

COMMERCIAL DEVELOPMENT OPPORTUNITY FOR SALE

ALESSANDRO BLVD | MORENO VALLEY, CA

PLAZA FEATURES

4 flat parcels totaling +/- 236,966 SF ■
(5.44 Acres)

\$1,066,348 (\$4.50 PSF) ■

Minimum divisible 1.06 Acres ■

Commercial/Office Zoning ■

393 Feet of Alessandro street frontage ■

Surrounded by multiple commercial and ■
residential projects breaking ground



JOE STANCE

📞 | 909.772.1212

✉ | Joe@StanceRealEstate.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Cal Bre # 01788741

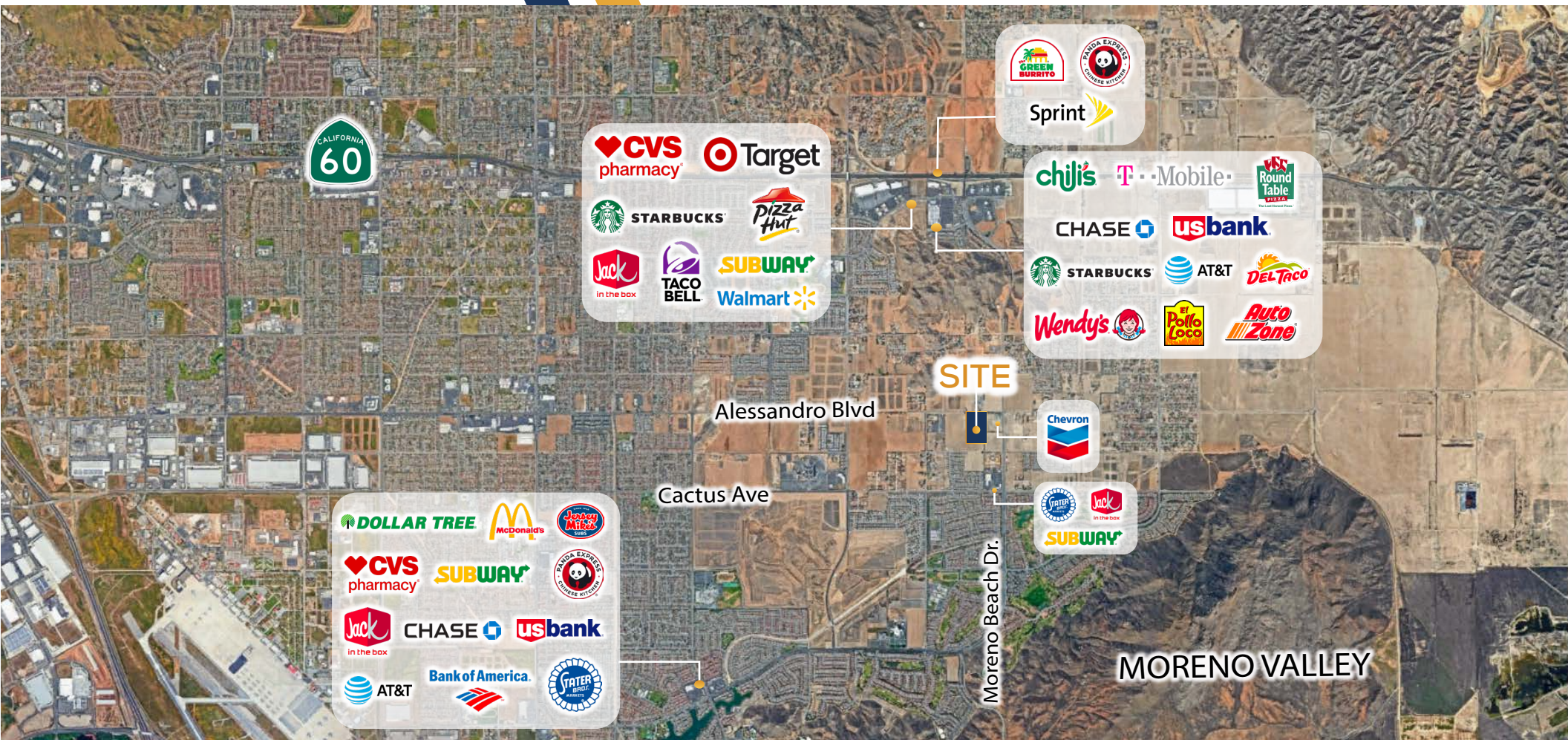
COMMERCIAL DEVELOPMENT AREA & ZONING

ALESSANDRO BLVD | MORENO VALLEY, CA



COMMERCIAL DEVELOPMENT AREA MAP

ALESSANDRO BLVD | MORENO VALLEY, CA



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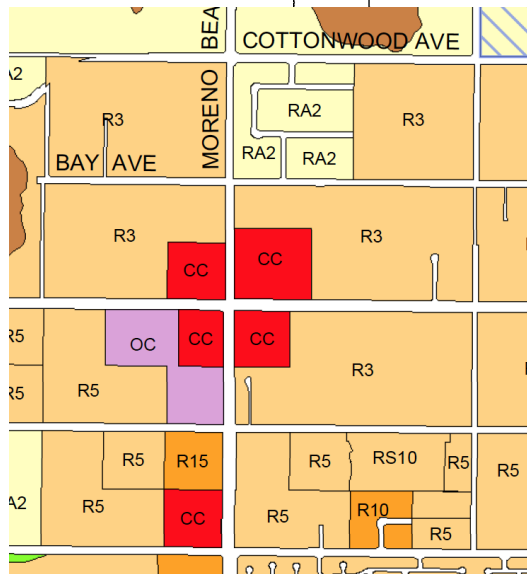
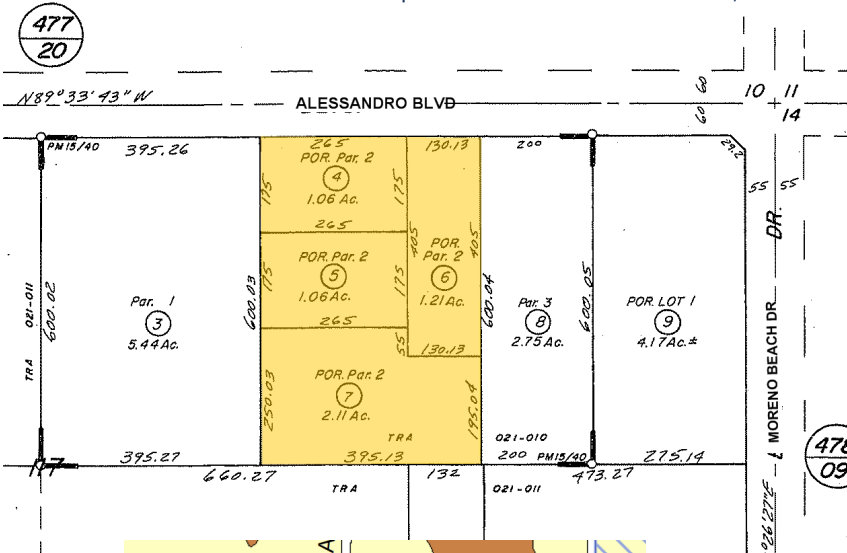
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COMMERCIAL DEVELOPMENT ZONING

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ASSESSORS PARCEL NUMBERS

486-240-004 (1.06 Acres)

486-240-005 (1.06 Acres)

486-240-006 (1.21 Acres)

486-240-007 (2.11 Acres)

This is a great site for senior housing but the site allows for many uses. The property is currently zoned Office Commercial District (OC). The primary purpose of the office commercial (OC) district