FOR SALE
OR LEASE

OFFERING MEMORANDUM



INDUSTRIAL / OFFICE FLEX CONDOMINIUM · MORENO CORPORATE CENTER

14340 Elsworth Street Units B112–113

Moreno Valley, California 92553

$979,000	$5,103/mo	±3,402	2
ASKING PRICE	GROSS LEASE RATE	RENTABLE SF	ROLL-UP DOORS

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Confidentiality

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An Office-Rich Flex Condo in Moreno Valley

RJ Realty and Sid Lao & Associates are pleased to offer for sale or lease an approximately **3,402-square-foot industrial / office flex condominium** at Moreno Corporate Center, an established five-building business park at Elsworth Street and Cactus Avenue in Moreno Valley.

The premises combine roughly **2,200 SF of improved office** — four private offices, conference room, open bullpen and two restrooms — with roughly **1,200 SF of fully built-out warehouse** finished with vinyl plank flooring and drywall-covered walls, served by **two grade-level roll-up doors**.

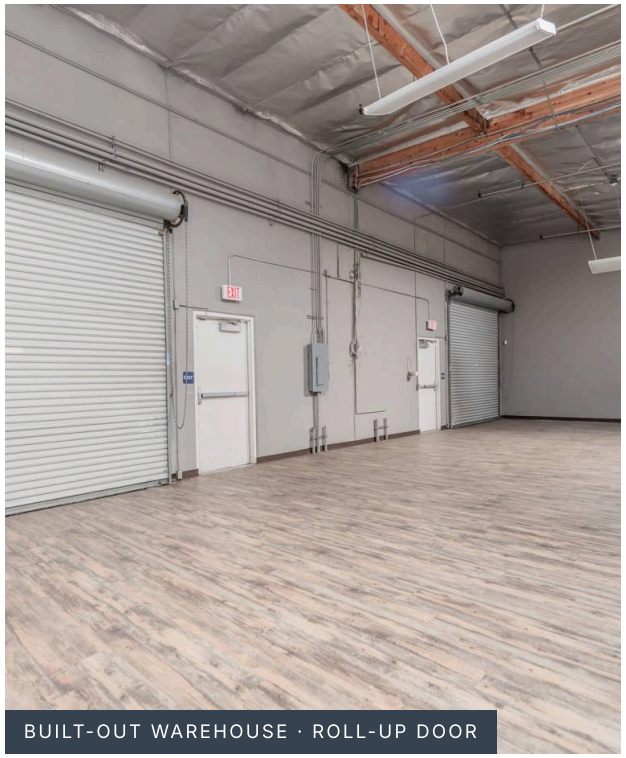
The project sits less than a mile from the I-215 / Cactus Avenue interchange, directly across from March Air Reserve Base, with SR-60 about two miles north. Offered at **$979,000** or **$5,103/month gross** on a 3–5 year term, it suits owner-users who want to control their space and investors seeking small-format industrial ownership.

OFFERING	
Sale price	$979,000
Price / SF	$287.77
Lease rate	$5,103/mo gross
Rate / SF	$1.50/SF/mo
Lease term	3–5 years
Possession	Per negotiated terms
Assn. dues (2026)	$820/mo

PROPERTY	
Units	B112–113
Rentable SF	±3,402
Office	±2,200 SF
Warehouse	±1,200 SF, built out
Doors	2 GL, ±10'×12'
Year built	1989
APN	297-150-030*



OPEN OFFICE / BULLPEN



BUILT-OUT WAREHOUSE · ROLL-UP DOOR



STOREFRONT ENTRY

*APN per title commitment "for conveyancing purposes"; buyer to confirm unit-level APN with Riverside County Assessor. Rentable area per Owners' Association record; office/warehouse split is approximate.



02 · PROPERTY HIGHLIGHTS

Built for Office and Operations Under One Roof

01 **Balanced office / warehouse split**
±2,200 SF improved office and ±1,200 SF warehouse — distinct admin and operating zones.

02 **Finished office build-out**
Four private offices, conference room, open bullpen, storefront glass and two restrooms.

03 **Fully built-out warehouse**
Vinyl plank flooring and drywall-covered walls — clean enough for showroom, assembly or e-commerce use.

04 **Two grade-level roll-up doors**
Each ±10' W × 12' H for vans, box trucks, pallets and equipment.

05 **3-phase power & sprinklered**
Project marketing cites 200A, 120/208V, 3-phase per industrial suite; fire sprinklers and skylights.

06 **Association handles the exterior**
Roof, exterior, parking lot, landscaping, water, trash and master insurance via the Owners' Association.

07 **Minutes to I-215 and SR-60**
±0.9 mi to the I-215 / Cactus Ave interchange; ±2.2 mi to the SR-60 / I-215 junction.

08 **Flexible permitted uses**
Project marketed for office, flex, light industrial and automotive users, subject to City and Owners' Association approval.



