

# SOUTHPOINTE SHOPPING CENTER

24021 ALESSANDRO BLVD, MORENO VALLEY CA 92553  
SEC ALESSANDRO BLVD / HEACOCK ST.

FOR LEASE

913 SF



INVESTMENT CONCEPTS, INC.  
1667 E. LINCOLN AVE., ORANGE CA 92865

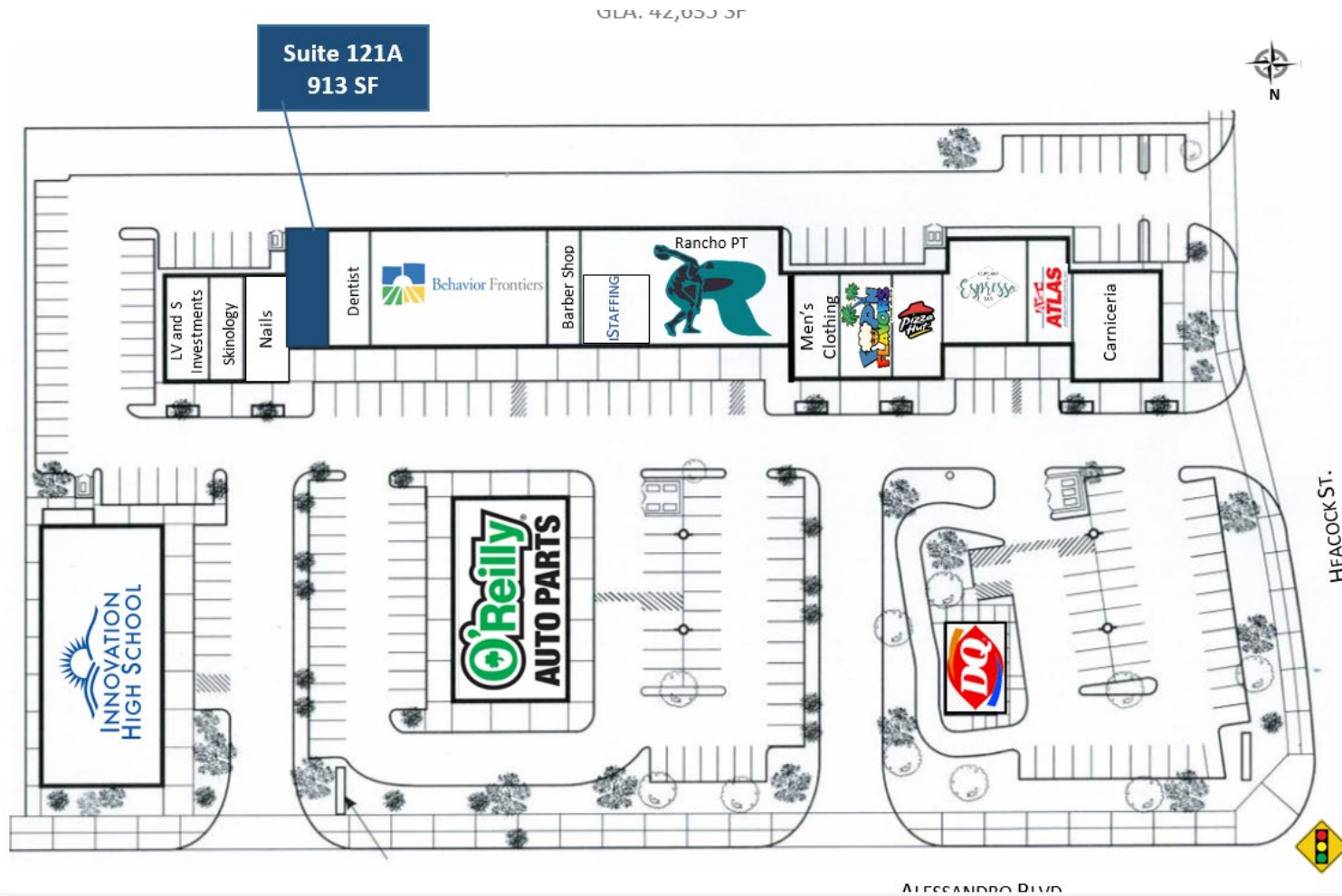
JERELYN BRADSHAW | (714) 283-5800 x283

[JERELYNB@ICICORPORATE.COM](mailto:JERELYNB@ICICORPORATE.COM)

