

AVAILABLE FOR LEASE

23750 Alessandro Blvd, Moreno Valley, CA 92553



Property Highlights

- 122,886 +/- GLA
- 13.14 acre lot
- 3 Points of ingress/egress
- 1990/1992 Build
- Over 1,000 sf of Street Frontage
- 230,000+ Residents within 5 mi

Available Units

- 1,322-40,000 SF
- In-line units and Front Pad Units
- Built out restaurant available
- Built out tanning salon available
- Built out liquor/convenience store available

Welcome to Alessandro Plaza, located in the heart of Moreno Valley. This multi-tenant shopping center has recently undergone \$250k of improvements by the new ownership. Located on a strong E/W artery that sees 20,000+ CPD and offers tenants great signage opportunities. Minimal direct competition with large industrial users and a military reserve base in close proximity. Alessandro Plaza is located 2 miles from the 60 FWY and the 215 FWY, which combined see 250,000 CPD. The Plaza is under new ownership with excellent move in specials and generous TI allowances.



Emil Golub

President

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Available Units

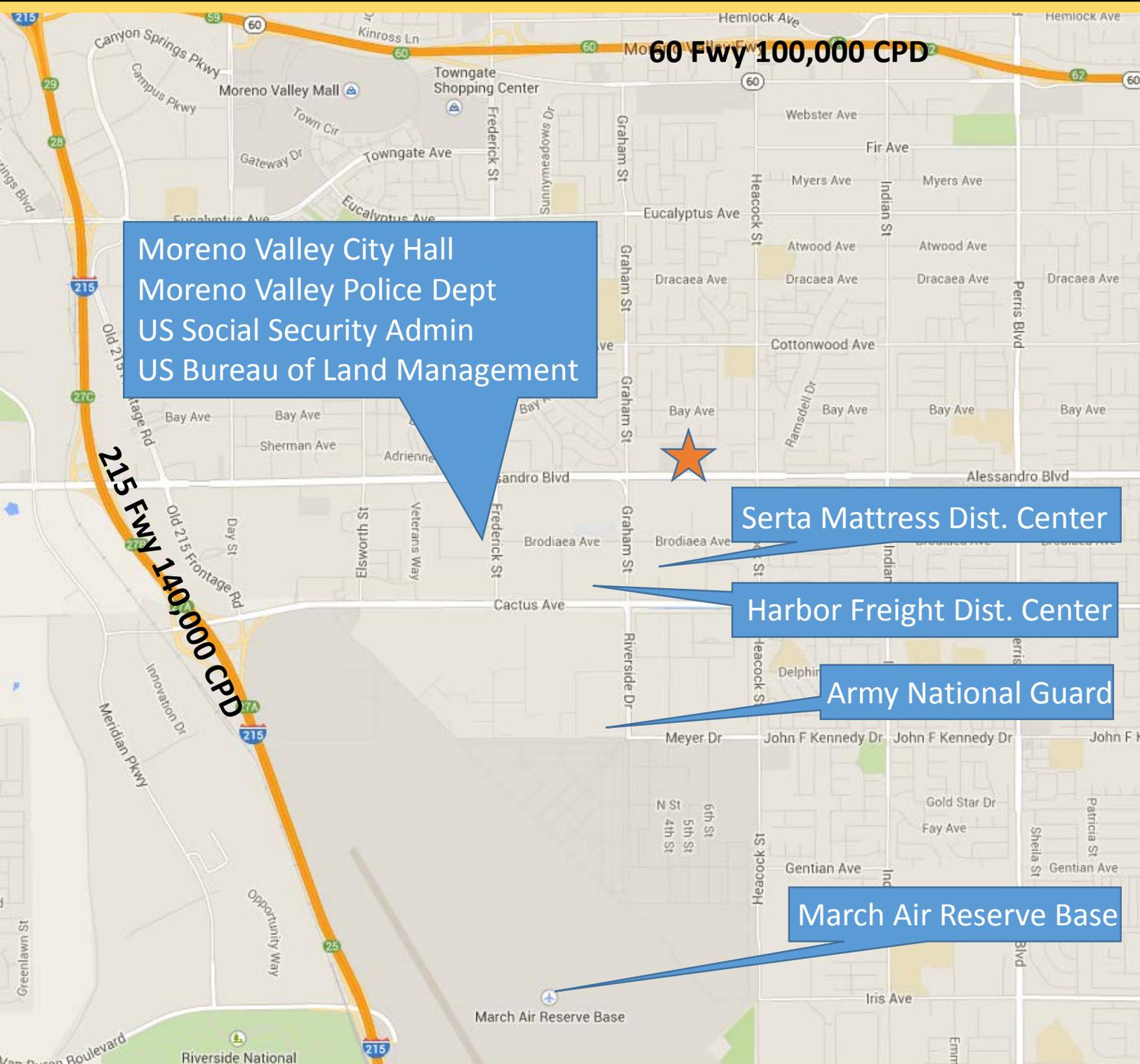
Unit	SF	Type	Rate	
O-101	2,200	Front Pad	\$1.50/month NNN	Great street visibility. Built out as liquor/convenience store
I-101	1,500	Inline Center	\$1.25/month NNN	24-Hour Fitness Adjacent
I-102	2,172	Inline Center	\$1.25/month NNN	24-Hour Fitness Adjacent
I-103	1,437	Inline Center	\$1.25/month NNN	24-Hour Fitness Adjacent
I-104	2,157	Inline Center	\$1.25/month NNN	Built out as tanning salon with equipment available
L-102	1,322	Inline Center	\$1.25/month NNN	Vacant Shell
L-103	1,560	Inline Center	\$1.25/month NNN	Built out as restaurant with FFE available
L-105-106	2,220	Inline Center	\$1.25/month NNN	Built out as massage center
L107-112	6,545	Inline Center	\$1.00/month NNN	Open space with Bar built out
L-113	2,800	Inline Corner	\$1.15/month NNN	Large open space with private lot
L-114	1,216	Inline Center	\$1.25/month NNN	Vacant Shell
G	8,437	Inline End Cap	\$1.0/month NNN	Previous day care with private yard, can be delivered as shell with no load bearing walls
K	40,000	Inline End Cap	Negotiable	Former bowling alley, excellent entertainment venue with available 20,000 +/- outdoor lot