Why Own 14340 Elsworth

01 **Own instead of rent**
An owner-user captures equity and appreciation and fixes occupancy cost, versus paying $61,236/yr in gross rent at the asking lease rate.

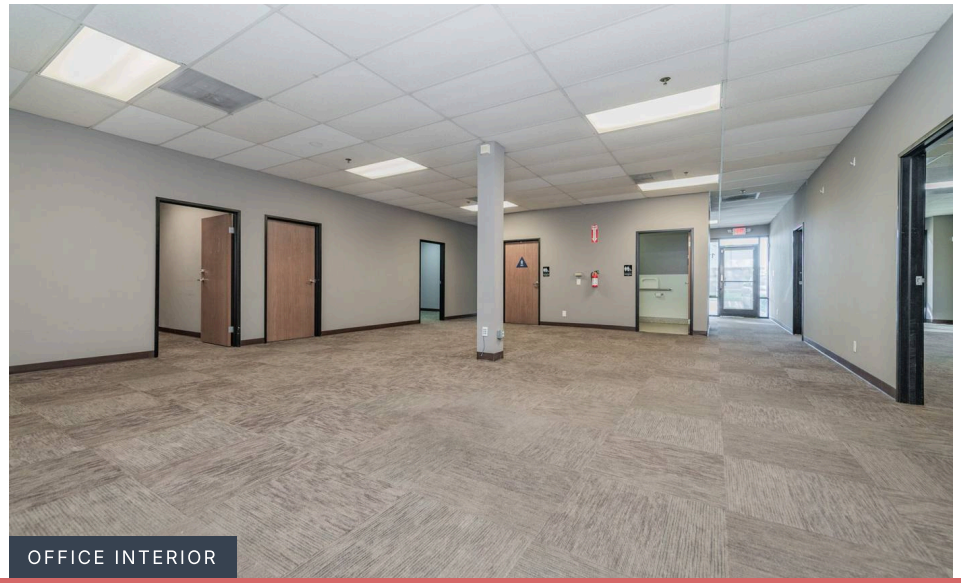
02 **Two ways in: buy or lease**
Offered for sale or lease — buy to occupy, or acquire and lease to a user at market terms.

03 **Small-format industrial ownership**
A condo with roll-up doors lets a small business own its address in a submarket dominated by large distribution buildings.

04 **Low-maintenance ownership**
The association maintains roof, exterior, paving and landscaping and carries master insurance, so the owner handles mainly HVAC and interior.

05 **Strong employment base**
March ARB (7,000), RUHS Medical Center (4,533) and Amazon (3,733) are the city's three largest employers — all nearby.

06 **1031 & SBA friendly**
A sub-$1M entry point suits a 1031 replacement property or SBA 504 / 7(a) owner-user financing (buyer to confirm with lender).



OFFICE INTERIOR

ILLUSTRATIVE INVESTOR PRO FORMA	ANNUAL
Scheduled gross rent ($5,103 × 12)	$61,236
Less vacancy & credit loss (5%)	($3,062)
Effective gross income	**$58,174**
Owners' Association dues ($820 × 12)	($9,840)
Property tax — est. 1.15% of price	($11,259)
Owner insurance & repairs — est. $0.50/SF	($1,701)
Projected NOI	**$35,374**
Cap rate at $979,000	3.61%
Gross rent yield (before expenses)	6.25%

Pro forma is illustrative only and assumes a lease at the advertised $5,103/month gross rate, which has not been executed. Property tax, insurance and repair figures are buyer estimates, not seller history; the property is subject to CFD No. 87-4 special taxes. Gross lease — landlord pays association dues. Verify all figures independently.