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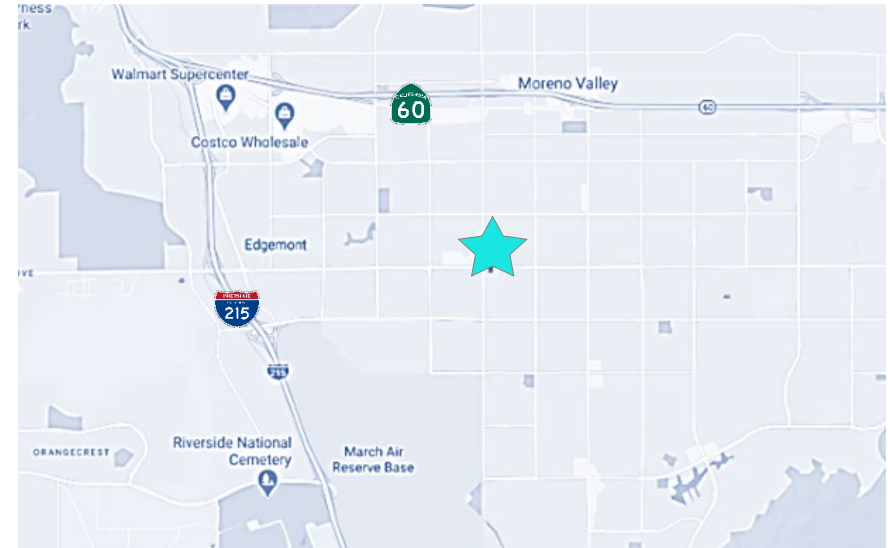
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**RENT NEGOTIABLE | NNN \$0.69**

**AVAILABLE**

- Located on Heavily Trafficked Intersection
- Large Monument Signage Available
- Minutes from the proposed Moreno Valley Town Center Project
- Motivated Landlord

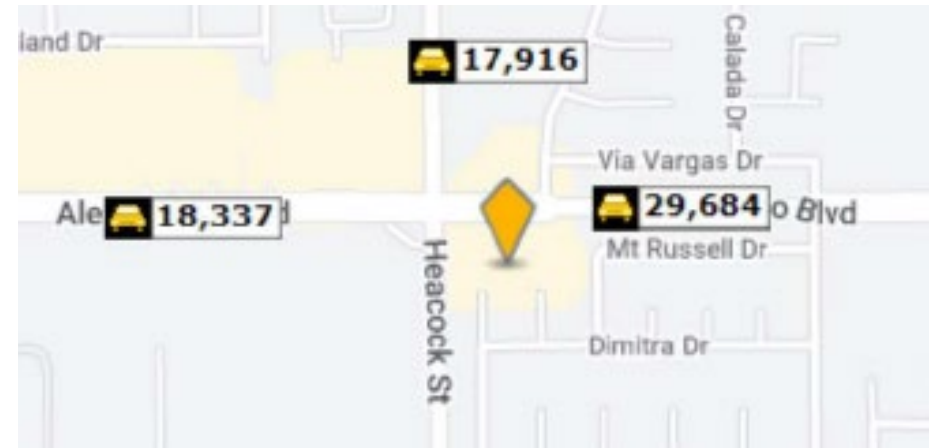


**Demographics**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	24,615	159,193	249,772
Households	6,122	42,383	69,104
Average Age	33.5	34.1	35
Average HH Income	\$ 67,171	\$ 76,390	\$ 91,074
Daytime Employees	17,693	124,746	205,774

