

21800 Cottonwood Ave

21800 Cottonwood Ave, Moreno Valley CA 92553

OFFERING MEMORANDUM



21800 Cottonwood Ave

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01

Executive Summary

Investment Summary

Location Summary

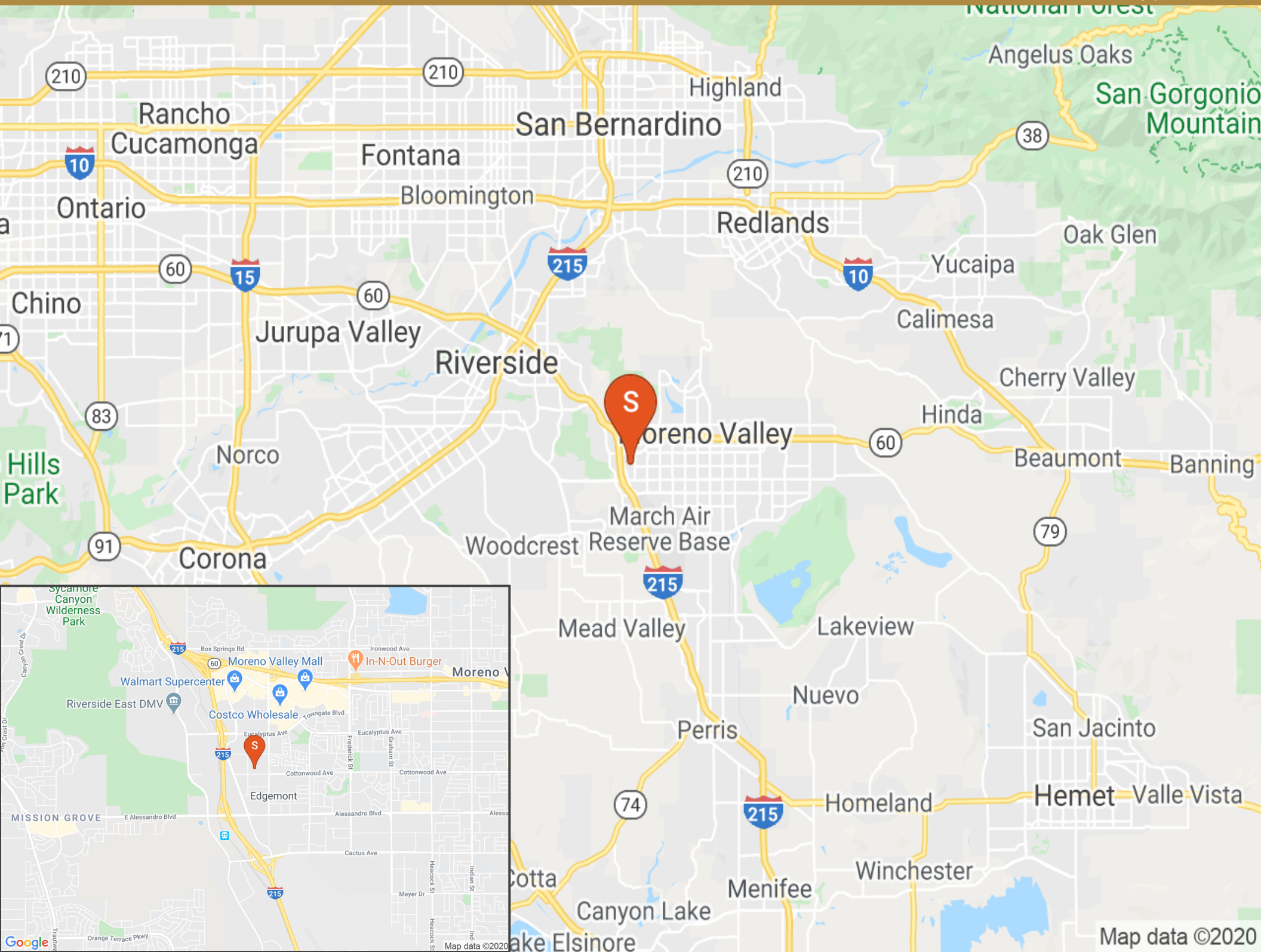
21800 COTTONWOOD AVE

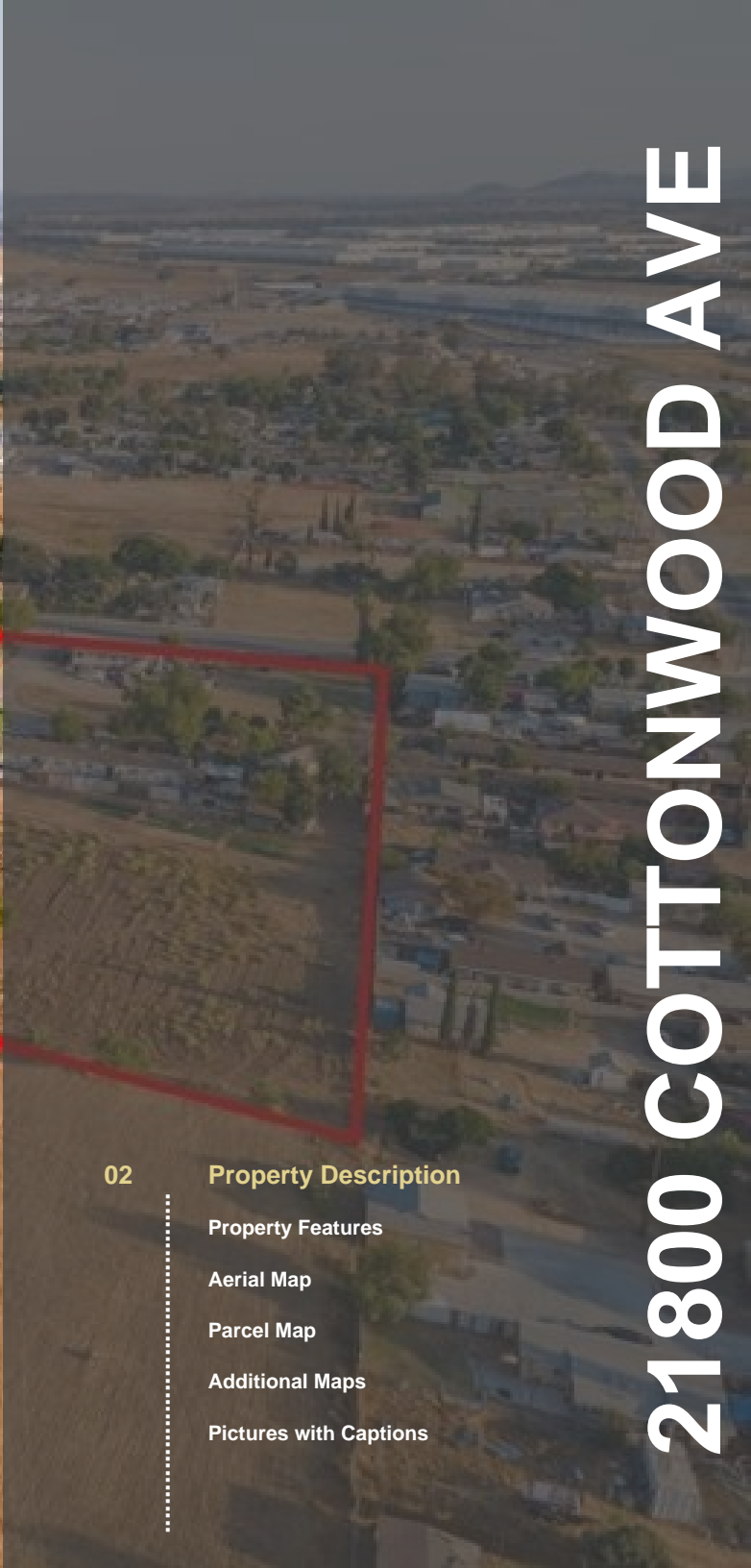
OFFERING SUMMARY

ADDRESS	21800 Cottonwood Ave Moreno Valley CA 92553
OFFERING PRICE	\$2,000,000
ZONING TYPE	R-15
APN	263-170-007, 263-170-006, 263-170-004

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	12,313	98,290	257,746
2020 Median HH Income	\$54,864	\$63,760	\$69,608
2020 Average HH Income	\$67,585	\$83,166	\$91,857