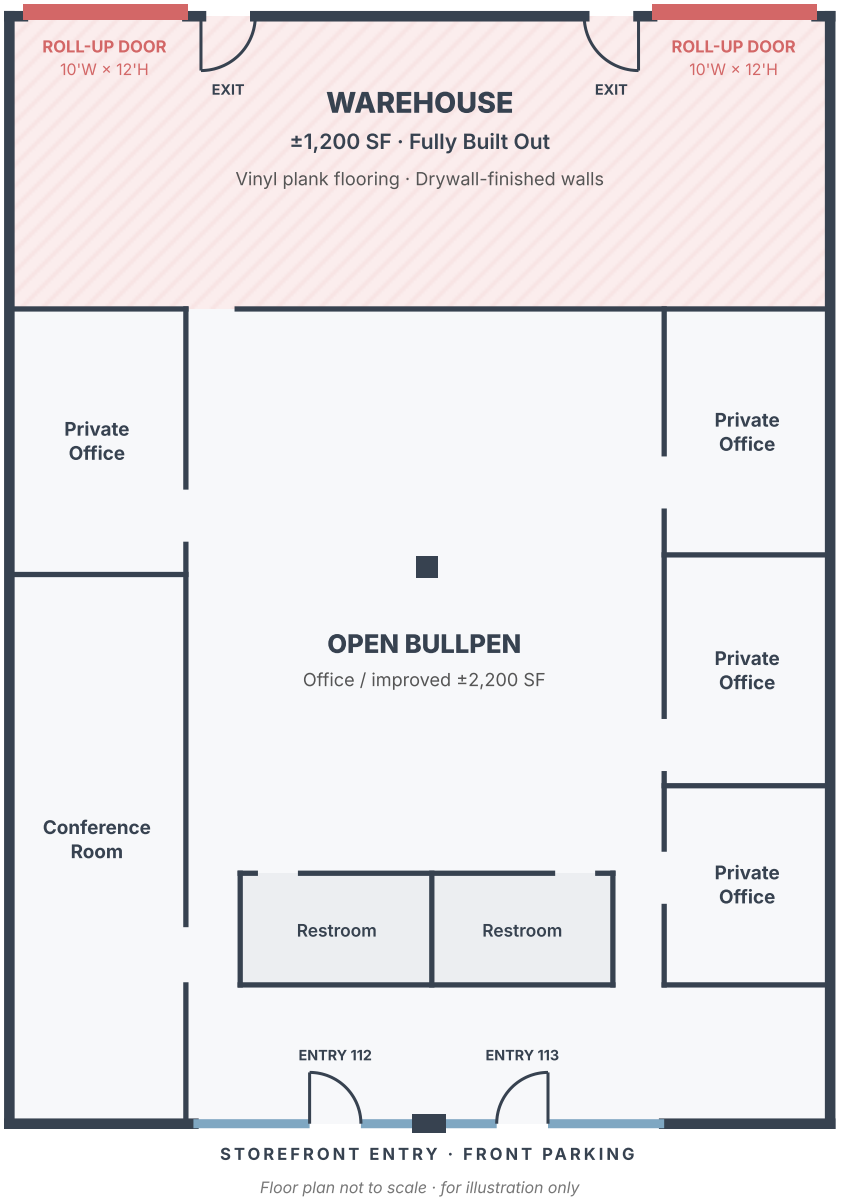
$287.77
PRICE / SF

$1.50
GROSS RENT / SF / MO

$0.24
ASSN. DUES / SF / MO



Floor Plan



Floor plan not to scale · for illustration only

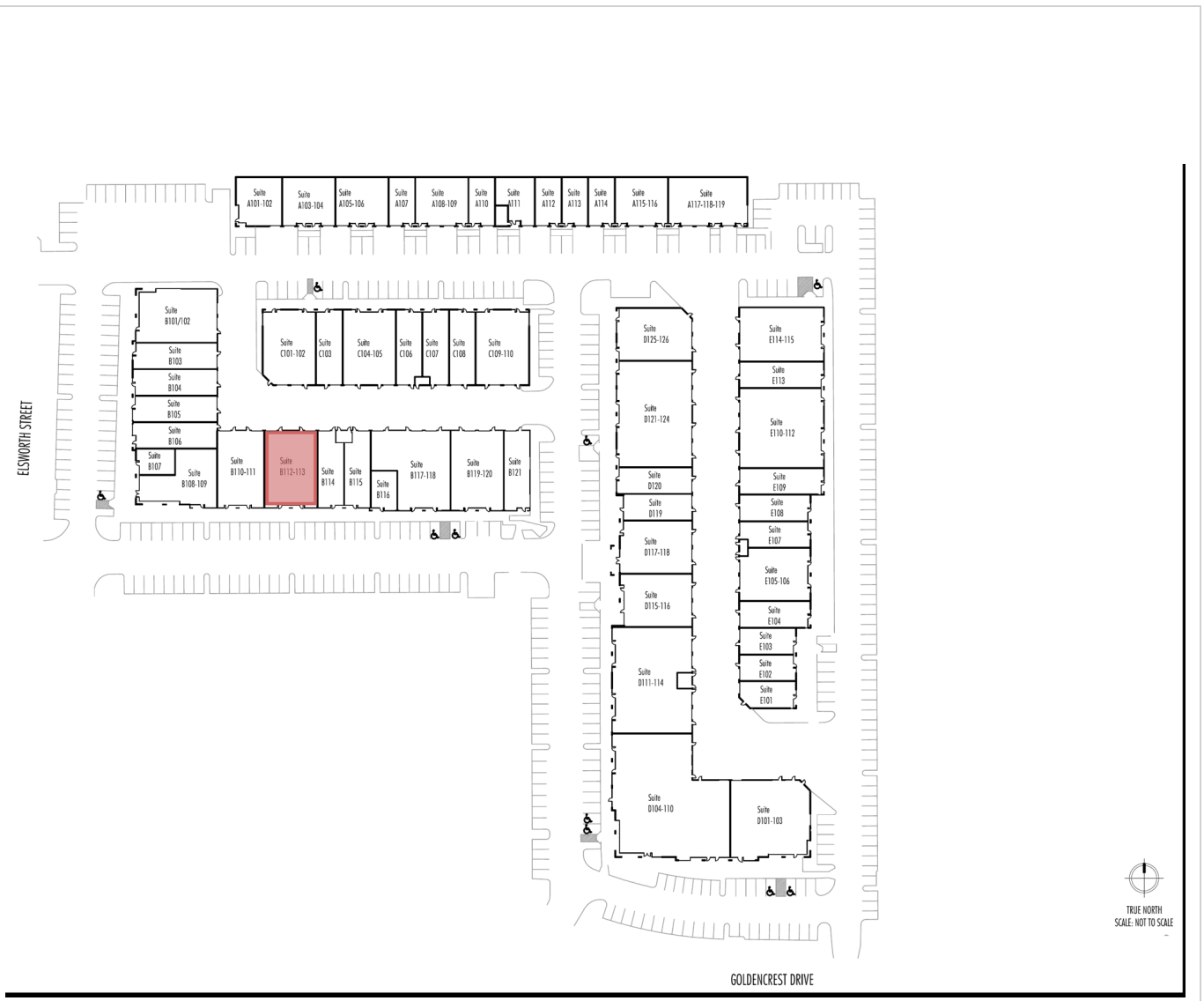
SPECIFICATIONS	
Rentable area	±3,402 SF (per Owners' Association)
Office / improved	±2,200 SF
Warehouse	±1,200 SF, fully built out
Warehouse finish	Vinyl plank flooring; drywall-covered walls
Office layout	4 private offices, conference room, open bullpen
Restrooms	Two
Loading	2 grade-level roll-up doors, 10' W × 12' H
Power	200A, 120/208V, 3-phase per industrial suite[1]
Fire protection	Sprinklered; association monitors alarm & sprinklers
HVAC	Unit-serving package unit (owner maintains)
Year built	1989 (project)
Parking	Shared surface; project ratio ±2.85/1,000 SF[1]
Zoning	BP – Business Park (per CoStar); verify with City

