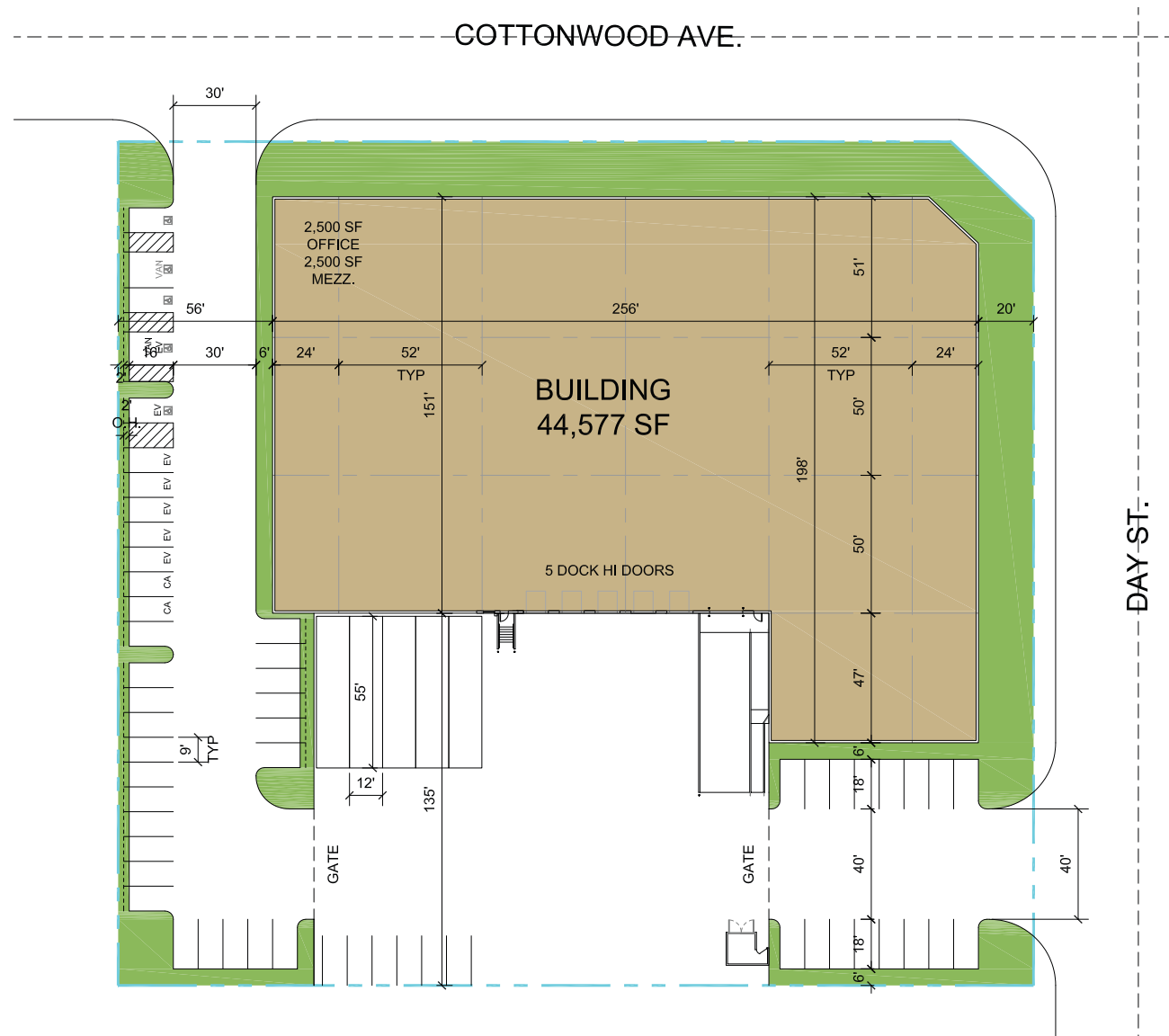
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## CONCEPTUAL SITE PLAN