02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

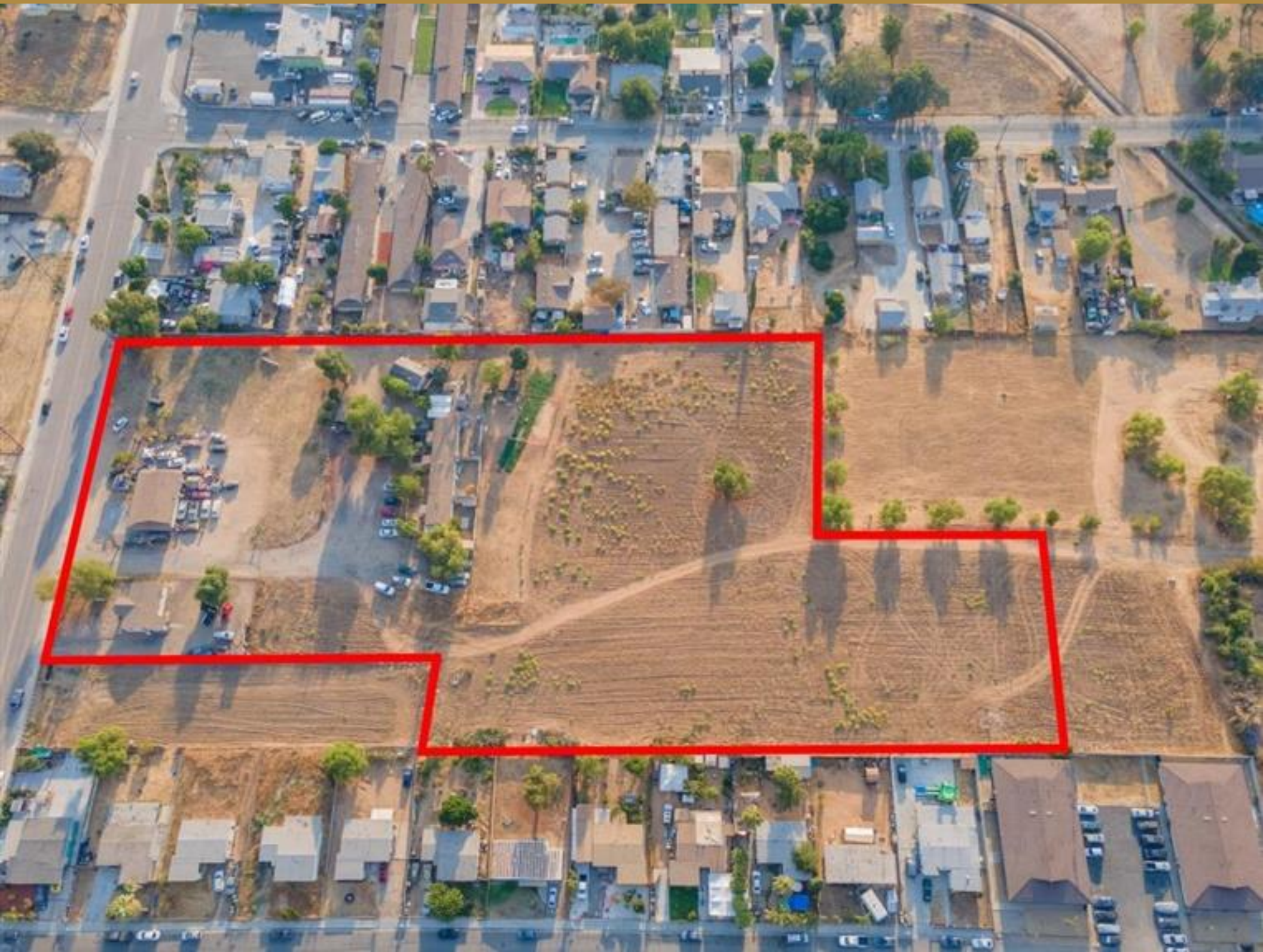
Pictures with Captions

PROPERTY FEATURES

ZONING TYPE	R-15
LOT DIMENSION	6.00 AC















03

Demographics

Demographic Details

Demographic Charts

21800 COTTONWOOD AVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,782	74,367	189,767
2010 Population	11,345	93,801	243,811
2020 Population	12,313	98,290	257,746
2025 Population	12,892	102,225	268,216
2020 African American	1,907	14,723	37,269
2020 American Indian	139	833	2,135
2020 Asian	861	6,881	22,719
2020 Hispanic	8,198	54,786	133,890
2020 Other Race	4,187	26,770	64,604
2020 White	4,449	42,358	114,285
2020 Multiracial	714	6,177	15,464
2020-2025: Population: Growth Rate	4.60 %	3.95 %	4.00 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	416	2,444	6,290
\$15,000-\$24,999	356	2,352	5,366
\$25,000-\$34,999	330	2,248	5,257
\$35,000-\$49,999	383	3,439	8,156
\$50,000-\$74,999	595	5,253	13,099
\$75,000-\$99,999	515	3,877	10,197
\$100,000-\$149,999	497	4,522	12,631
\$150,000-\$199,999	119	2,182	6,077
\$200,000 or greater	75	1,400	5,061
Median HH Income	\$54,864	\$63,760	\$69,608
Average HH Income	\$67,585	\$83,166	\$91,857

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,003	22,797	59,094
