

# ±119.91 AC - For Sale | Residential Development Opportunity

QUINCY STREET AND MANZANITA AVENUE



Moreno Valley, California



# Executive Summary

## PROPERTY FACTS

- LOCATION: Moreno Valley - Riverside County, CA
- TOTAL SITE AREA: ±119.91 Acres
- APN: 473-120-005, 473-120-010, 473-120-068, 473-120-069
- PURCHASE PRICE: \$3,200,000
- PRICE PER ACRE: \$26,686
- ZONING: 64.7 Acres: R1 Residential  
55.21 Acres: R-A-1 & W-2-20
- GENERAL PLAN: 64.7 Acres: R1 Residential  
55.21 Acres: Rural Community (VLDR), Rural Mountainous, & Open Space

## PROPERTY OVERVIEW

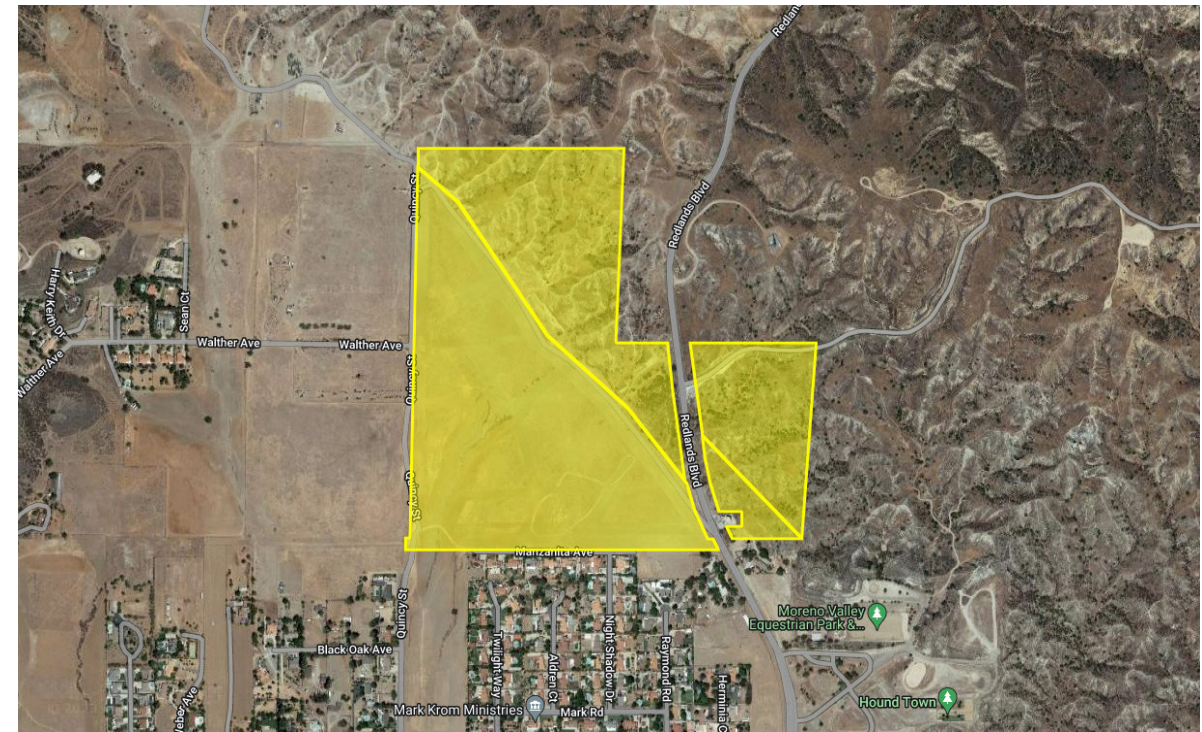
The subject property consist of 4 parcels that make up +/- 119.91 acres of raw land located in Moreno Valley at the northeast corner of Quincy Street and Manzanita Avenue and extends east to Redlands Boulevard. Approximately 64.7 acres of the property is within the city boundary of Moreno Valley, while the remaining balance (+/-55.21 acres) is in unincorporated Riverside County. The 64.7-acre portion is made up of relatively flat land, while the 55.21-acre portion is primarily made up of rolling hills. The flat portion of the property does have an expired tentative map for 23 large lot estate style single-family homes. Per the Eastern Municipal Water District, there are existing water lines running through Manzanita Ave and along the eastern border of the 64.7-acre parcel. Additionally, there appears to be power lines along the eastern border as well.

