



**COMMERCIAL REAL ESTATE
OPPORTUNITY**

**22445 ALESSANDRO BLVD
MORENO VALLEY, 92553**

4,534 SF

\$1.33 SF plus NNN

Space Can Be Divided into 2 Units

Full HVAC

Open Floor Plan

2 Restrooms / 5 Stalls

2 Additional Privet Rooms with Plumbing

2 Privet Offices

Possible Wet Bar Area / Kitchenette

Vaulted Ceilings

Floor Drains

Max Occupancy 603 (verify)

Great Natural Light

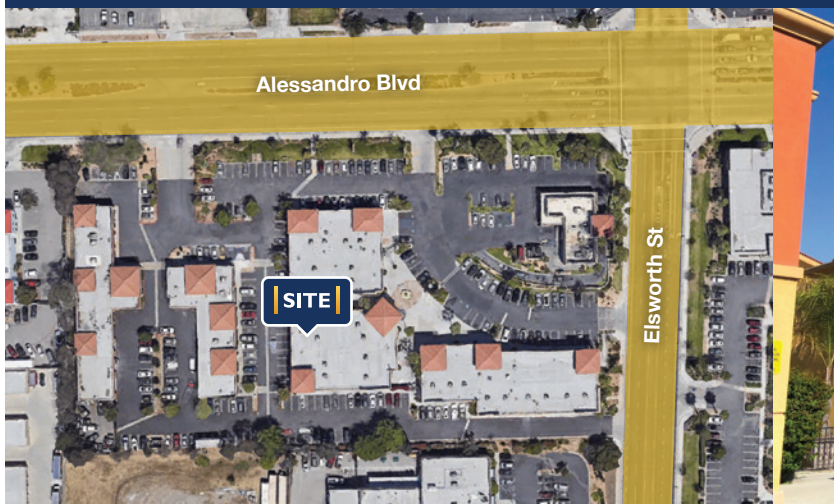
Patio Space (Possible)

Newer Tile Floor

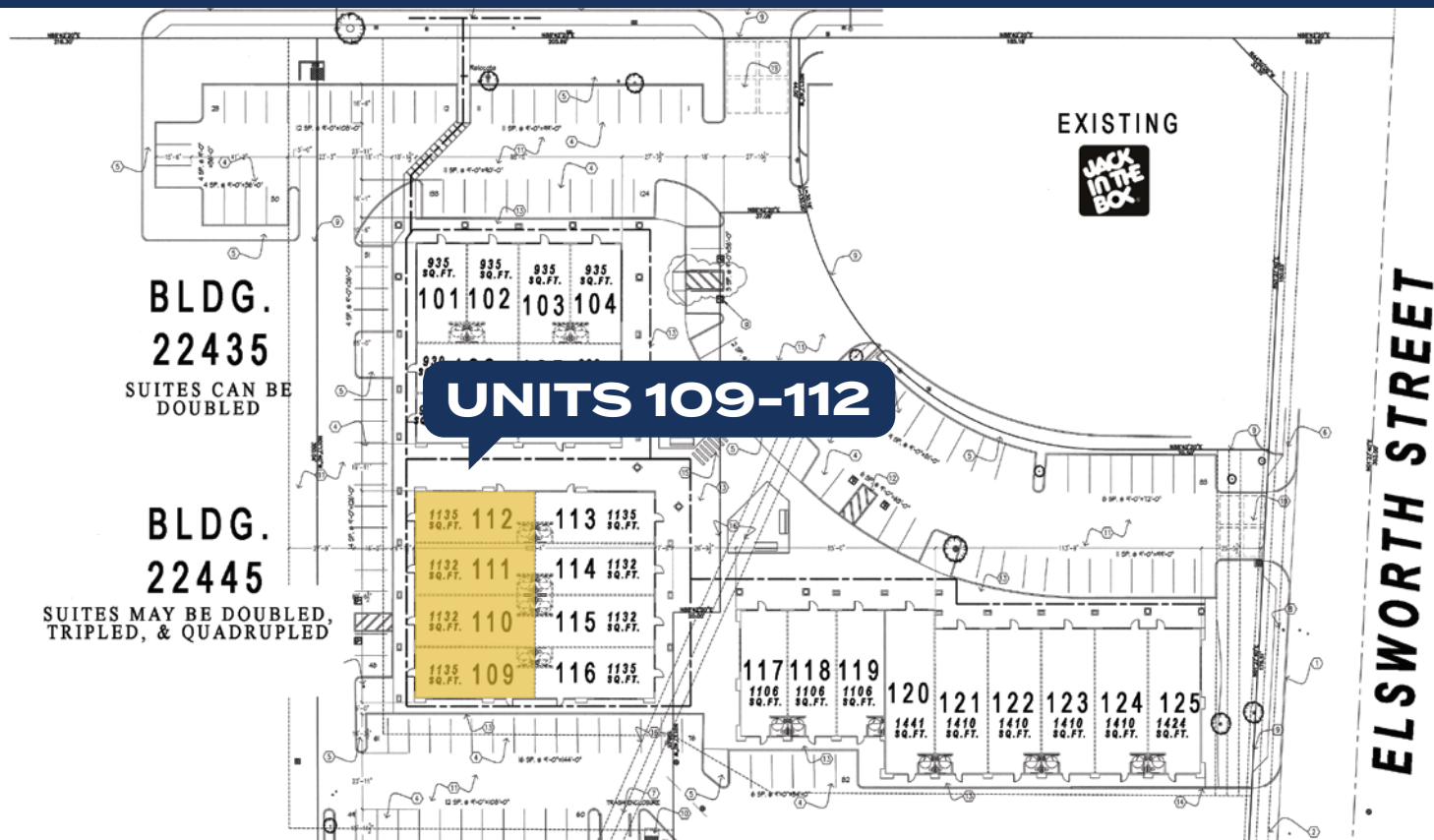
Good Electrical Distribution

13 Foot Clear Height

16 Foot Ceiling Height



| SITE MAP |



| INTERIOR |



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. DRE #01788741