2010 Total Households	3,057	26,531	68,544
2020 Total Households	3,286	27,723	72,142
2025 Total Households	3,417	28,716	74,740
2020 Average Household Size	3.74	3.53	3.49
2000 Owner Occupied Housing	913	13,484	38,556
2000 Renter Occupied Housing	934	8,025	17,483
2020 Owner Occupied Housing	1,302	15,049	45,361
2020 Renter Occupied Housing	1,984	12,674	26,781
2020 Vacant Housing	160	1,717	4,028
2020 Total Housing	3,446	29,440	76,170
2025 Owner Occupied Housing	1,380	15,490	46,931
2025 Renter Occupied Housing	2,037	13,226	27,809
2025 Vacant Housing	187	1,933	4,599
2025 Total Housing	3,604	30,649	79,339
2020-2025: Households: Growth Rate	3.90 %	3.55 %	3.55 %



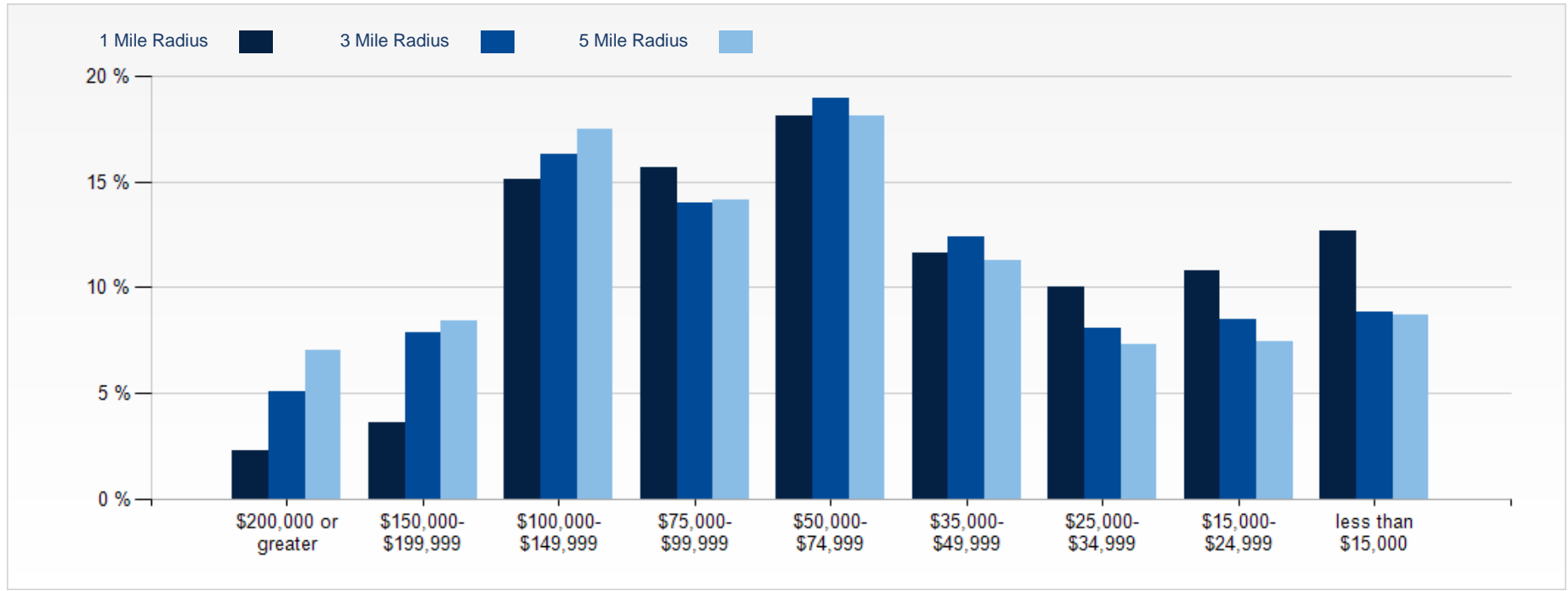
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,116	9,300	22,821
2020 Population Age 35-39	905	6,740	16,749
2020 Population Age 40-44	682	5,517	13,879
2020 Population Age 45-49	633	5,352	13,914
2020 Population Age 50-54	555	5,257	14,058
2020 Population Age 55-59	503	5,130	14,264
2020 Population Age 60-64	437	4,600	13,255
2020 Population Age 65-69	252	3,292	9,890
2020 Population Age 70-74	204	2,206	6,931
2020 Population Age 75-79	121	1,327	4,196
2020 Population Age 80-84	76	803	2,556
2020 Population Age 85+	60	843	2,557
2020 Population Age 18+	8,286	70,901	193,488
2020 Median Age	28	31	31

