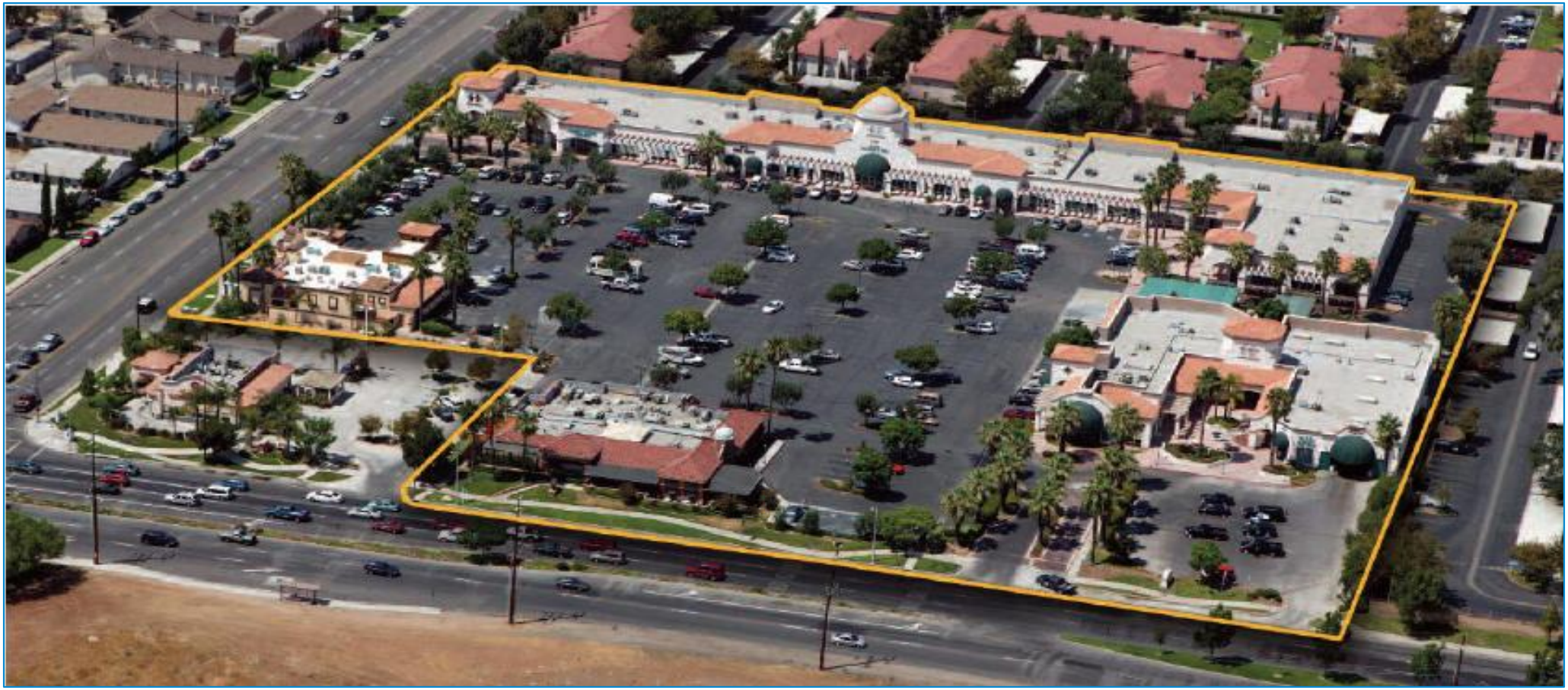
PLAZA DEL SOL – NEC Alessandro Blvd. & Frederick St., Moreno Valley, CA