[1] Project-level figures from prior owner/broker marketing (2017, 2020); confirm for this unit. Floor plan not to scale.



BUILT-OUT WAREHOUSE · VINYL FLOORING

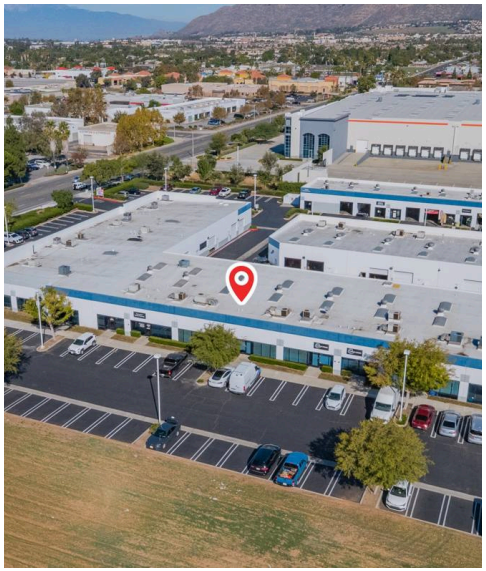
Moreno Corporate Center



Subject: Suite B112–113

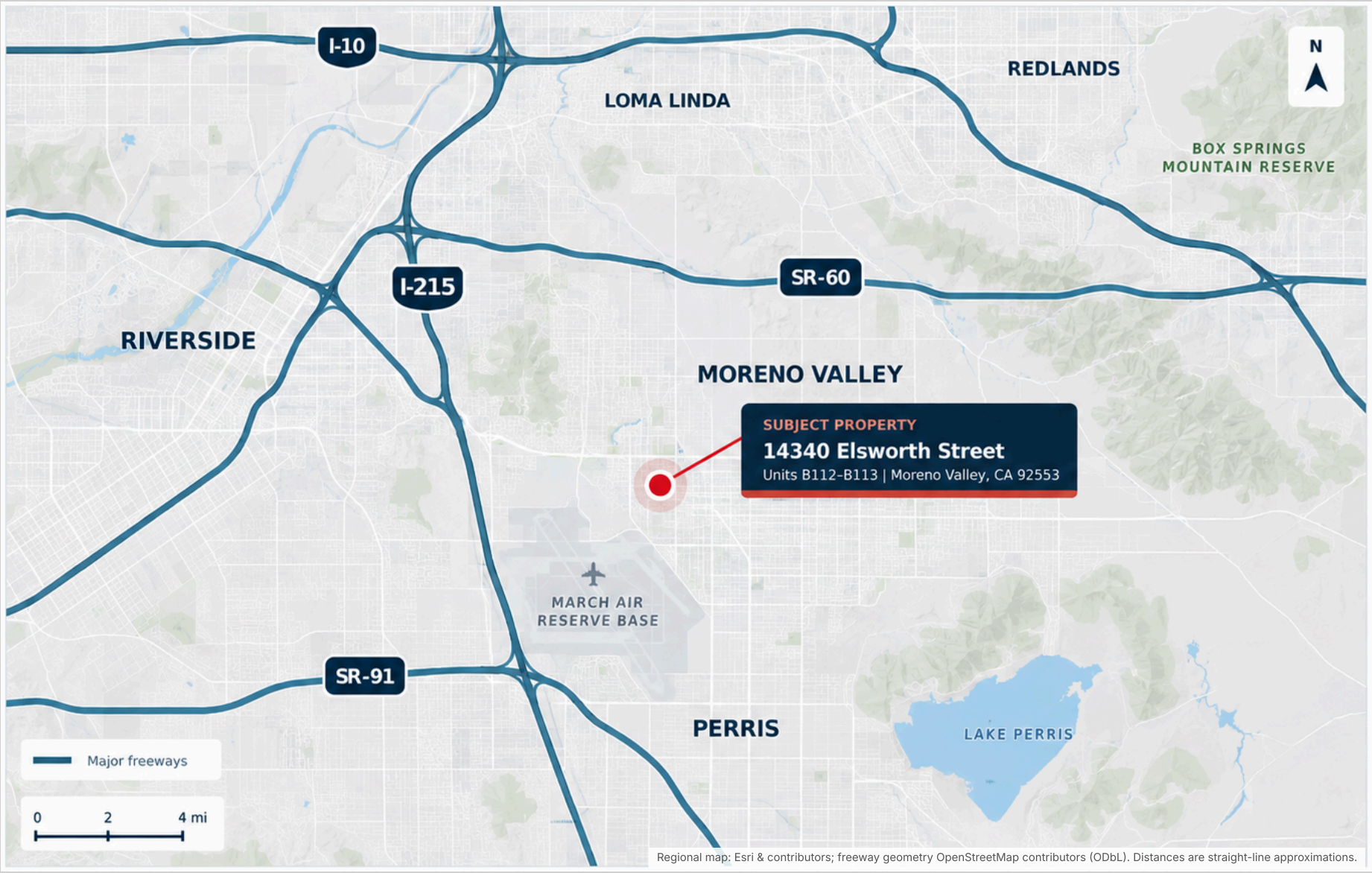
PROJECT FACTS	
Buildings	5 (A–E)
Project size	±139,015 SF
Site area	±9.05 acres
Built	1989
Parking	±2.85 / 1,000 SF
Frontage	Elsworth St & Goldencrest Dr
Subject	Bldg B, 14340 Elsworth St

