

RETAIL, RESTAURANT & DENTAL OFFICE FOR LEASE

Alessandro Plaza

23750 ALESSANDRO BOULEVARD
MORENO VALLEY, CA

Space Available

±1,500-40,000 Square Feet

Property Highlights

- Trade area traffic drivers include the Moreno Valley Regional Post Office, Moreno Valley Civic Center, March Air Force Base and March Inland Port Airport with a full-time workforce over 9,600 people.
- Current tenant mix includes retail services, restaurants, & professional offices.
- Signalized main entrance at Alessandro Plaza & Alessandro Boulevard with easy ingress & egress.

Traffic Counts

- ±18,800 Average Daily Traffic on Heacock Street
- ±41,800 Average Daily Traffic on Alessandro Boulevard

Demographics

	5-Minutes	10-Minutes	15-Minutes
Population	48,743	180,183	286,082
Average H.H. Income	\$77,160	\$94,129	\$112,609
Daytime Population	40,995	154,703	240,709

Source: ESRI

NEWMARK



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SITE PLAN & CURRENT AVAILABILITIES



STE.	TENANT	SF
A101	Barber	943
A102	White's Bike (Available)	4,000
B	R Burgers Drive Thru	1,800
G	Rising Stars Business Academy	8,437
H	Available	22,000
I101	Available	1,500
I102	Available	2,172
I103	Law Office	1,000
I103	Chapel of Faith	1,437
I104	Available	2,157
K	Available	40,000
L101	Available (Improved Restaurant)	3,499
L102	MV Spa	1,322
L103	Mariscos Zorillo	1,560
L104	Viper Security	714
L105-L106	Available	2,220
L107-L112	Lucero's Banquet Hall	6,346
L113	Available	2,700
L114	Nancy's Pet Salon & Boarding	1,216
L115-L116	Available	2,620
M101	Available	8,800
N	Weinerschnitzel	1,958
O101	Available	2,200
O102	Available (Improved Dental Office)	2,800

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DEMOGRAPHICS

	5-MINUTES	10-MINUTES	15-MINUTES	
POPULATION	2010 Population	46,399	164,402	259,895
	2020 Population	48,065	176,390	379,934
	2023 Population	48,743	180,183	286,082
	2028 Population	49,694	185,202	295,453
	2020-2023 Annual Rate	0.43%	0.66%	0.67%
	2023-2028 Annual Rate	0.39%	0.55%	0.65%
	2023 Median Age	29.3	31.1	32.6
	Total Businesses	1,096	4,026	6,337
	Total Employees	8,588	43,454	67,251
HOUSEHOLDS	2010 Households	11,609	43,809	73,408
	2020 Households	12,474	47,444	78,832
	2023 Total Households	12,649	48,513	80,618
	2028 Total Households	12,901	49,816	83,246
	2020-2023 Annual Rate	0.43%	0.69%	0.69%
	2023-2028 Annual Rate	0.40%	0.53%	0.64%
	2023 Average Household Size	3.83	3.70	3.52
INCOME	2023 Median Household Income	\$59,474	\$75,440	\$86,256
	2028 Median Household Income	\$66,352	\$83,452	\$97,415
	2023 Average Household Income	\$77,160	\$94,129	\$112,609
	2028 Average Household Income	\$87,815	\$107,026	\$127,696
	2023 Per Capita Income	\$20,191	\$25,404	\$31,824
HOUSING	2023 Housing Units	12,911	49,975	83,299
	2023 Owner Occupied Housing Units	49.0%	56.4%	62.2%
	2023 Renter Occupied Housing Units	49.0%	40.6%	34.6%
	2023 Vacant Housing Units	2.0%	2.9%	3.2%
	2023 Median Home Value	\$363,439	\$407,374	\$476,740
	2023 Average Home Value	\$436,759	\$469,459	\$525,691

Moreno Valley Snapshot

212,956

TOTAL POPULATION

57,235

TOTAL HOUSEHOLDS

\$99,181

AVG. HOUSEHOLD INCOME

165,619

DAYTIME POPULATION

RETAIL FOR LEASE

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