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,252	\$61,636	\$63,967
Average Household Income 25-34	\$65,921	\$76,929	\$79,935
Median Household Income 35-44	\$65,299	\$72,176	\$80,498
Average Household Income 35-44	\$80,023	\$90,740	\$99,444
Median Household Income 45-54	\$58,269	\$75,812	\$84,212
Average Household Income 45-54	\$70,037	\$96,170	\$108,415
Median Household Income 55-64	\$57,667	\$71,230	\$79,206
Average Household Income 55-64	\$64,884	\$90,528	\$103,839
Median Household Income 65-74	\$42,147	\$55,820	\$64,557
Average Household Income 65-74	\$53,974	\$72,830	\$89,503
Average Household Income 75+	\$39,217	\$54,550	\$64,525

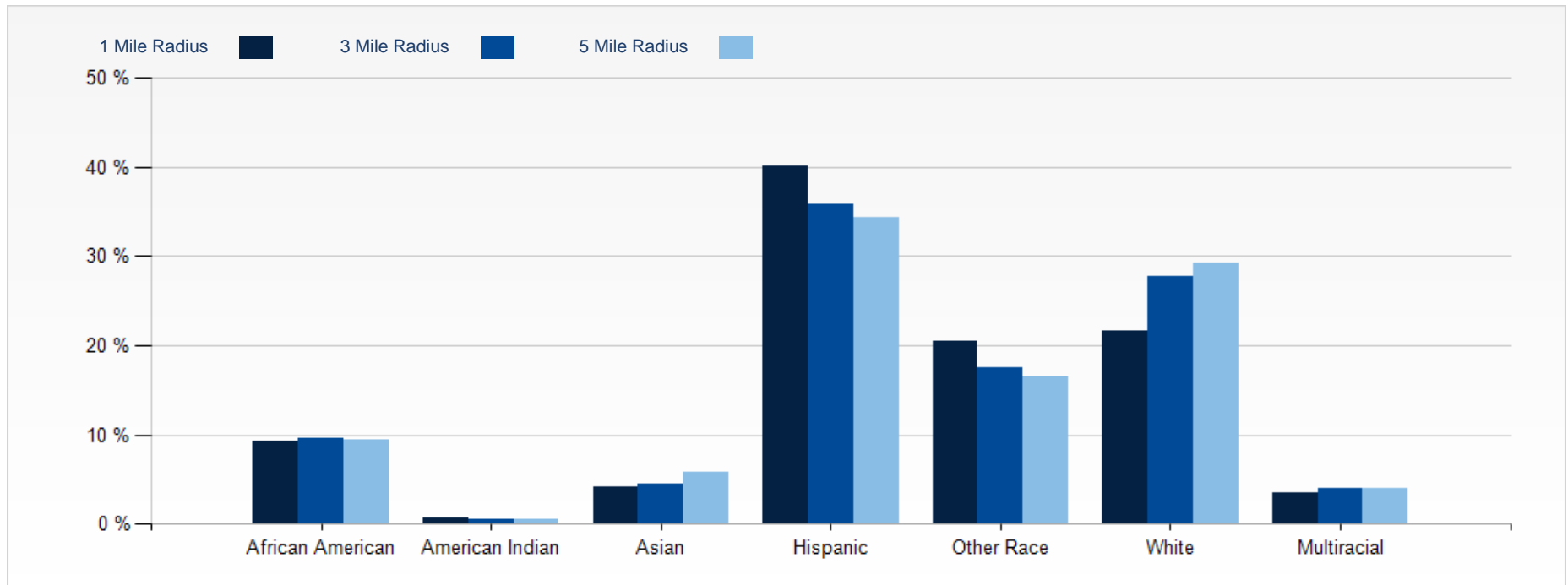
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,158	10,275	25,769
2025 Population Age 35-39	1,053	9,590	23,913
2025 Population Age 40-44	828	6,529	16,599
2025 Population Age 45-49	641	5,169	13,501
2025 Population Age 50-54	565	4,856	13,039
2025 Population Age 55-59	512	4,675	12,949
2025 Population Age 60-64	461	4,470	12,683
2025 Population Age 65-69	337	3,908	11,530
2025 Population Age 70-74	248	2,785	8,588
2025 Population Age 75-79	166	1,833	5,862
2025 Population Age 80-84	82	989	3,125
2025 Population Age 85+	72	928	2,875
2025 Population Age 18+	8,766	74,138	201,404
2025 Median Age	29	32	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,373	\$66,809	\$69,275
Average Household Income 25-34	\$73,908	\$86,187	\$88,504
Median Household Income 35-44	\$75,133	\$84,753	\$92,068
Average Household Income 35-44	\$89,771	\$107,547	\$115,489
Median Household Income 45-54	\$65,275	\$80,333	\$91,202
Average Household Income 45-54	\$78,781	\$104,896	\$119,685
Median Household Income 55-64	\$61,043	\$75,855	\$84,734
Average Household Income 55-64	\$70,913	\$99,666	\$114,996
Median Household Income 65-74	\$44,767	\$60,943	\$71,397
Average Household Income 65-74	\$59,029	\$83,925	\$102,161
Average Household Income 75+	\$41,805	\$60,390	\$73,122