## ZONING

The property has two distinct zoning designations. One parcel, +/- 64.7 acres, is within the jurisdiction of the city of Moreno Valley while the other three, +/- 55.21 acres, are within the jurisdiction of Riverside County.

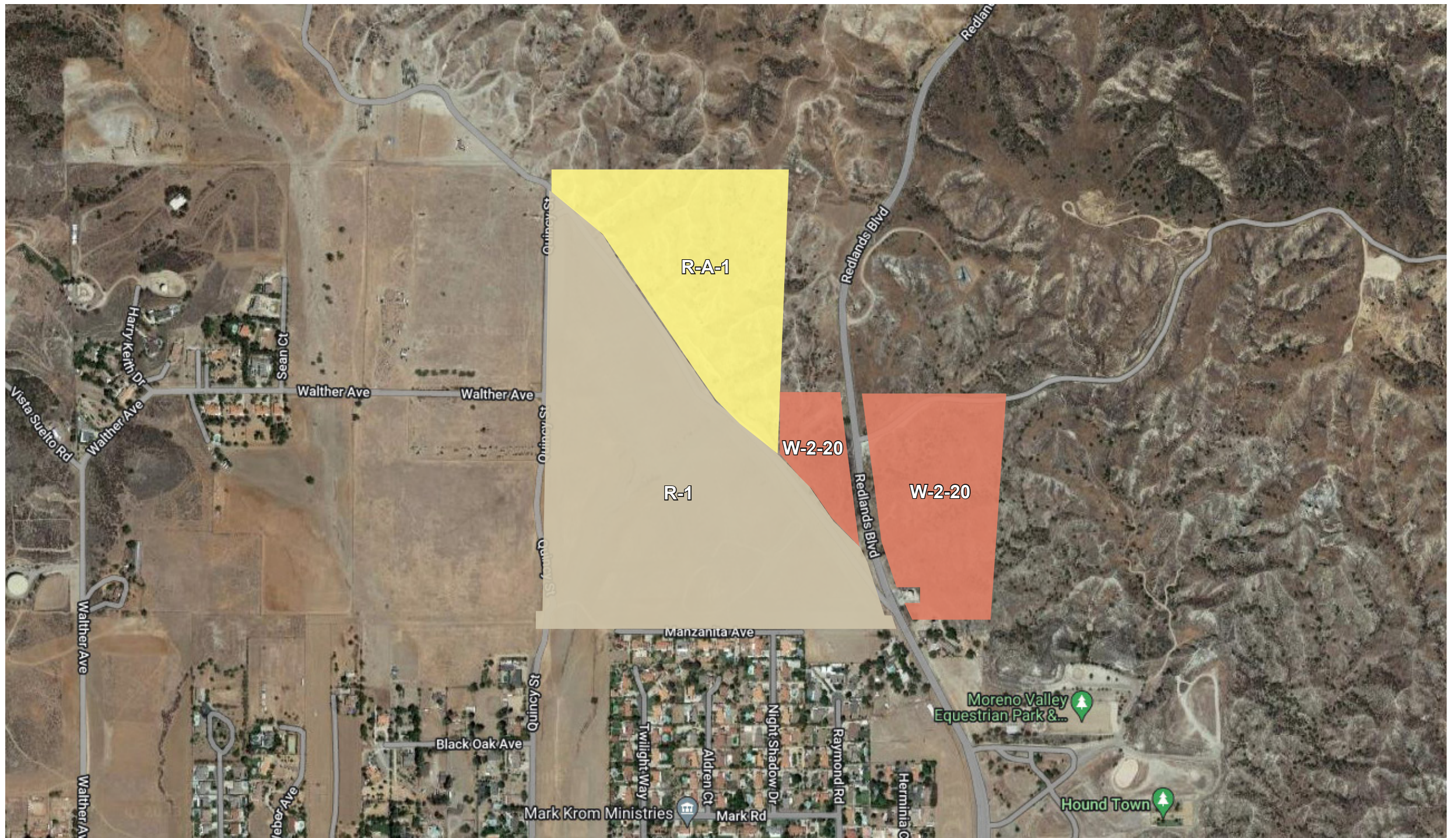
+/- 64.7 Acres: This area has a zoning designation of R1 Residential, which is consistent with the general plan land use. This permits the development of single-family residences at a maximum of 1.0 dwelling units per acre.