**Population Growth**

2027 Projection	26,231	169,604	265,649
2022-2027 Growth	↑6.57%	↑6.54%	↑6.36%

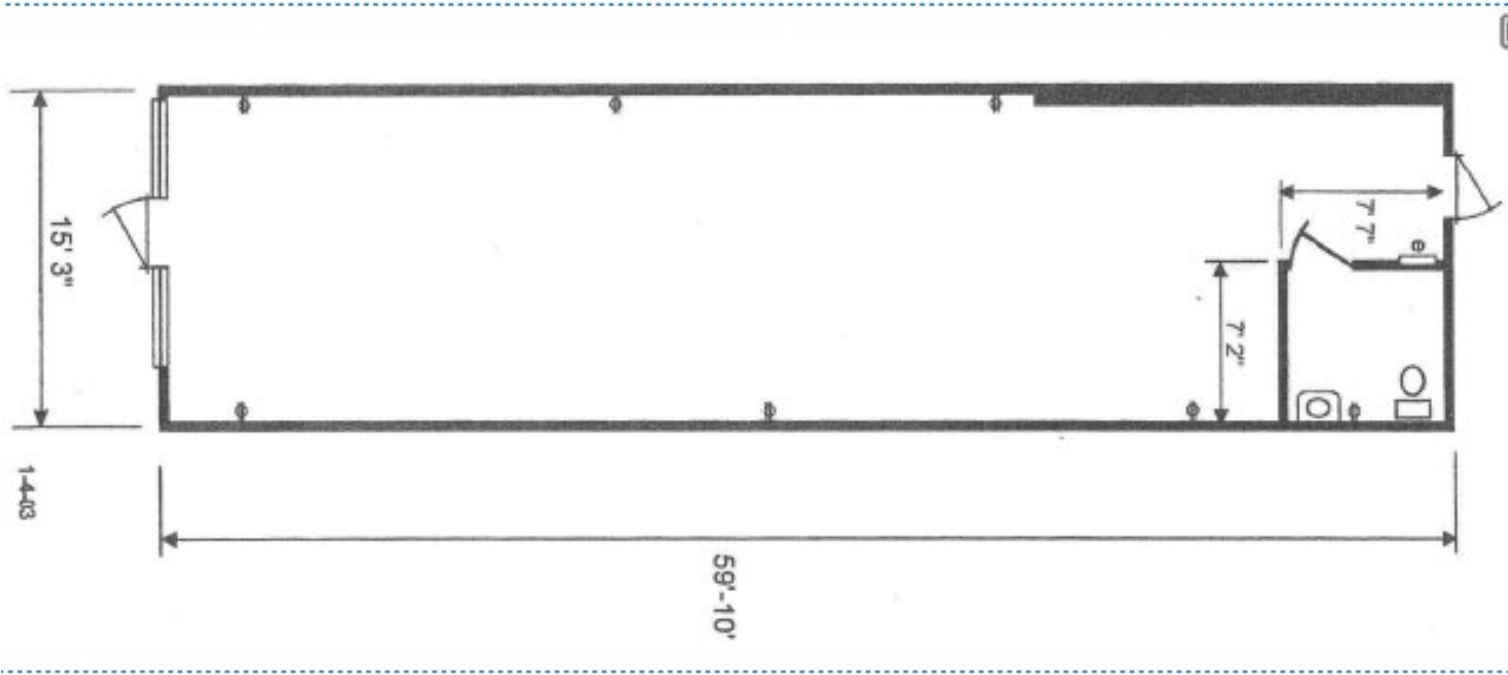