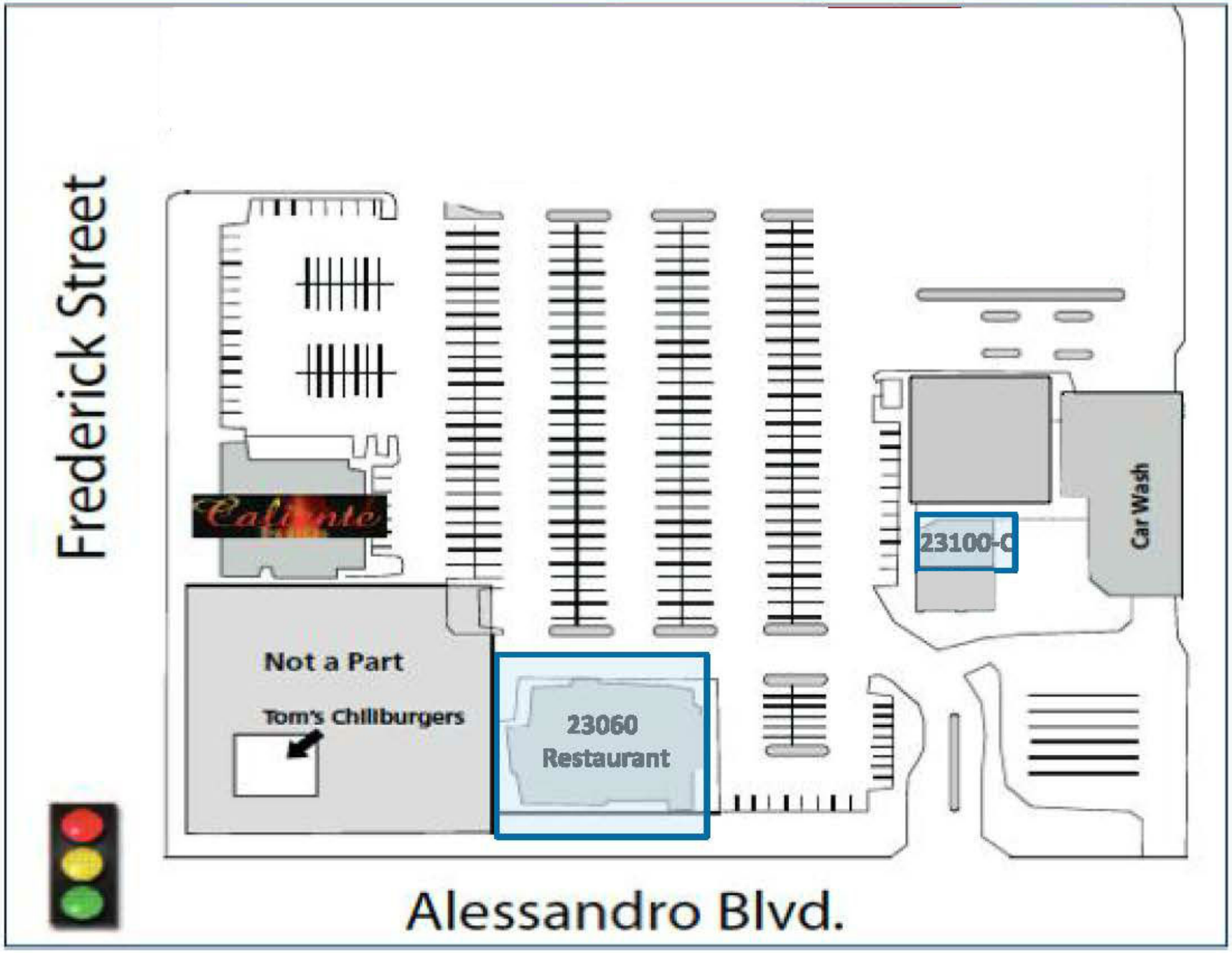
PROPERTY DESCRIPTION

Prime retail space available in neighborhood shopping center at dominant intersection within one of Moreno Valley's most prime retail corridors. Ideal opportunity opportunity for retail and/or office tenants seeking built-out space at competitive rental rates. Plaza Del Sol boasts high traffic counts, great visibility/frontage, great access (multiple points of ingress/egress), high-Hispanic demographics, and excellent parking. The property is located on NEC of Alessandro Boulevard & Frederick Street (signalized intersection) in Moreno Valley, Riverside County, CA. Traffic counts approx. 35k cars/day. Site is just 1-mile south of the 60 freeway and with easy access to the 215 Freeway.