+/- 55.21 Acres: This area has two separate zoning designations of R-A-1 and W-2-20. This zoning allows for large lot estates and is subject to controlled development standards. This area falls under a mixed General Plan Land Use Element of of Rural Community - Very Low Density Residential, Rural Mountainous, and Open Space.





# Zoning





# Aerial Map





# Assessor's Map

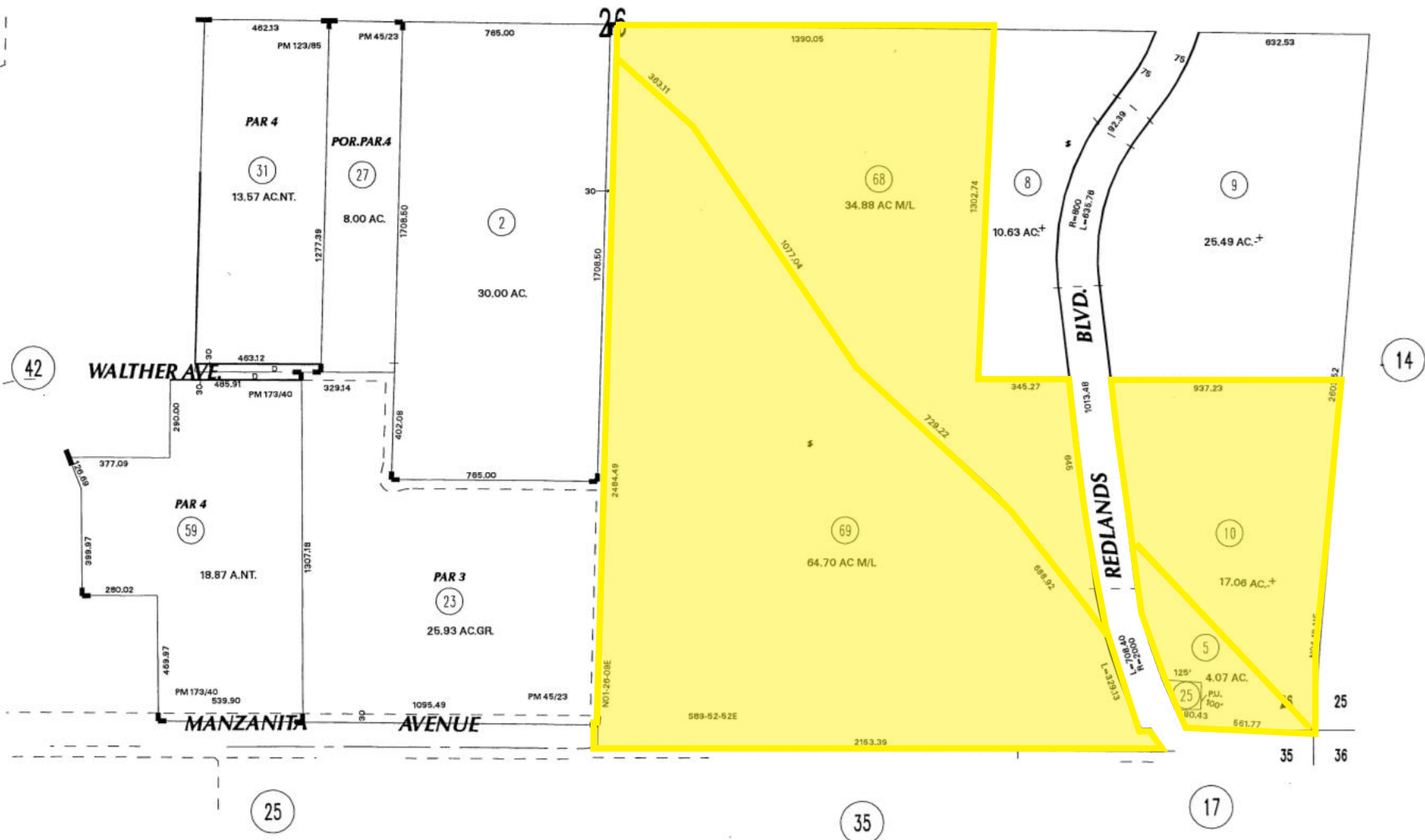
## PROPERTY OVERVIEW

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.

