

# COMMERCIAL & RESIDENTIAL LAND ±2.2 Acres - AVAILABLE FOR SALE

Sunnymead Blvd & Webster Ave, Moreno Valley, CA



## KHA Plaza & Webster Townhomes



To learn more, please contact:  
Andrew Shirk  
Director  
909.974.4061  
ashirk@ngkf.com  
License# 00881302

**Newmark Grubb  
Knight Frank**

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

3281 E. Guasti Road, Suite 600, Ontario, California 91761 • Tel: 909.605.1100 • Fax: 909.390.8645 • Corporate RE #01355491

### Features

- Tentative Tract Map (35663) Approval to 12/18/18
- Signalized New Corner Entrance South Side Sunnymead Blvd at Back Way
- Street-to-Street (North/South) Access via Sunnymead Blvd and Webster Ave
- Conditions of Approval PA06-0147 and PA062-0150 Expired 12/18/15 - Need to Re-Apply Per City
- ±16,350 SF of Office and Retail in 2 Buildings and 12 Townhomes off Webster Ave
- Lot Dimensions: 198' x 290' (Sunnymead Blvd) & 132' x 300' (Webster Ave)
- APNs: 481-140-004, 005 & 024 (±2.2 Acres)
- Electricity, Gas, Water, and Telephone to Site



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A unique development opportunity with a Tentative Track Map 35663 (PA08-0032) approval for a mixed-use project consisting of two commercial buildings with a total combined building area of approximately 16,350 square feet (PA06-0147 - Plot Plan) and four, two-story townhouse buildings containing 12 residential units (PA06-0150 - Plot Plan).

The KHA Plaza commercial project consists of Building "A" - a two-story, 15,350 square foot building with the first floor as general retail, food and drink at 7,000 square feet and 2,250 square feet, respectively. The second floor has office space at 6,100 square feet. Building "B", one-story consists of 1,000 square feet.

The Webster Townhomes project off Webster Avenue, consists of four buildings with 12 units. The buildings foot print for Buildings II and III are 3,510 square feet each and Buildings I and IV are 3,580 square feet each. The building coverage is 14,180 square feet (36.16%).

*\* Note: PA06-0147 & PA06-0150 Expired 12/18/15; and have to re-apply per City of Moreno Valley.*

### The Unit Floor Area Breakdown:

- Plan A/ Ar (two story) 1,504 SF
- Plan B (two story) 1,526 SF
- Plan C/ Cr (two story) 1,578 SF
- Plan D (two story) 1,428 SF
- Total Floor Area: 18,236 SF
- Proposed FAR: 0.46

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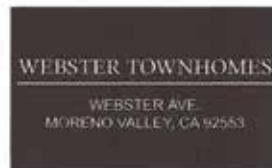
## KHA Plaza & Webster Townhomes

### Additional Information:

Final Conditions of Approval for PA06-0147 (Plot Plan), PA06-0150 (Plot Plan) (Expired); but PA08-0032 (TTM 35663), located on the south side of Sunnymead Boulevard at Back Way, extending south to Webster Avenue (APNs 481-140-004, 005, and 024) (Extended to 12/18/18).

Community Development Department Planning Division - City of Moreno Valley. (951) 413-3206. A full copy of the Final Conditions of Approval (Expired) can be provided upon request. Please contact listing agents for information.

The Building Permit status on the commercial/residential buildings herein is that the permits were opened in 2009 for the two office/retail buildings as “shells.” Permits have since been voided, due to inactivity. However, building permits can be re-activated upon payment of fees and completion of the Conditions of Approval and re-application of PA06-0147 and PA06-0150.



BUILDING I & IV FRONT ELEVATION



BUILDING I & IV SIDE ELEVATION



BUILDING I & IV REAR ELEVATION

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PROJECT PREPARED BY OFA  
3281 E. GUASTI ROAD, SUITE 600, ONTARIO, CA 91761  
909.605.1100

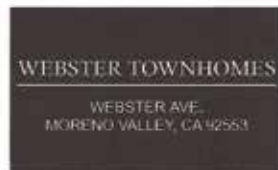
COLORED ELEVATIONS  
SCALE: 1/8" = 1'-0"

