

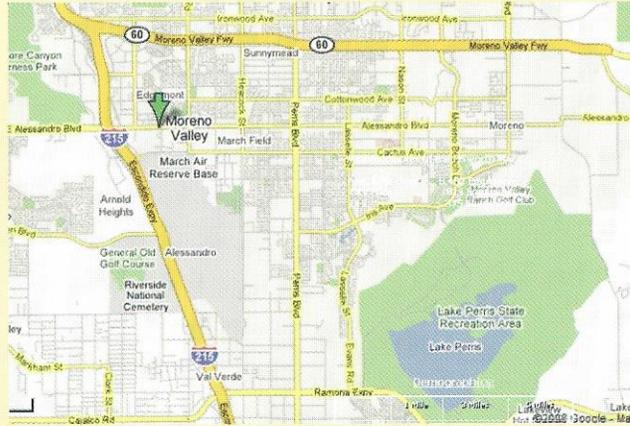
## Elsworth Plaza



- 925 SF - 6,000 SF RETAIL/OFFICE
- FREE RENT, SPECIAL INCENTIVES
- FLEXIBLE SHORT/LONG TERM LEASE
- BRAND NEW BUILDING
- AVAILABLE IMMEDIATELY
- EASY ACCESS TO TWO MAJOR FREEWAYS
- AMPLE PARKING AND FRONTAGE
- 35,000 VEHICLES PER DAY
- WE OFFER START UP ASSISTANCE WHICH INCLUDES: CITY PERMIT  
ARCHITECTURE PLANNING  
TENANT IMPROVEMENT



## The City of Moreno Valley



- Moreno Valley is one of CA fastest growing cities with 180,466 residents, 221,434 by 2012
- The population surrounding Elsworth Plaza has increased by 36.3% since the year 2000
- 20 Million sf of planned and completed development, 2 Million sf of warehouses



## Demographics

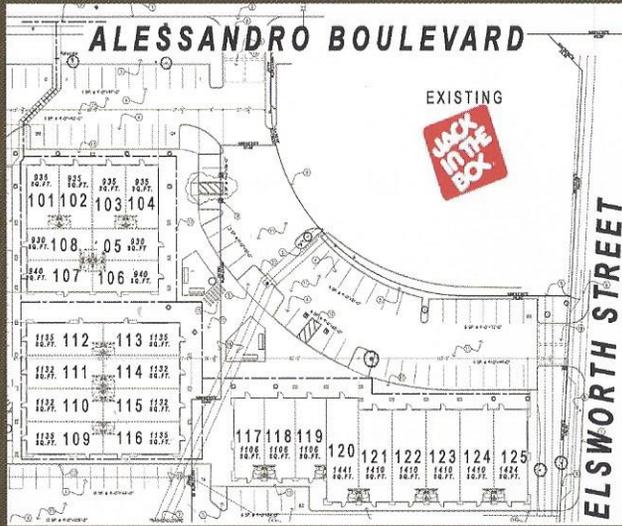
|            | 1 MILE | 3 MILES  | 5 MILES  |
|------------|--------|----------|----------|
| POPULATION | 19K    | 104K     | 237K     |
| INCOME     |        | \$63,987 | \$72,255 |

## Business Facilities Nearby:

|   |                  |
|---|------------------|
| MERIDIAN BUS. PARK<br>(IN CONSTRUCTION) | 15,000 EMPLOYEES |
| MARCH AIR BASE                          | 8,482 EMPLOYEES  |
| DHL                                     | 375 EMPLOYEES    |
| CITY HALL                               | 811 EMPLOYEES    |

*Call For Current  
Move In Specials!*

# Site Plan



Some of our Current Tenants Include:

**SUBWAY**  
*Cellinies Nails & Spa*  
**Plaza Market**  
**Music Room**  
**G Hair Creation**  
*Victoria's Simply Amazing*  
*Dance Studio*  
 Cristina's Salon  
**Sprint**  
**RIBBON CAFE**

All Information Listed Are Deemed Reliable  
But Are Not Guaranteed



# Elsworth Plaza

22435-45-55 Alessandro Blvd.  
Moreno Valley, CA

## Retail / Office Space



# FOR LEASE

**Elsworth Plaza**  
 22435 Alessandro Blvd. Unit # 107  
 Moreno Valley CA 92553  
 P. 951.656.3316

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