MAY 30 2006

SEC.26 35 T.2S.,R.3W

473-12  
12-42



DATE	OLD NUMBER	NEW NUMBER
11/74	5	12,13,16
11/74	7	14,15
11/74	1	17,18
06/76	17	19,20
04/78	19	21-24
08/79	808	25
08/84	24	26,27
11/84	26	28-31
DATE	OLD NUMBER	NEW NUMBER
11/84	100-29	32
09/85	28-30	33
09/85	33	34-36
06/86	36	37,38
04/87	35	39
04/87	34	40
07/87	40	41-43
01/88	37,38	44
01/88	44	45-48
02/90	45	49,50
DATE	OLD NUMBER	NEW NUMBER
02/90	39,50	51
10/90	46	52-55
03/92	22	56-59
05/93	48	60-63
03/93	58	420-001
03/93	57	420-002
03/93	56	420-003
03/93	21	420-004
03/93	41	420-005
03/93	42	420-006
DATE	OLD NUMBER	NEW NUMBER
03/93	43	420-007
03/93	32	420-008
01/93	51	420-009
01/93	49	420-010
03/93	20	420-011
03/93	18	420-012
03/93	63	420-013
03/93	62	420-014
03/93	61	420-015
03/93	60	420-016
DATE	OLD NUMBER	NEW NUMBER
03/93	47	420-017
03/93	52	420-018
03/93	53	420-019
03/93	54	420-020
03/93	55	420-021
04/06	12	84,85
04/06	13	86,87
04/06	11,14,15,16	88
04/06	85,87	89
04/06	84,86,171-009	89

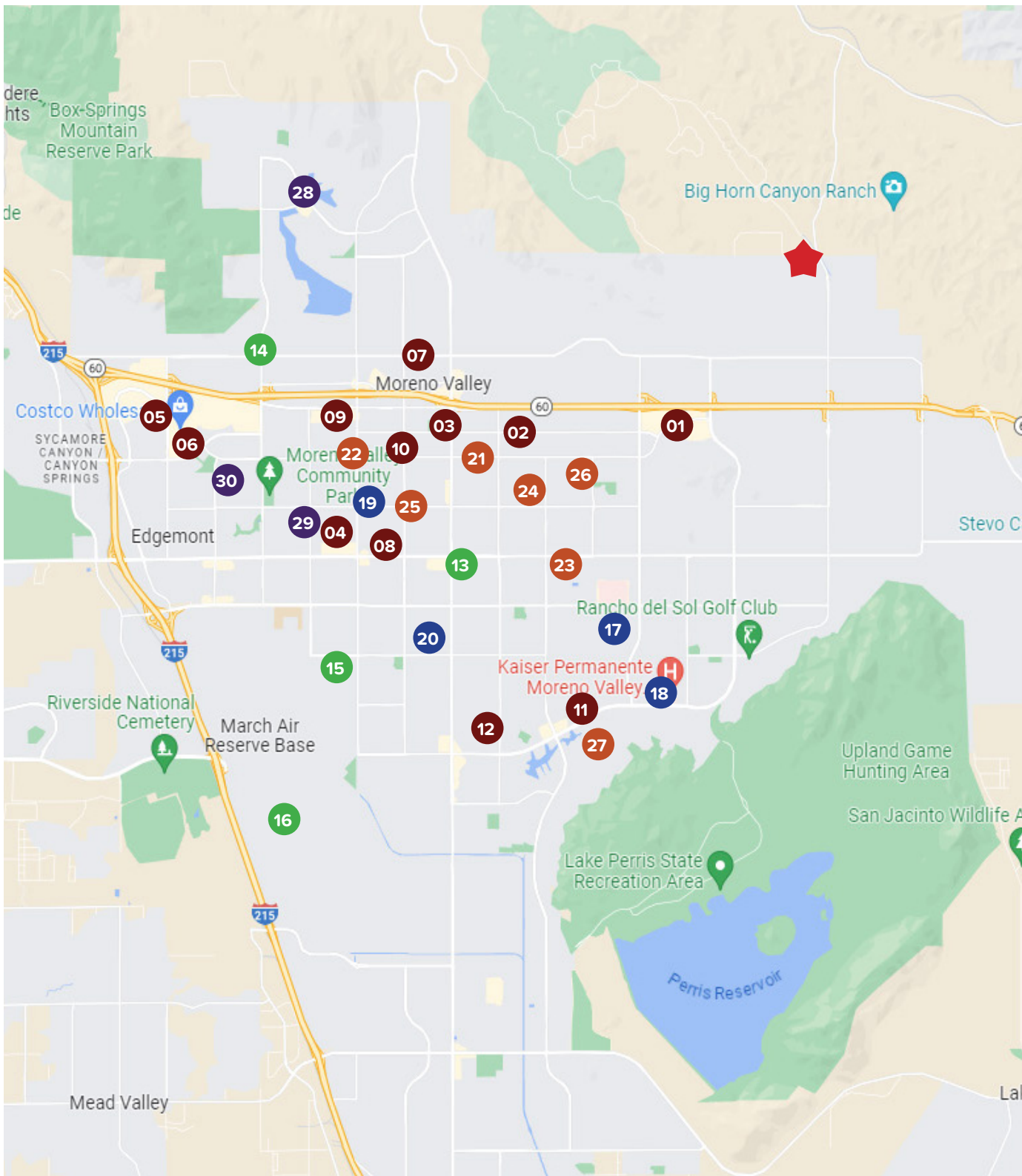
ASSESSOR'S MAP BK473 PG.12  
Riverside County, Calif.