is to provide for the establishment of business, corporate and administrative office, as well as commercial services which are supportive to major business developments. Retail facilities which support the office developments are permitted, subject to limitations specified in this section.

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COMMERCIAL DEVELOPMENT EMPLOYMENT

22455 ALESSANDRO BLVD | MORENO VALLEY, CA



U.S. AIR FORCE
9,600
EMPLOYEES



7,600
EMPLOYEES



3,100
EMPLOYEES



438
EMPLOYEES



640
EMPLOYEES



3,400 EMPLOYEES



600 EMPLOYEES



1,457 EMPLOYEES



2,400 EMPLOYEES



600 EMPLOYEES



2,400 EMPLOYEES



513 EMPLOYEES

MORENO VALLEY MALL

1,500 EMPLOYEES



522 EMPLOYEES



788 EMPLOYEES



788 EMPLOYEES



788 EMPLOYEES



420
EMPLOYEES



540 EMPLOYEES



393 EMPLOYEES



397 EMPLOYEES

Ideally situated at the epicenter of Southern California, Moreno Valley is one of Southern California's best opportunity for a new business or a development project. At 4,500 businesses strong and growing, Moreno Valley is home to many Fortune 500 and international companies. Recently ranked as one of the fastest growing cities in the nation and as the second largest city in Riverside County.

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