23060-23100 Alessandro Blvd., Moreno Valley, CA	
Space Range Available:	1,500 SF - 15,000 SF
Date Available:	Immediately
Min. Divisible:	1,500 SF
Rental Rate:	Negotiable
Lease Type:	Triple-Net
Property Type	Neighborhood Retail Center
Gross Leasable Area	79,888 SF
Traffic Counts	+/- 47,500 cars/day
Availabilities	Junior Anchor, Shop Space, Restaurant

FOR MORE INFORMATION: (310) 474-8844

PLAZA DEL SOL – NEC Alessandro Blvd. & Frederick St., Moreno Valley, CA



KEY

- AVAILABLE RESTAURANT
- AVAILABLE RETAIL SPACE

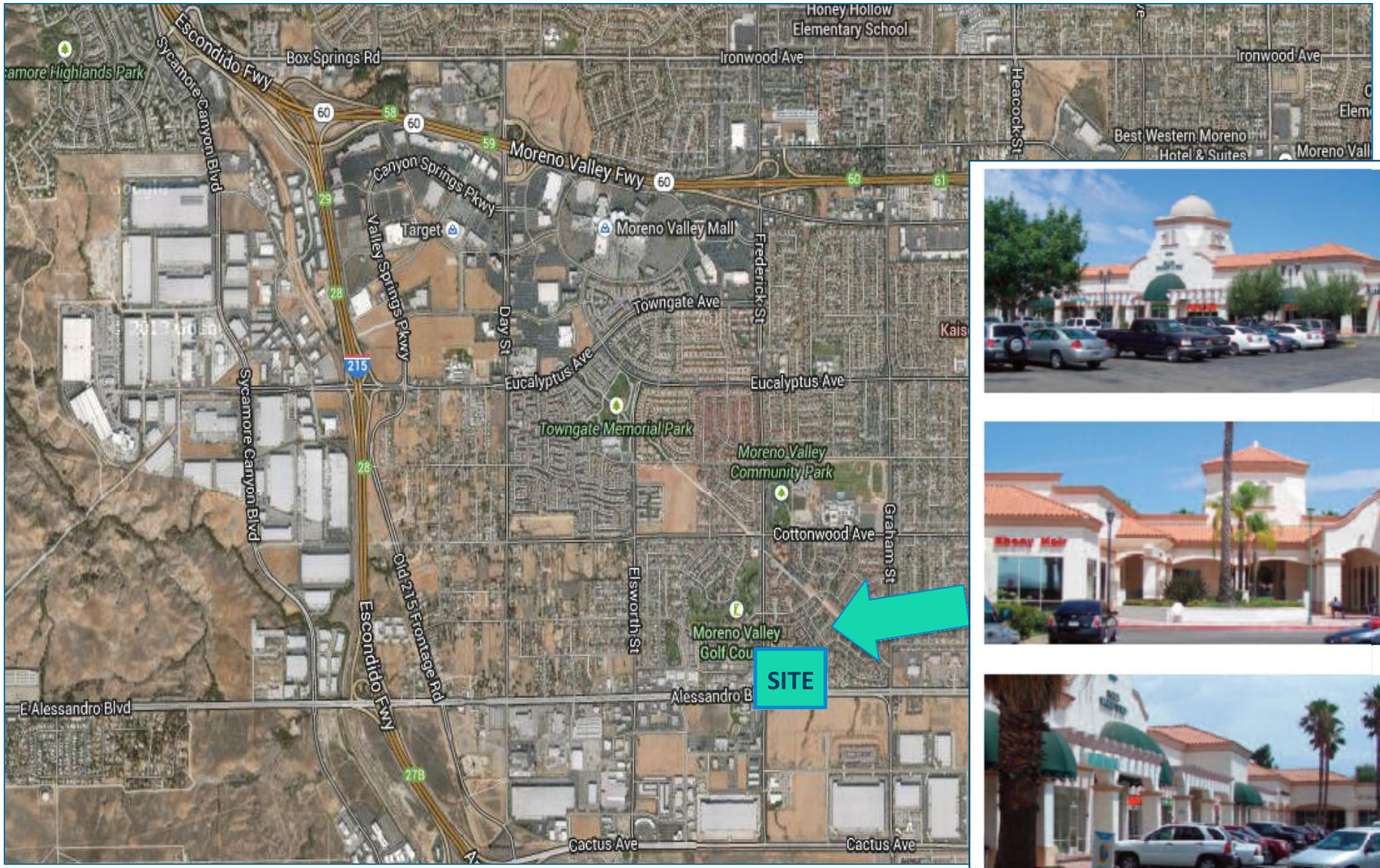
Address	23080 - Junior Anchor	23080 - 232-236	23100 - C	23060
SF Available:	Approx. 15,000 SF	6,661 SF	1592 SF	8,927 SF
Rental Rate:	Negotiable	Negotiable	Negotiable	Negotiable
Minimum Divisible:	1,500 SF	1,620 SF	N/A	8,000 SF
Other	Vanilla Shell	Fully Fixturized	Fixturized	Fully Fixturized
Space Type:	Junior Anchor	Retail Shop / Office	Former Restaurant	Former Restaurant
Notes	In-Line	Endcap	Pad Building	Immediately