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PM 123/85-86 PARCEL MAP NO. 19875  
PM 45/23-24 PARCEL MAP NO. 9308  
PM 173/40-41 PARCEL MAP NO. 23489

May 2006

# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Moreno Beach Plaza
- 02 Rio Rancho Super Mall
- 03 Sunnymead Plaza
- 04 Alessandro Plaza
- 05 Moreno Valley Mall
- 06 Towngate Square
- 07 The District At Moreno Valley
- 08 Southpoint Center
- 09 Moreno Valley Plaza
- 10 Sundance Center
- 11 Lakeside Plaza
- 12 Westgate Shopping Center

## EDUCATION

- 21 Bear Valley Elementary
- 22 Sunnymead Elementary
- 23 The Journey Charter School
- 24 Mountain View Middle School
- 25 March Mountain High School
- 26 Valley View High School
- 27 Moreno Valley College

## GOVERNMENT FACILITIES

- 28 Riverside County Fire Dept.
- 29 Superior Court of California
- 30 Moreno Valley Police Dept.

## ENTERTAINMENT

- 13 El Rodeo de Moreno Valley
- 14 Round 1 Bowling & Amusement
- 15 Moreno Valley Civic Center Amphitheater
- 16 March Field Air Museum

## MEDICAL FACILITIES

- 17 Riverside County Regional Medical Center
- 18 Kaiser Permanente
- 19 Rancho Medical Clinic
- 20 Moreno Valley Community Health Center



# Moreno Valley, CA

Moreno Valley is a city located in Riverside County, California, United States. It is part of the Greater Los Angeles area and is situated in the Inland Empire region. Moreno Valley is located about 65 miles east of downtown Los Angeles. The city covers an area of approximately 51.5 square miles (133.4 km2), with about 0.6 square miles (1.6 km2) being water.

As of the 2020 census, Moreno Valley had an estimated population of around 215,000 people, making it the second-largest city in Riverside County after Riverside. The city has experienced significant growth over the years, and it is known for its diverse population and vibrant community.

Moreno Valley offers a range of amenities and attractions, including parks, recreational facilities, shopping centers, and restaurants. The city is also home to the March Air Reserve Base and is surrounded by scenic landscapes, including the Box Springs Mountain Reserve Park and Lake Perris State Recreation Area.



2023 Summary	
Population	74,496
Households	19,119
Median Age	32
Median Household Income	\$60,668
Average Household Income	\$70,114
2028 Summary Est.	
Population	75,840
Households	19,465



**FOR MORE INFORMATION CONTACT:**

**ERIC WASHLE**

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbsocalgroup.com](mailto:ericw@cbsocalgroup.com)

CALDRE: 02076218

**MICHAEL PIZZAGONI**

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: [mpizzagoni@cbsocalgroup.com](mailto:mpizzagoni@cbsocalgroup.com)

CALDRE: 02200504

**BRANDON SUDWEEKS**

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbsocalgroup.com](mailto:brandons@cbsocalgroup.com)

CALDRE: 01435174



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

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

CALDRE: 02089395