Building B fronts the main surface parking field; the unit's storefront faces the parking lot and its roll-up doors open to the rear drive aisle, separating customer and service traffic.



Site plan: prior owner's marketing plan; not a survey. Project facts per Avison Young (2020).

Regional Access



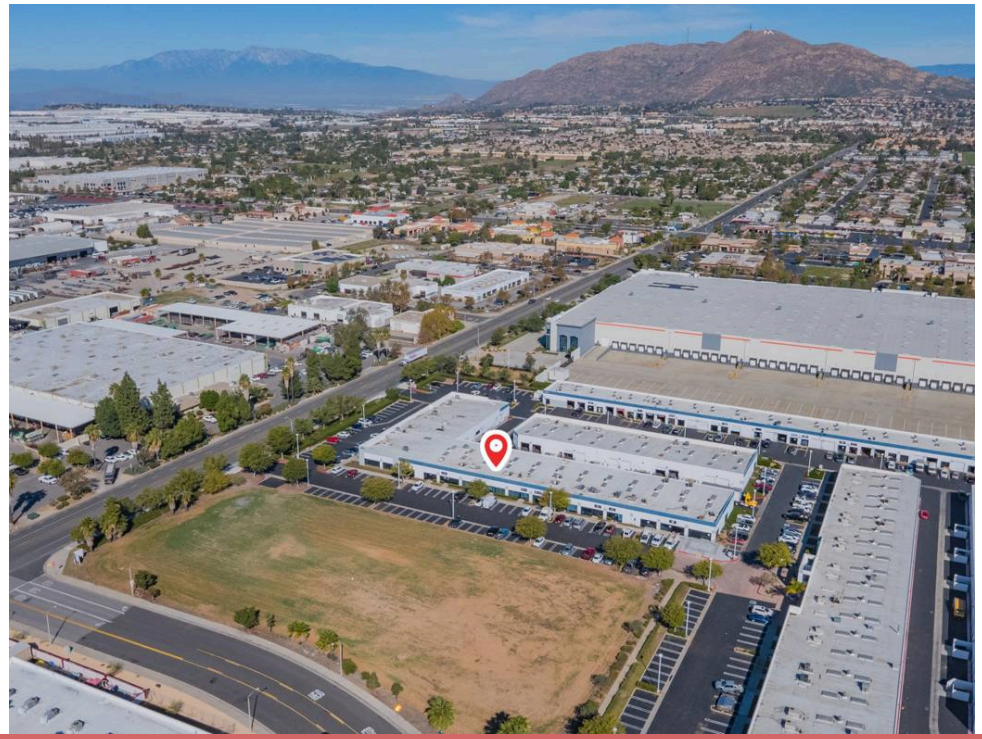
±0.9 mi	±2.2 mi	±2.2 mi	±7.7 mi	±21 mi	±55 mi
I-215 / CACTUS AVE	SR-60 / I-215 JCT	MARCH ARB	DOWNTOWN RIVERSIDE	ONTARIO INT'L AIRPORT	PORTS OF LA / LB