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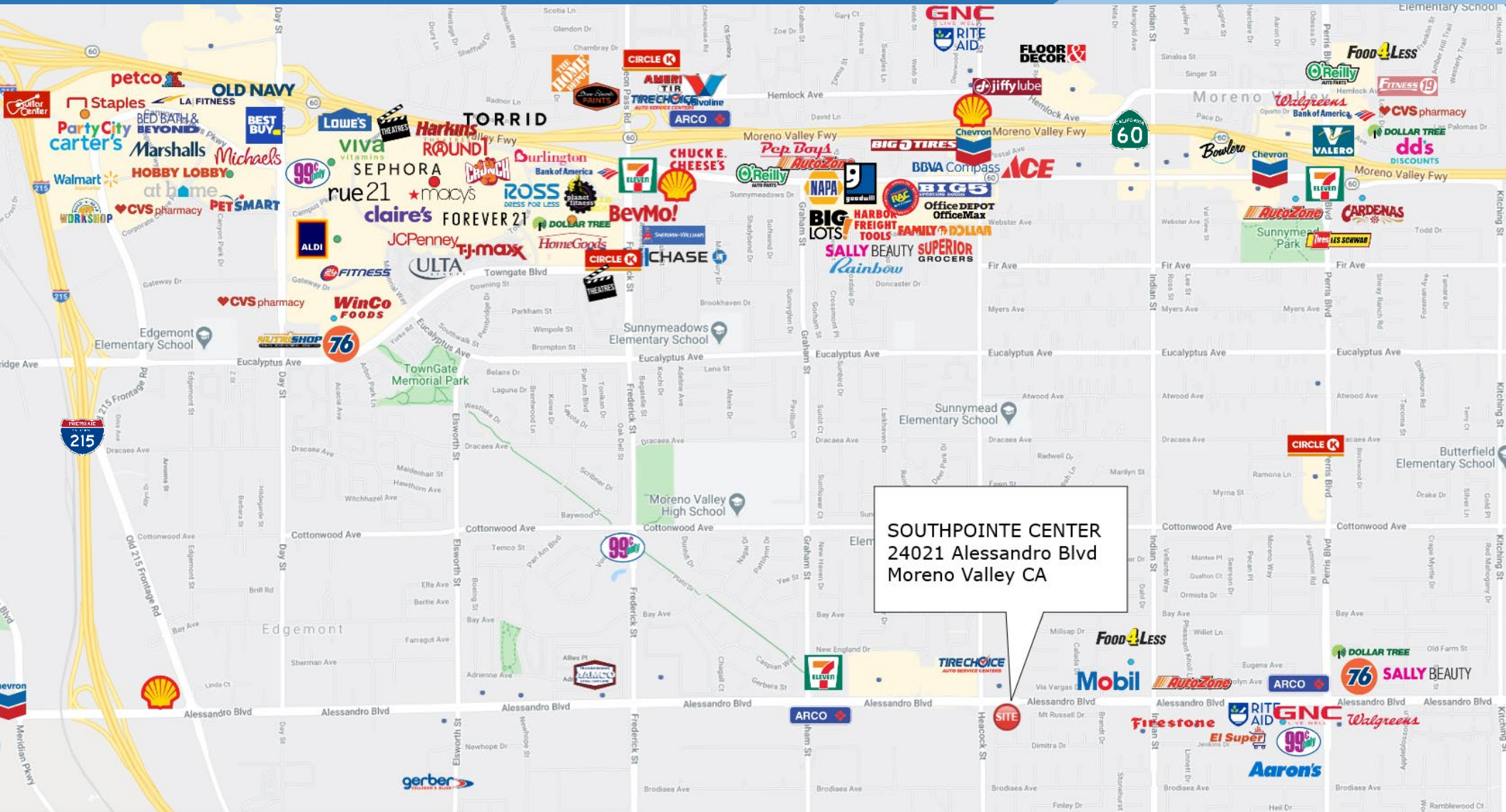
**SUITE 121A**  
**913 SF**



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Moreno Valley CA