

# Alessandro

S H O P P E S

24990 ALESSANDRO BLVD. • MORENO VALLEY, CA



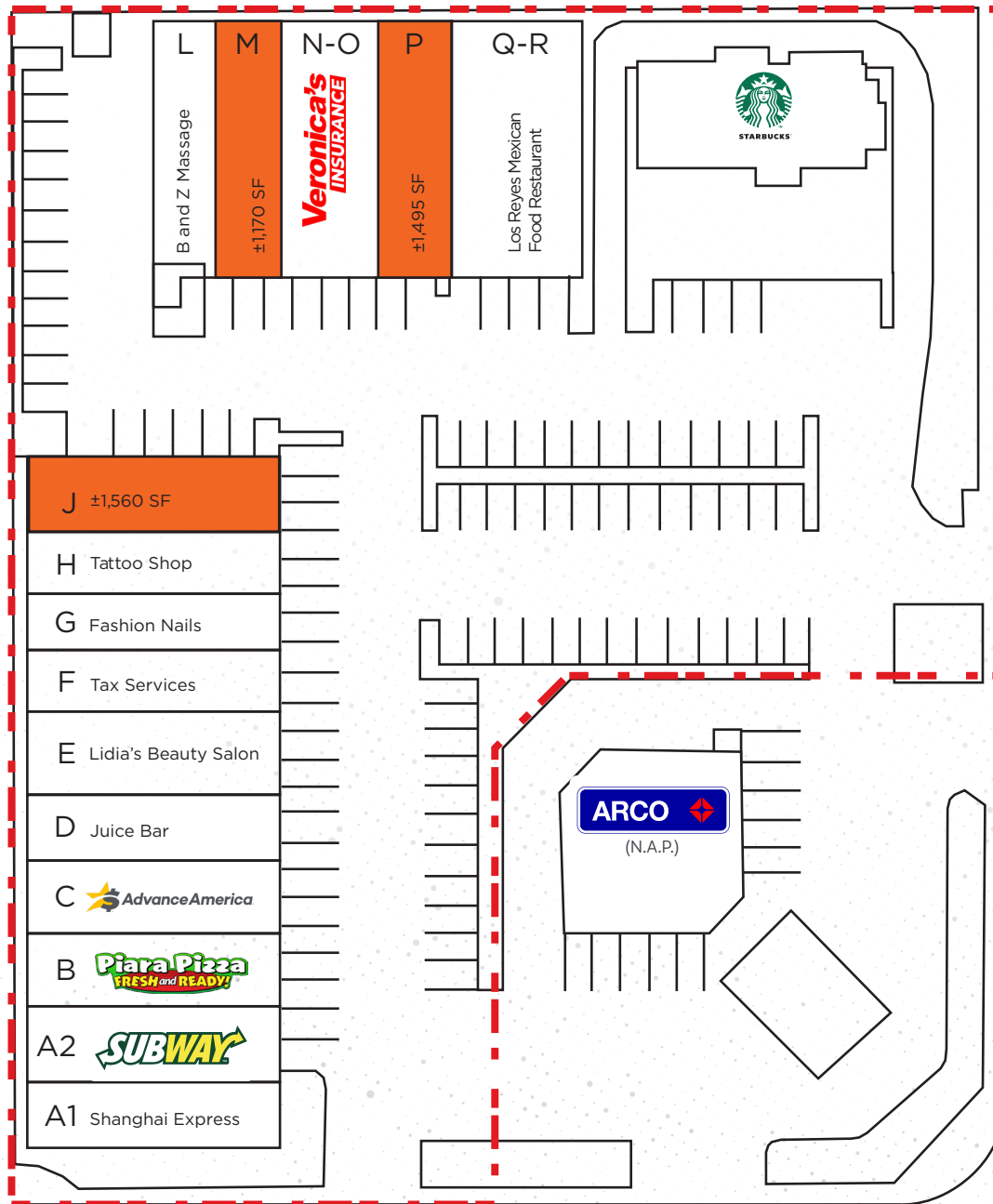
±49,114  
AT THE INTERSECTION  
OF ALESSANDRO BLVD  
& PERRIS BLVD

**FREE STANDING RETAIL CENTER**  
±1,170–±1,560 Sq. Ft. SF FOR LEASE





# SITE PLAN



# PROPERTY INFORMATION

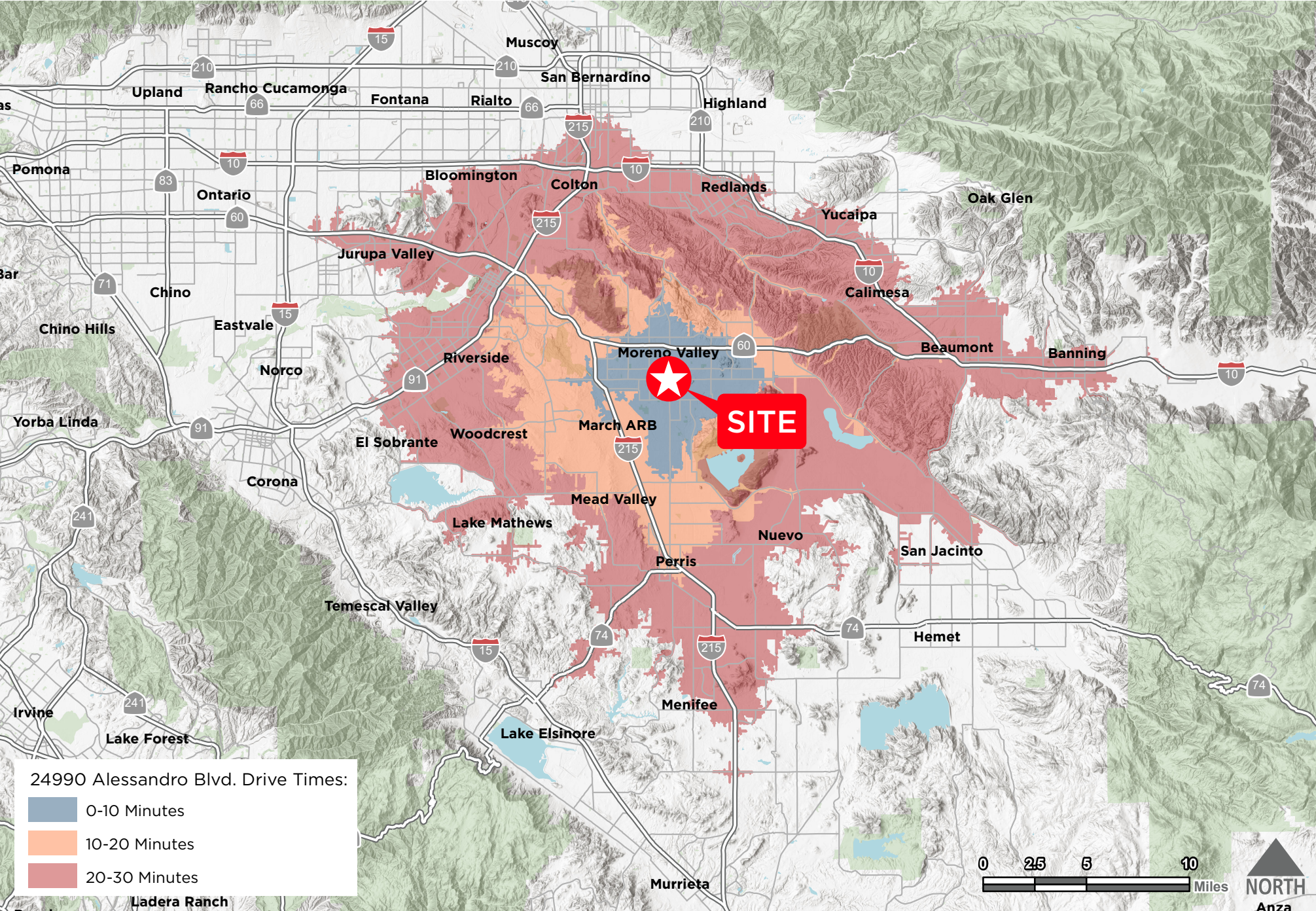
- In direct route to the 60/215 freeways.
- Approximately 4 minutes (1.4 miles) from the 60 freeway.
- Four-Way Signalized Intersection with Two Ingress/Egress Points.
- High exposure; located on one of Moreno Valley's strong retail arteries.
- Densely populated area with over 160,000 residents within a three mile radius.
- Wide array of neighboring Tenant's including Starbucks, Subway, ARCO (N.A.P.), Hair Salon, Pizza Restaurant, and More.
- Busy ARCO fuel stop for AM/PM commuters.
- Strong retail corridor.
- Three Buildings totaling ±23,792 SF on a 1.91 Acre lot.
- 3.75/1,000 SF parking ratio

## AVAILABILITIES

Suite	Sq. Ft.
J	1,625
M	1,170
P	1,495



# DRIVE TIME MAP





# NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 mi 30,037

3 mi 167,612

5 mi 231,533



MEDIAN HOUSEHOLD INCOME

\$71,181

\$79,486

\$88,250



HOUSEHOLDS

7,535

44,687

63,701

## PROPERTY SPECS



±23,965 SQ. FT.  
BUILDING SIZE



1.91 AC  
LOT SIZE



1987  
YEAR BUILT



NC  
ZONING



RETAIL CENTER  
PROPERTY TYPE



89%  
OCCUPIED



18  
UNITS



4  
CURB CUTS



THREE  
BUILDING COUNT



±23,965 SQ. FT.  
GLA



80  
PARKING STAL



3.75  
/ 1,000 SQ. FT.



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