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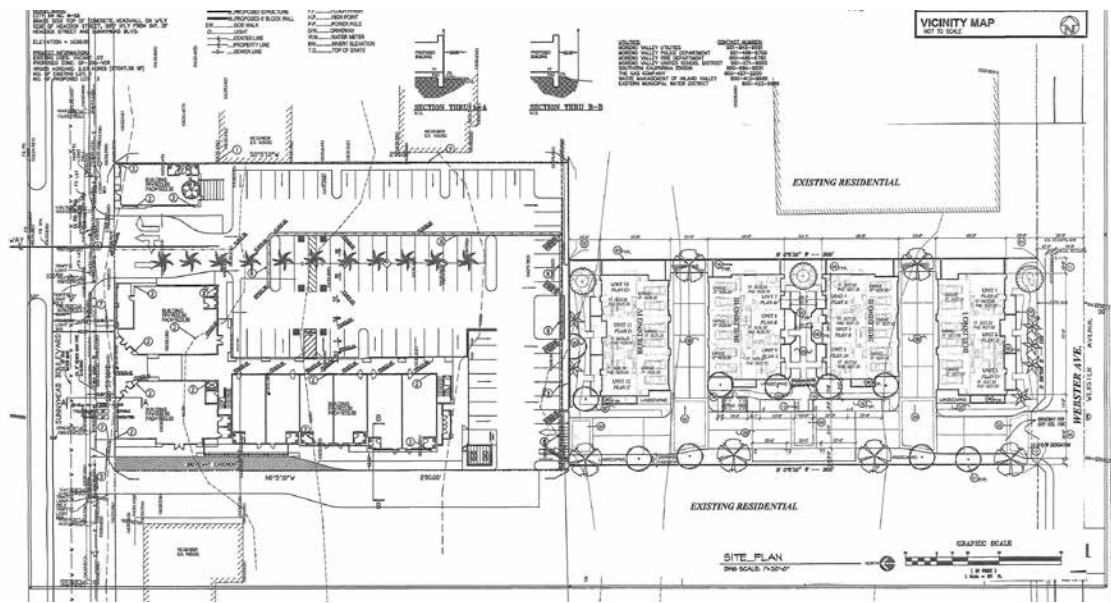
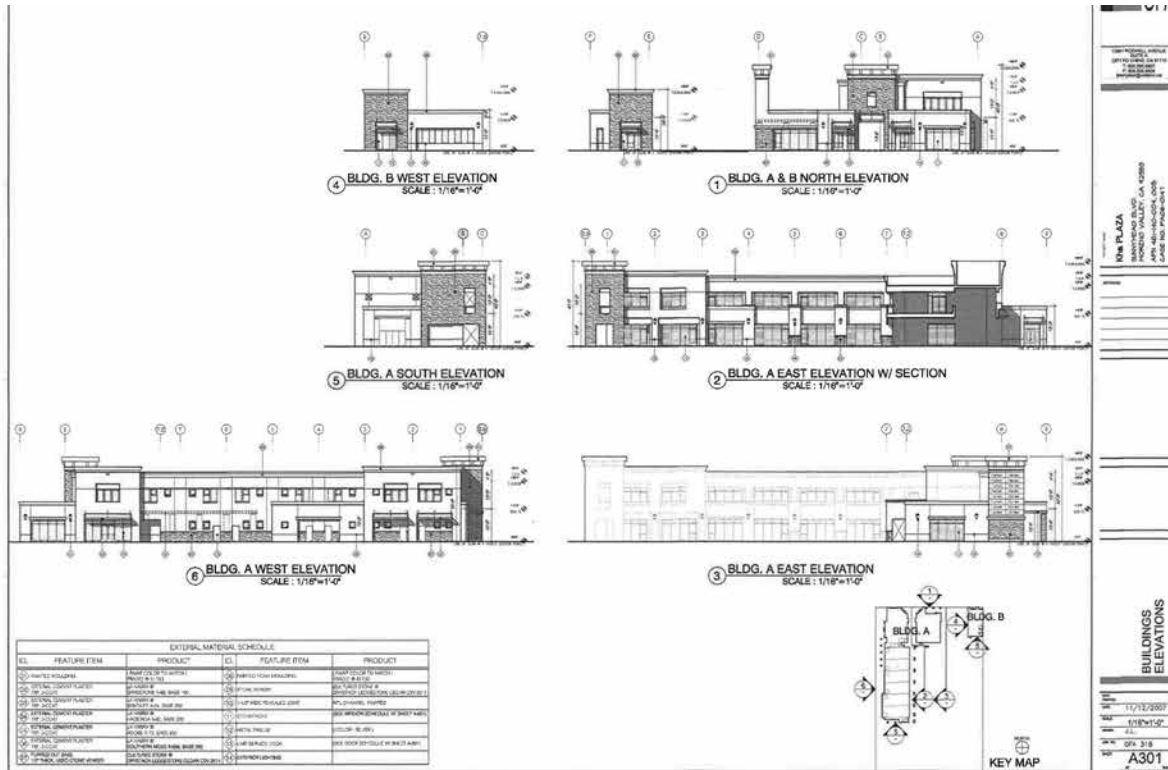