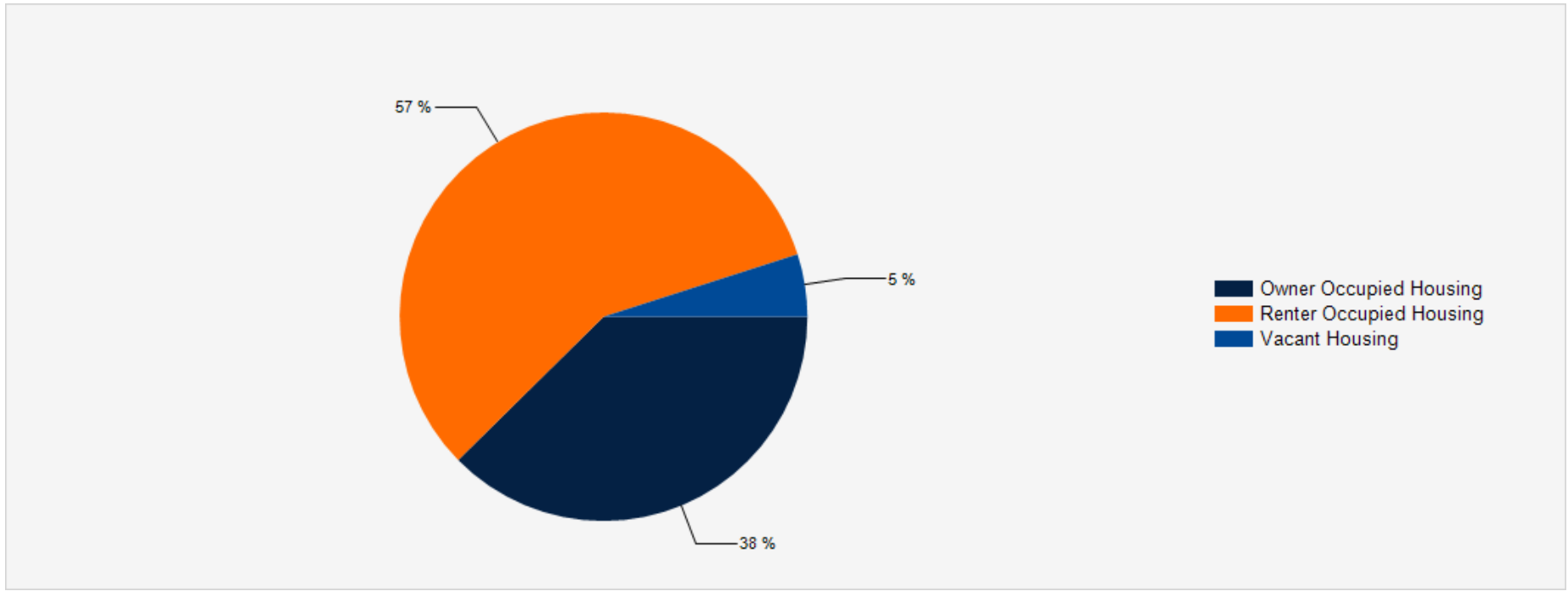
2020 Household Income



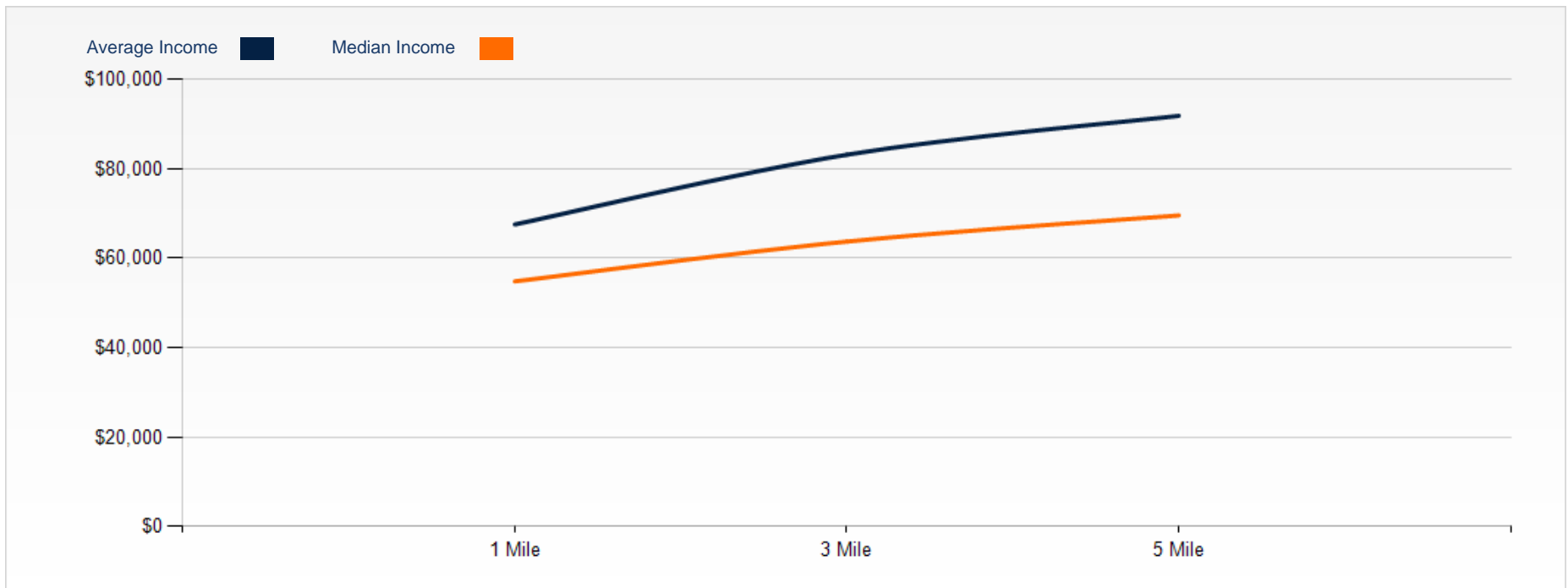
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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