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Alessandro Plaza Area Map

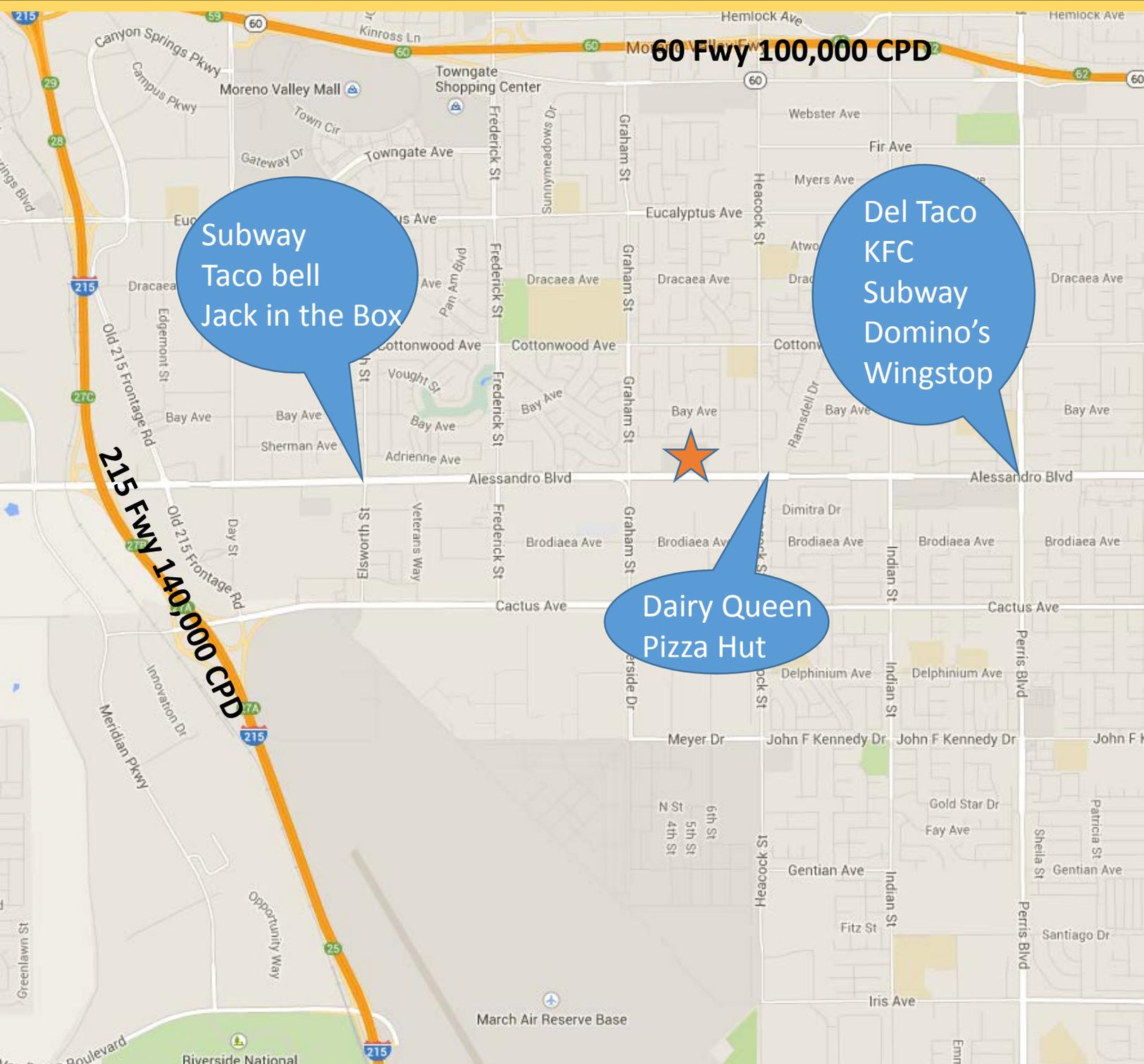
Major Employers



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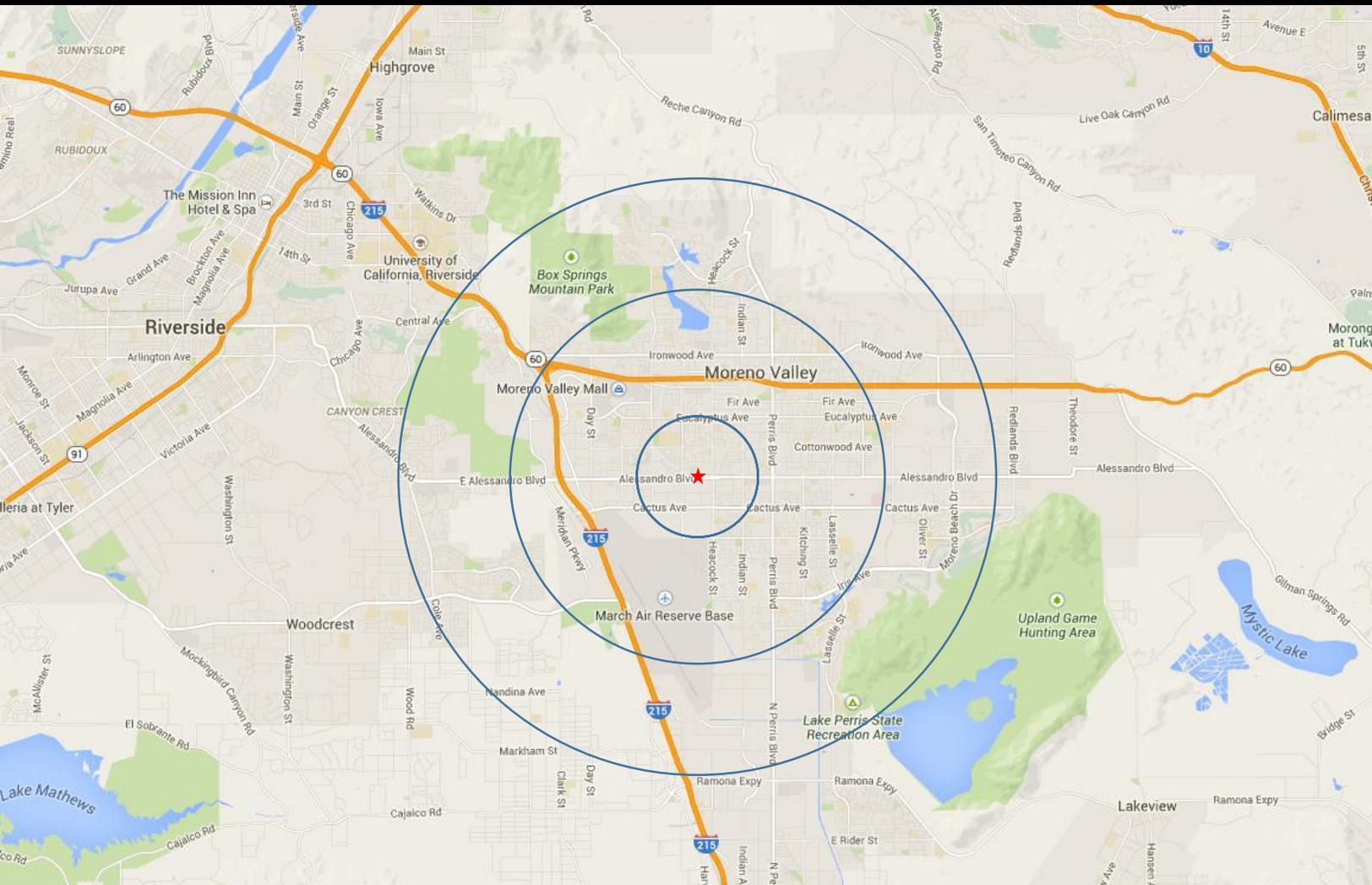
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National Restaurant Chains



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Alessandro Plaza Demographics



		1 Mile	3 Miles	5 miles	
	Average Household Income				
		Population	21,514	137,616	227,107
		Female	11,042	70,492	116,197
		Male	10,472	67,124	110,911
1 Mile	\$56,234	Households	5,415	36,046	61,989
3 Miles	\$62,490				
5 Miles	\$69,542				
		Age 0-9	4,279	24,386	37,273
		Age 10-17	3,531	21,635	35,045
		Age 18-24	2,632	17,081	27,403
		Age 25-29	1,662	10,590	16,630
		Age 30-39	2,989	18,774	30,857
		Age 40-49	2,548	17,789	31,024
		Age 50+	3,873	27,359	48,875



Alessandro Plaza Pictures



All information contained in this marketing brochure has been obtained from sources deemed to be reliable. While we do not doubt its accuracy, we cannot guarantee it. All prospective tenants, their affiliates, brokers, and representatives are responsible for their own due diligence.



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