

# 1.2 AC INDUSTRIAL LAND AVAILABLE



## FOR SALE

**1.2 AC OF INDUSTRIAL LAND**

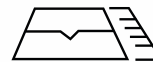
**NWC BAY AVE AND DAY ST.**

MORENO VALLEY | CA

FOR MORE INFORMATION, CONTACT:

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### PROPERTY HIGHLIGHTS



1.2 AC  
AVAILABLE



52,272 SF  
LOT AREA



BUSINESS PARK  
ZONING



BUSINESS  
FRIENDLY CITY  
OF MORENO  
VALLEY

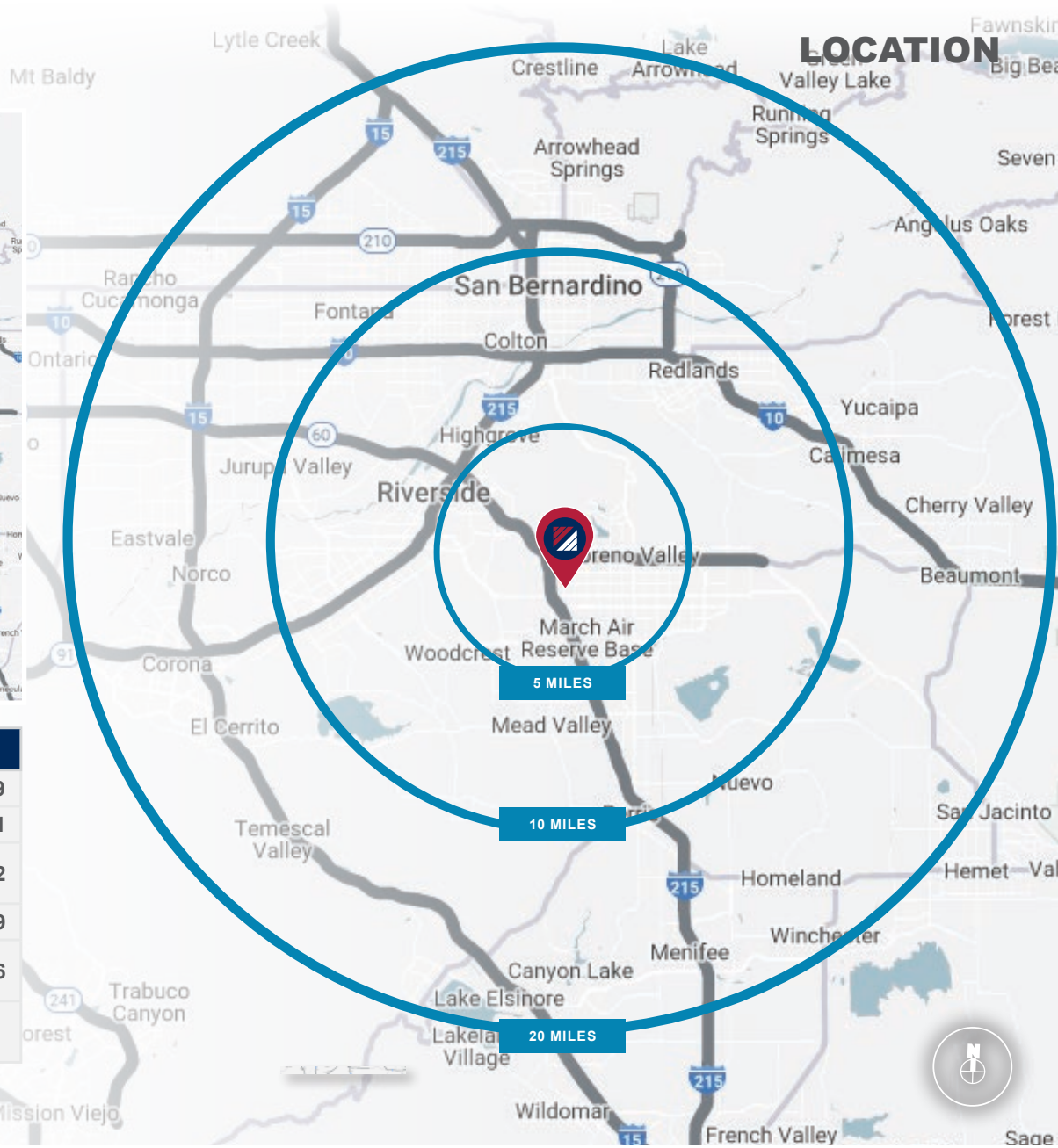
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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### LOCATION



| DEMOGRAPHICS                           | 3 MI.    | 5 MI.    | 10 MI.   |
|--|----------|----------|----------|
| 2010 Population                        | 96,505   | 240,128  | 611,489  |
| 2023 Population                        | 104,337  | 257,677  | 661,031  |
| 2028 Population Projection             | 104,291  | 257,363  | 661,792  |
| Avg Household Income                   | \$86,605 | \$97,818 | \$92,939 |
| Median Household Income                | \$68,767 | \$79,138 | \$74,216 |
| Total Specified Consumer Spending (\$) | \$1B     | \$2.7B   | \$7B     |



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PHOTOS



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FOR SALE 1.2 AC OF LAND



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### DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report