\*FOR DISCUSSION PURPOSES ONLY





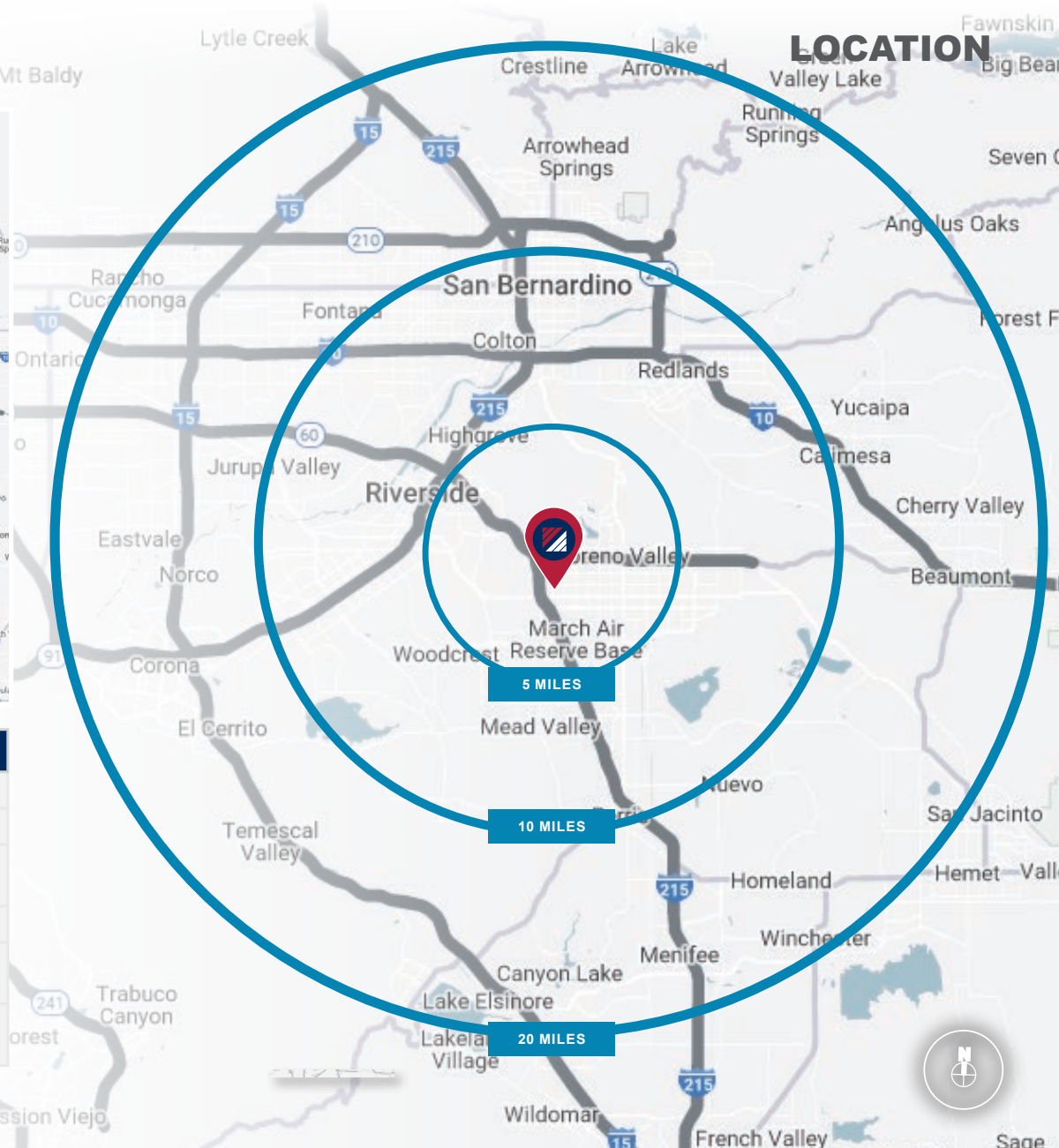
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## LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	95,945	240,667	614,545
2023 Population	104,151	257,537	664,631
2028 Population Projection	104,172	257,109	665,522
Avg Household Income	\$85,773	\$97,260	\$93,087
Median Household Income	\$68,283	\$78,571	\$74,293
Total Specified Consumer Spending (\$)	\$1B	\$2.7B	\$7B



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### PHOTOS



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FOR SALE 2.39 AC OF LAND

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2826 S. MARTIN LUTHER KING JR. BLVD.

BAKERSFIELD | CA

## DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report