Moreno Valley & the Inland Empire East

Moreno Valley is one of Riverside County's largest cities and a major Inland Empire logistics hub, anchored by the I-215 and SR-60 corridors and the March Air Reserve Base / March Inland Port area. The subject sits in the Cactus Avenue business district, surrounded by modern distribution buildings, medical and service employers and a large residential base.

2026 ESRI ESTIMATES	1 MILE	3 MILES	5 MILES
Population	9,381	108,863	261,839
Total businesses	374	3,125	5,604
Total employees	3,467	35,504	59,492
Median household income	$62,165	$82,357	$101,666
Median age	29.8	32.6	34.0

Source: Esri 2026; Esri-Data Axle 2026. Radial rings, not drive-time trade areas.



MORENO VALLEY PRINCIPAL EMPLOYERS	EMPLOYEES
March Air Reserve Base	7,000
Riverside University Health System Medical Center	4,533
Amazon Fulfillment Center	3,733
Moreno Valley Unified School District	3,579
Ross Distribution Center	1,803
Kaiser Permanente	1,643
Harbor Freight Tools	1,075
Procter & Gamble	642

Source: City of Moreno Valley, 2025 Annual Comprehensive Financial Report.

$279	$336	10.3%
AVG $/SF · SMALL-UNIT SALES	HIGH · 1,965 SF UNIT	IE EAST VACANCY

Small-unit sales (1,760–2,186 SF), 2025: 6236 River Crest Dr #D, Riverside ($335.88/SF); 22620 Goldencrest Dr #D-111, Moreno Valley ($261.36/SF); 14300 Elsworth St #A-108/109, Moreno Valley ($240.16/SF). Source: CoStar / AIR CRE. Vacancy: Lee & Associates, IE East Industrial, Q4 2025.



The Association Carries the Exterior

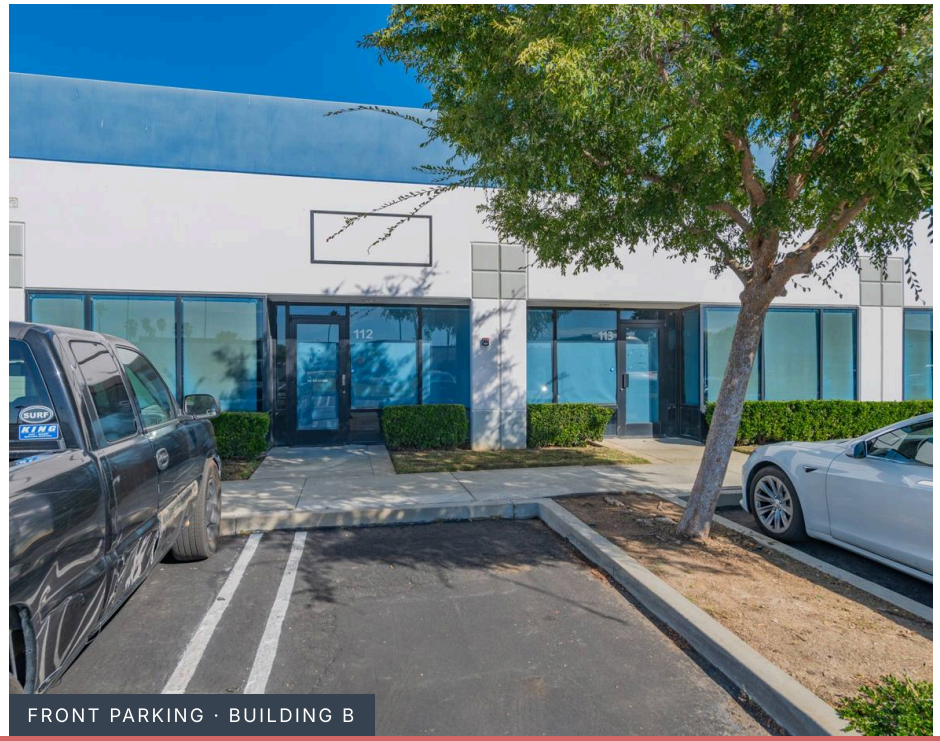
$820/mo
2026 ASSOCIATION ASSESSMENT

$9,840/yr
ANNUALIZED

Includes $750/month regular dues and $70/month capital reserves, allocated on the unit's 3,402 SF (2.44% of the project) under the Moreno Valley Corporate Center Owners Association 2026 budget.

