

FOR SALE

PADS AT SHOPPES IN MORENO VALLEY

nwc indian st & alessandro blvd

moreno valley, ca

Retail



CBRE

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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property details



SALES PRICE
\$975,000



SQUARE FOOTAGE
APN 482-700-002; **Lot 2** ±64,904 SF
APN 482-700-005; **Lot 5** ±67,518 SF



ADDRESS
NWC Indian St & Alessandro Blvd
Moreno Valley, CA



Food4Less anchored neighborhood center



Pad sale available
(sold only together)



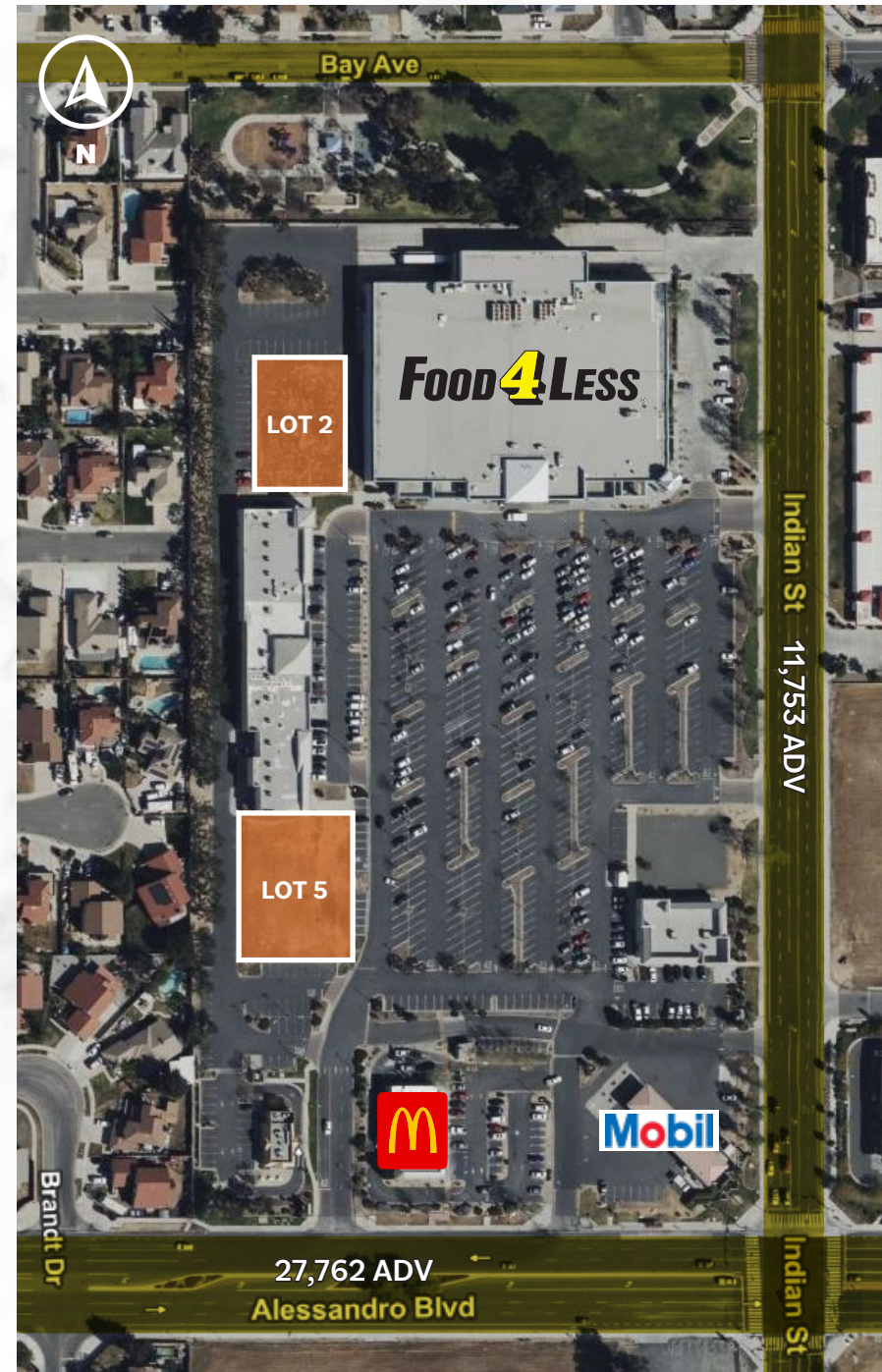
± 40K CPD Intersection:
Alessandro and Indian