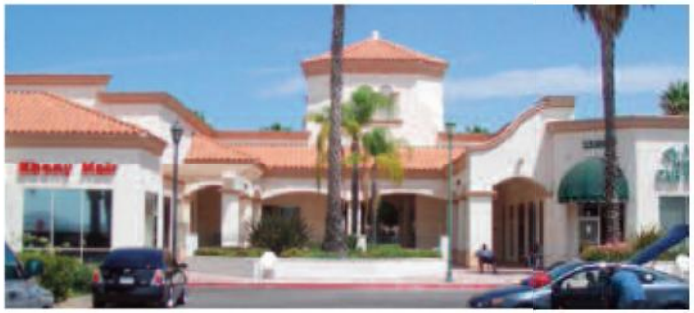
FOR MORE INFORMATION: (310) 474-8844

PLAZA DEL SOL – NEC Alessandro Blvd. & Frederick St., Moreno Valley, CA

LOCATION DESCRIPTION

This property is located at the north east corner (signalized) of Frederick Street and Alessandro Blvd in the heart of Moreno Valley - the 2nd largest city in Riverside County. Approximately one mile south of HWY 60. Property is situated within an established residential community with a population base of over 25,000 in a 1 mile radius. Directly across from planned Centerpointe Business Park:2,350,670 sq.ft, 9 buildings