Reported Association-Covered Items

- Domestic, irrigation & fire-system water
- Building master insurance
- Trash removal
- Roof maintenance & replacement
- Landscaping & irrigation
- Parking lot maintenance
- Exterior painting
- Exterior lighting
- Exterior pest control
- Fire alarm monitoring & sprinklers



FRONT PARKING · BUILDING B

Owner Responsibilities

- HVAC unit serving the premises
- Unit lateral sewer line
- Windows and doors
- Interior repairs and improvements
- Interior ("bare walls in") insurance, contents and liability
- Property taxes and unit utilities other than water

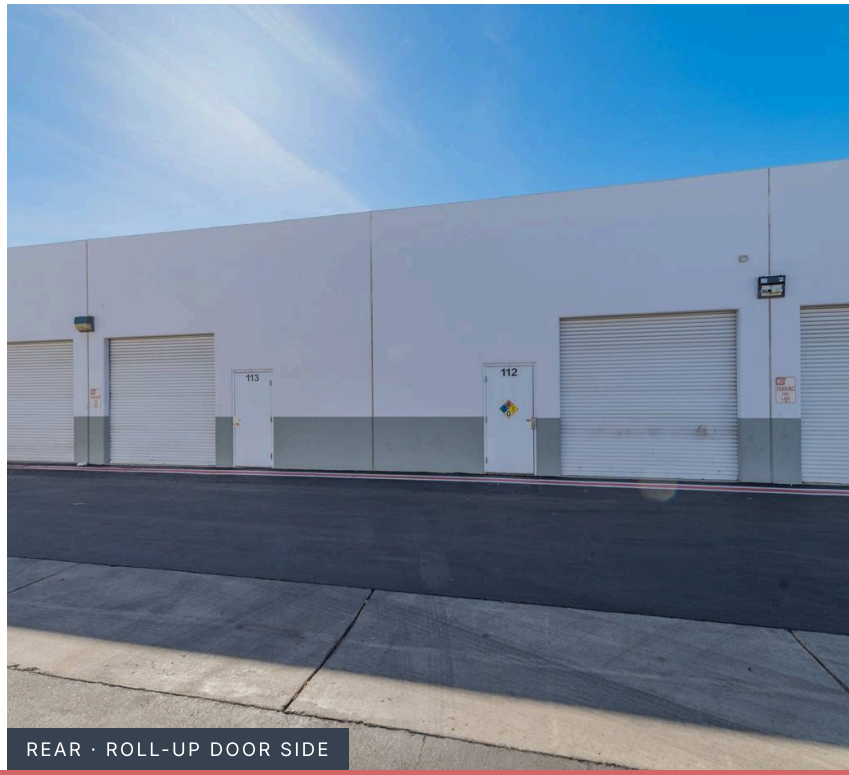
The above reflects the reported division of responsibilities. The recorded CC&Rs, association rules, master insurance policy and reserve study control. Assessments may change and special assessments may occur.