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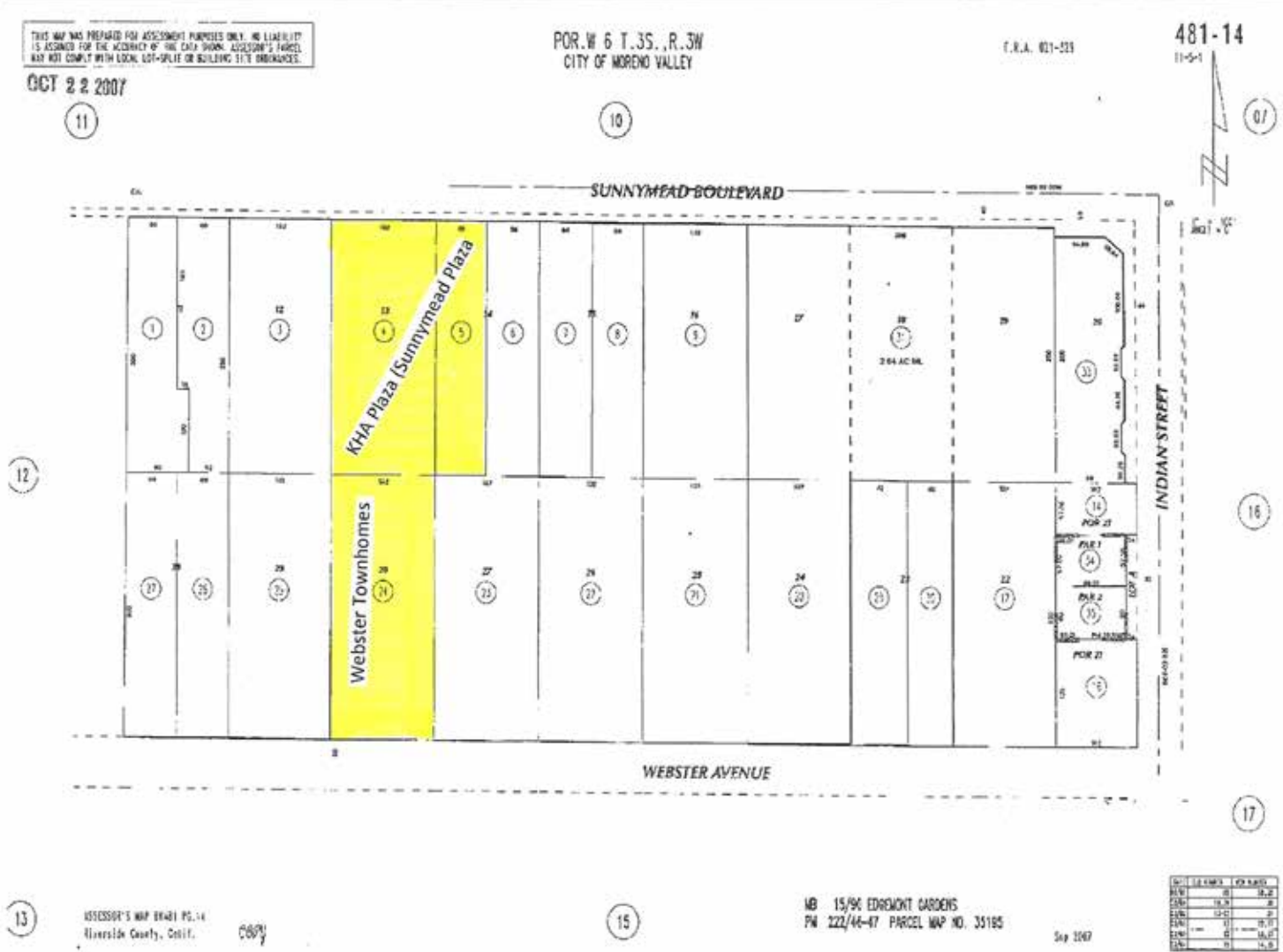