Join McDonald's, Church's,
& Mobil



Ample, Reciprocal Parking
Available



*ADV = Average Daily Volume

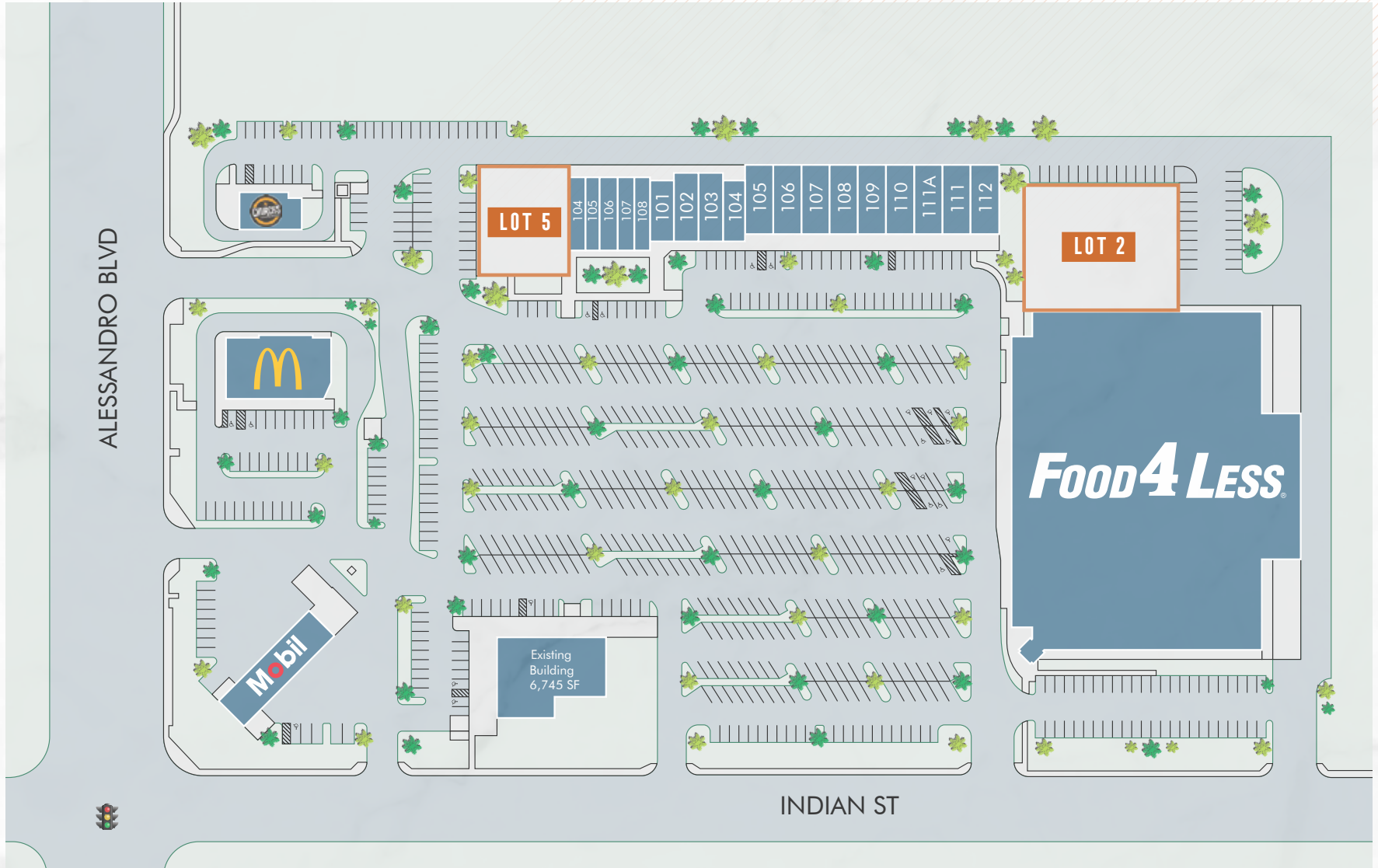
demographics

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	CPD
Population	28,220	167,096	240,093	Indian @ Alessandro	11,753
Avg HHI	\$68,122	\$77,857	\$89,346	Alessandro @ Indian	27,762
Daytime Population		133,437 (within 3 miles)			





site plan



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INVESTMENT CONTACTS

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