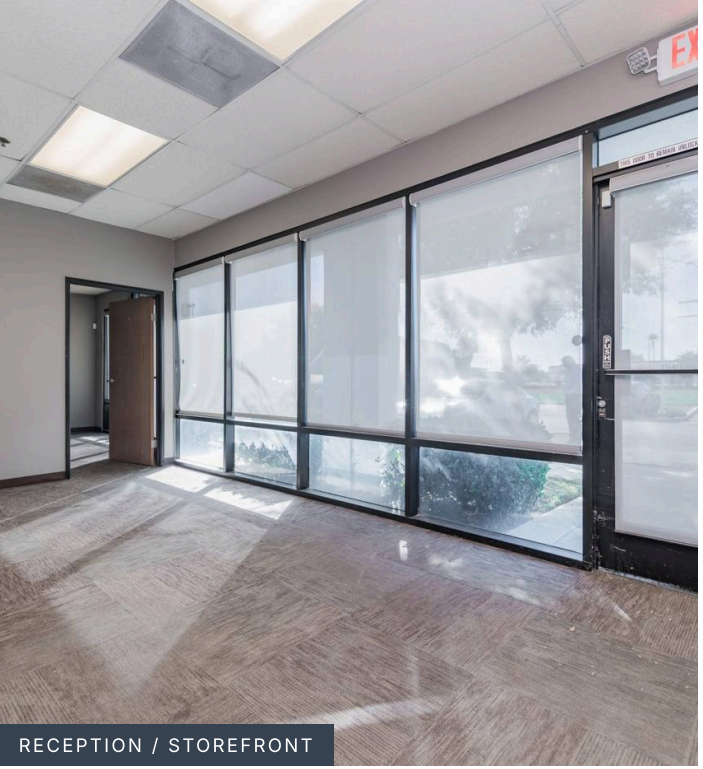


09 · PROPERTY PHOTOS — AERIAL





REAR · ROLL-UP DOOR SIDE



RECEPTION / STOREFRONT



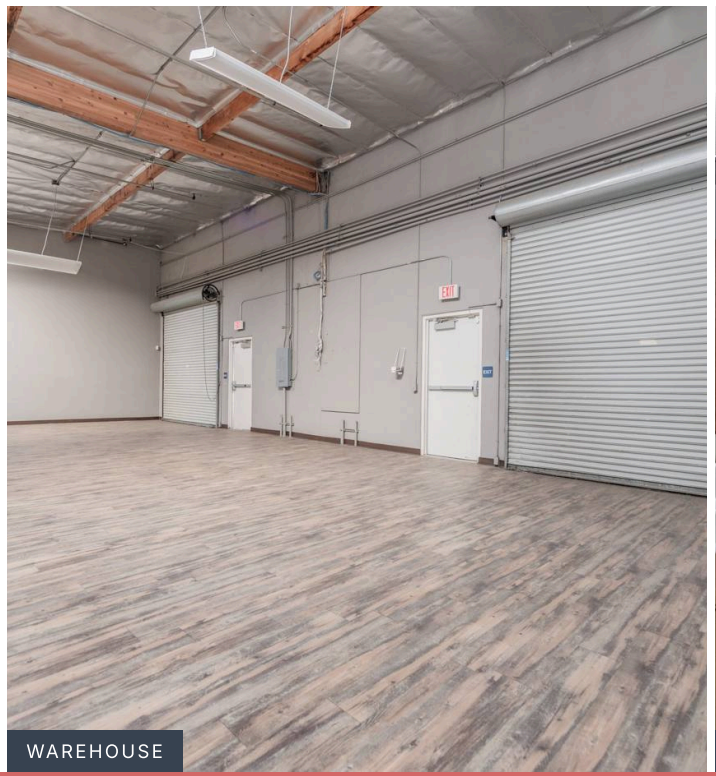
OFFICES



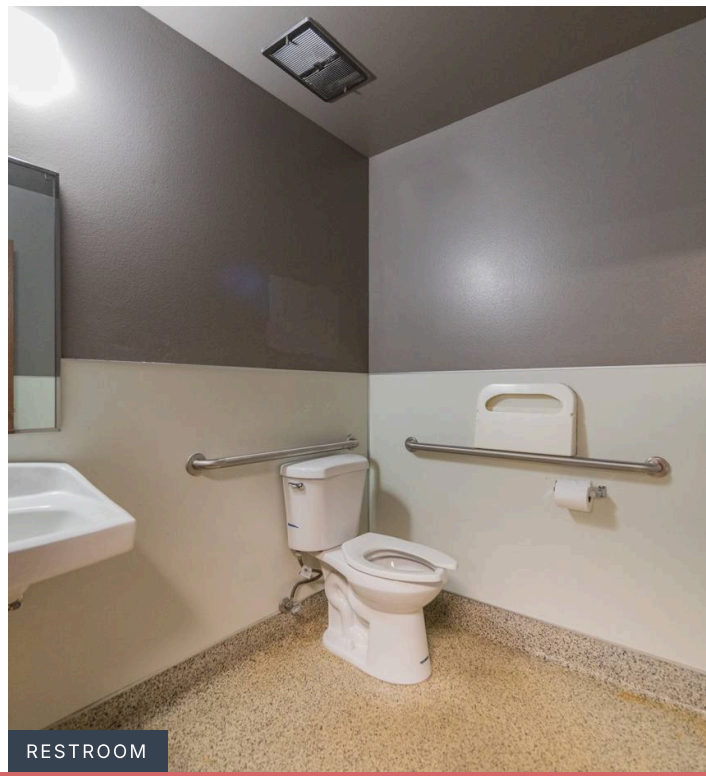
OPEN BULLPEN



PRIVATE OFFICE



WAREHOUSE



RESTROOM



10 · EXCLUSIVELY LISTED BY

Tours by appointment only. Please contact the listing brokers — do not disturb the Owners' Association or neighboring occupants.

RICKY LEE, CCIM

Broker, MBA · CA DRE #01932116

909-348-3956 · rlee@rjrealty.net

RJ Realty (Ricky & Jessie Realty Inc.) · CA DRE #02201099
888 Brea Canyon Road, Suite 200, Diamond Bar, CA 91789

SID LAO, MBA, CCIM, CIPS

Real Estate Broker · CA DRE #01209404

Mobile 626-354-8300 · Direct 951-339-9989

sidlaobroker@gmail.com
Sid Lao & Associates · Co-Listing Broker

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