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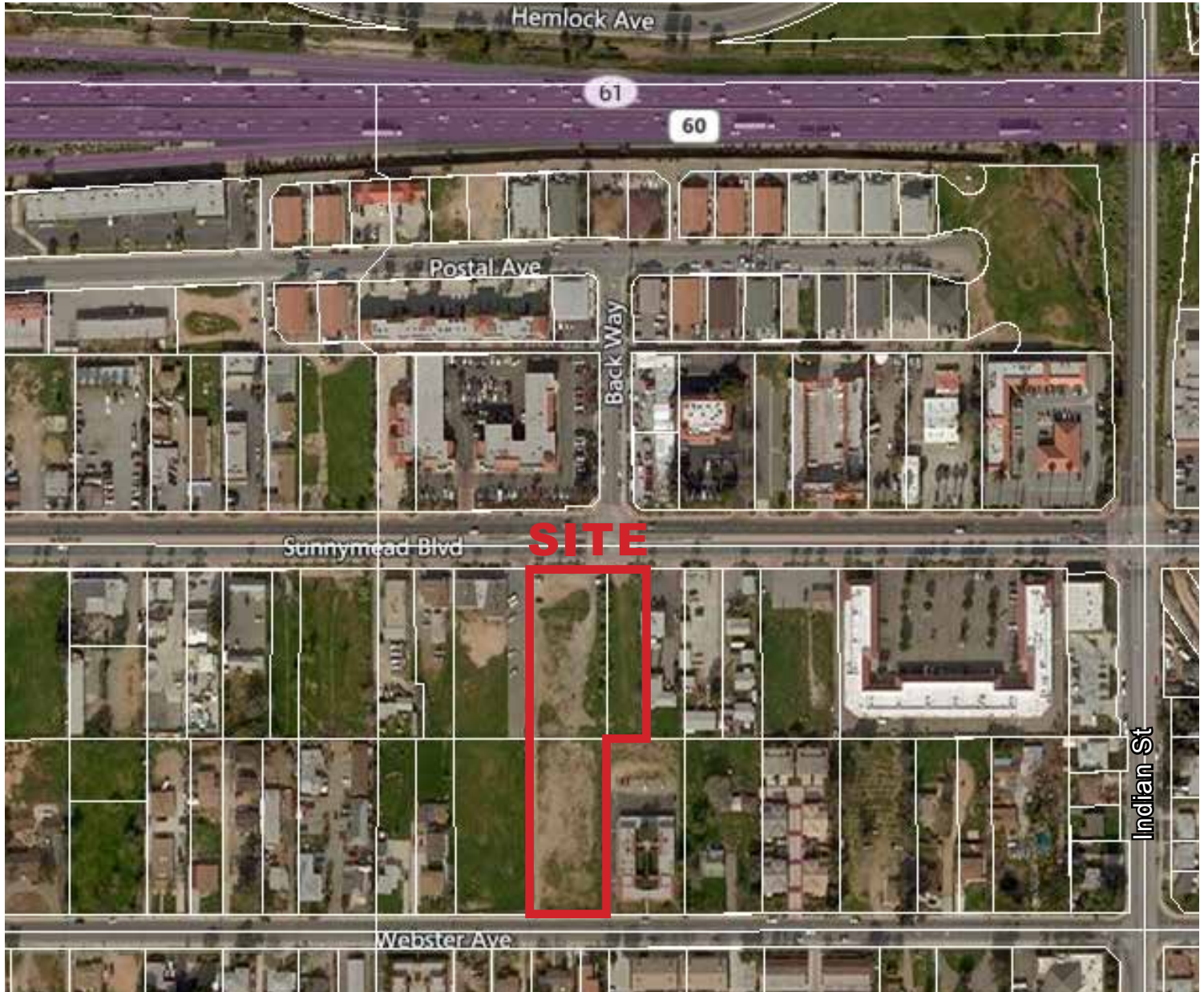
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