

NWC MORENO BEACH DR & ALESSANDRO BLVD

MORENO VALLEY, CA

PROPERTY OVERVIEW

- Rare opportunity in a high growth area
- Close proximity to two major hospitals with over 550 beds
- Over 4,400 residential units built, under construction, or planned in the immediate area
- Over 37,000 CPD

SHOPPING CENTER DEVELOPMENT ANCHOR, PADS AND SHOPS AVAILABLE



SITE

MORENO BEACH DRIVE 24,480 CPD

MORENO BEACH DRIVE

ALESSANDRO BLVD 13,207 CPD

**FUTURE
MIXED USE
DEVELOPMENT**



NICK WIRICK
951.276.3636 // DRE#: 01304661
NWIRICK@LEERIVERSIDE.COM

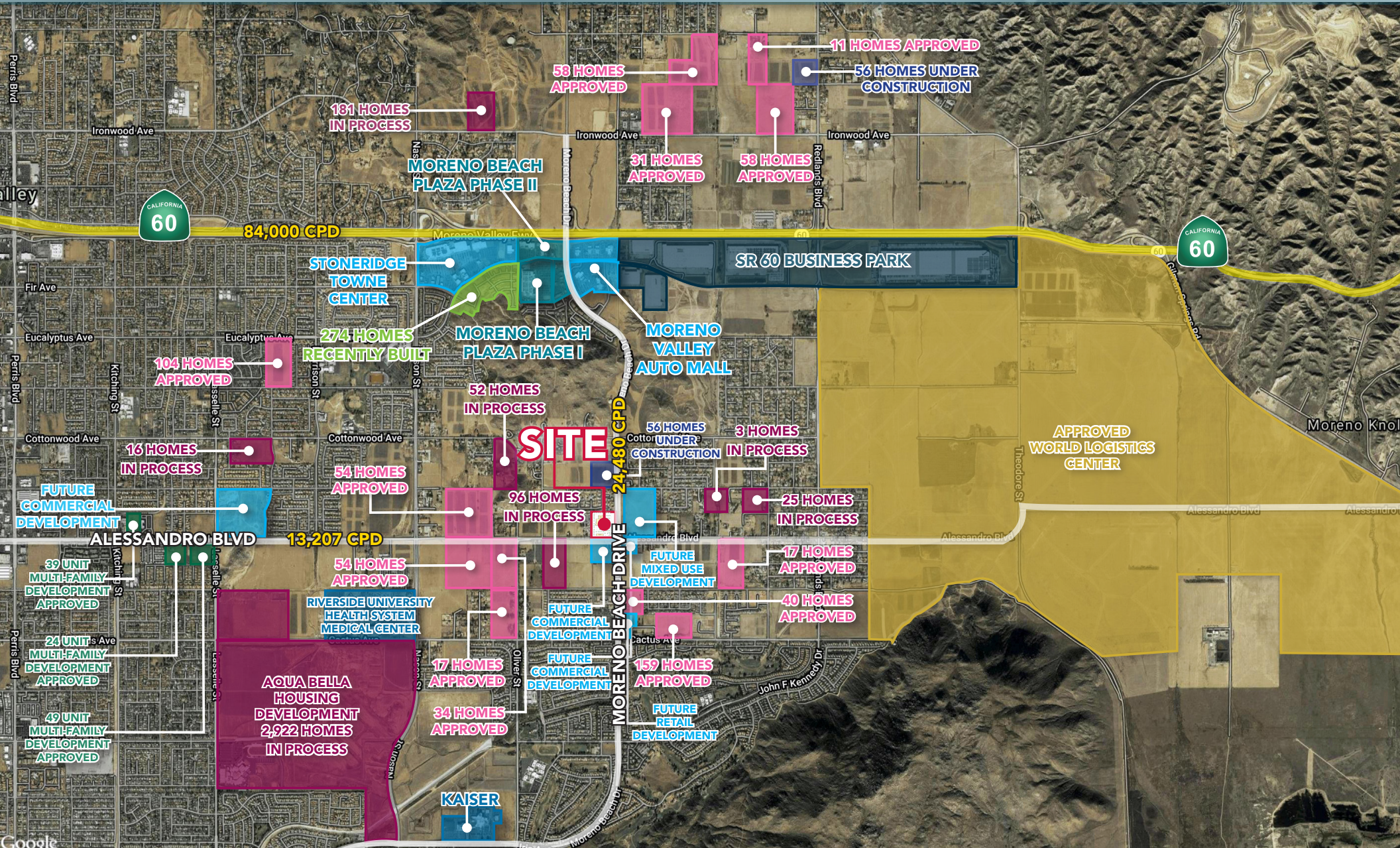
CHRIS BEAUCHAMP
951.276.3675 // DRE#: 01982753
CBEAUCHAMP@LEERIVERSIDE.COM

MIRANDA MONTGOMERY
951.276.3656 // DRE#: 02087985
MMONTGOMERY@LEERIVERSIDE.COM

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5 MILE DEMOGRAPHICS

ESTIMATED POPULATION 

166,088

AVERAGE HOUSEHOLD INCOME 

\$103,368

ADJUSTED DAYTIME DEMOGRAPHICS

 **71,324**

TRAFFIC COUNTS @ MORENO BEACH DR & ALESSANDRO BLVD

 **37,687**

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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