FOR MORE INFORMATION : (310) 474-8844

PLAZA DEL SOL – NEC Alessandro Blvd. & Frederick St., Moreno Valley, CA

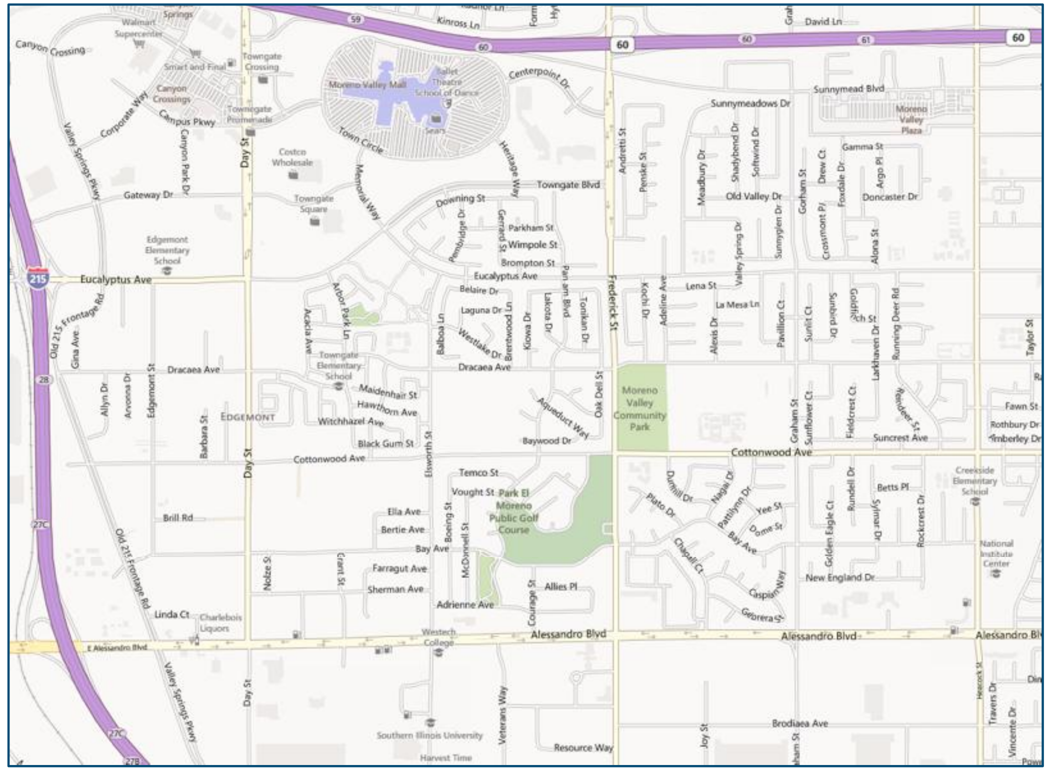
AREA DESCRIPTION

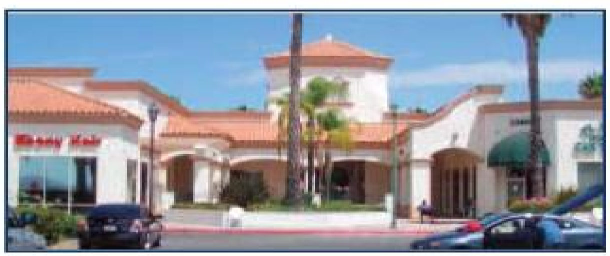
Moreno Valley is a dynamic community located half-way between Los Angeles and Palm Springs with a population near 190,000. As part of Riverside County and the 3rd largest city in the Inland Empire, Moreno Valley has become the ideal location for many expanding businesses with its booming economy and rapidly growing population. Moreno Valley is home to March Field, which provides the longest airport runway in California and serves as the West Coast distribution hub for worldwide shipping giant DHL. With competitively-priced housing and average household incomes in the market that exceed $68,000, Moreno Valley residents' average discretionary income allows for substantial purchasing power.

Traffic Counts	Cars/Day
Alessandro Boulevard	30,400
Frederick Street	17,200
Intersection Total	47,600

Demographics	1-mi.	3-mi.	5-mi.
2012 Total Population: Adult	6,392	75,394	172,058
2012 Total Daytime Population	11,666	95,765	194,597
2012 Total Employees	4,584	23,679	45,168
2012 Household Income: Median	$37,088	$47,317	$62,125
2012 Household Income: Average	$44,927	$61,265	$76,371
2012 Per Capita Income	$11,466	$16,027	$20,854

AREA MAP





FOR MORE INFORMATION: (310) 474-8844