

24693 Ironwood Ave, Moreno Valley 92557

259 - Moreno Valley

STATUS: Active

LIST CONTRACT DATE: 01/04/26

LISTING ID: IV26001600

LIST PRICE: \$15,876

PROP TYPE: Commercial Lease

PROP SUB TYPE: Specialty

PARCEL #: 481341032

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes



SQFT(SRC): 7,056
 SQFT LOT: 47,480 (A)
 ACRES: 1.090
 BUSINESS NAME:
 BUSINESS TYPE: Adult Family Home, Agriculture, Child Care, Church, Commercial, Convalescent, Dental, Education/School, Financial, Franchise, Government, Health Services, Hospitality, Medical, Mixed, Multi-Tenant, Nursing Home, Other, Professional Service, Professional/Office, Recreation, Retail, Special Use
 YEAR ESTABLISHED:
 YEAR BUILT: 1987
 SLC:
 LEVELS: 1
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:\$2.25 - \$2.25
 NUMBER OF UNITS:
 ENTRY LEVEL: 1
 BUILDING STATUS: Under Renovation
 OCCUPANCY: Vacant
 BUILDING \$/PER SQFT: \$2.25
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 3
 COUNTY: Riverside
 PARCEL MASTER:
 INVEST?: A/C?:Yes
 FENCE?: Yes HEAT?:Yes

[Listing has Supplements](#)

Rece01/04/2026 : NEW

DESCRIPTION

Introducing 24693 Ironwood Ave, a unique strategic commercial/R5 Zoned gem in the heart of Moreno Valley, CA. With a ±7,056 SF footprint and ample zoning (R5), this property invites diverse opportunities for expansion. If you've been looking throughout all of Southern California you KNOW that this is a perfect / ideal building for anyone looking to open a new Daycare, Pre-School / Early Education Facility / Etc., THERE IS NOTHING ELSE LIKE THIS ON THE MARKET - The building is practically turn-key and ready to go! Per previous owners (a large Daycare firm), the Building has previously been approved for 144 children as a Daycare Facility - BONUS: PER SENIOR CITY PLANNER "...Approval of a Conditional Use Permit is not required for Day Care Centers in the R5 Zone." The R5 zoning accommodates Early Education - Preschools, Daycares, Assisted Living/Senior Care, Group Housing, and potential Medical-Dental Facilities. Unique features like the large grassy lot and an inviting pool create possibilities for Churches and Community-Centric Services, attracting a range of guests and customers. Situated in a high-demand residential area, the property offers convenience without the bustle of commercial spaces. Ample parking, potential expansion space, and a substantial grassy area enhance its appeal. Recent improvements include a fully paid AC system (SEVEN UNITS), COMPLETELY NEW ducting and insulation, and renovated interiors with energy-efficient LED lighting. The exterior boasts a revitalized landscape, a 3.5-ft deep pool, a new main and irrigation backflow system, updated lighting, plumbing, and a tankless water heater. Each of the six large rooms, previously authorized for 24 daycare students, hints at substantial annual returns. For domestic or international investors, the property aligns with societal needs and government initiatives. Moreno Valley's upcoming World Logistics Center and ongoing community projects forecast long-term growth potential. This isn't just an investment; it's a strategic move into the future. Explore, secure, and script your success at 24693 Ironwood Ave. Viewings available; book ASAP! THIS WILL NOT LAST LONG ON THE MARKET - This is a family owned building, owners are open to helping the new tenants find a workable solution that will allow them to scale into the building over time if needed (ie. lease 2/3 of building and the rest later, etc.).

BUSINESS URL:

BUILDING DETAILS

FEATURES: Rec Room
 HEATING: Central
 LAUNDRY:
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING: Flat, Tile
 SECURITY: Fire Sprinkler System
 CONSTRUCTION: Asphalt, Block, Brick, Concrete, Drywall Walls, Ducts Professionally Air-Sealed, Frame, Glass, Other, Steel, Stucco
 LOT: 0-1 Unit/Acre, Agricultural - Other, Back Yard, Sloped Down, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot Over 40000 Sqft, Level, Near Public Transit, Paved, Treed Lot, Value In Land, Yard

UTILITIES

ELECTRICITY: Electricity - On Property
 AMPERAGE:
 VOLTS:
 UTILITIES: Electricity Connected, Sewer Connected, Water Connected
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT: 5,300
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPOT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST:

LAND USE: Industrial, Multi-Family, Office, Other,

Retail

LOT SIZE DIM:

TOPOGRAPHY:

PARCEL #: 481341032

ADDITIONAL PARCEL(s): No

BUILDER NAME:

ZONING:

SURVEY TYPE:

PARK NAME:

PHASE:

WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:

LISTING TERMS:

CLOSE DATE:

INCLUSIONS:

EXCLUSIONS:

ASSIGNABLE:

FINANCING:

MIN. DOWN AMOUNT:

OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME: ON TITLE

OWNER PHONE: 310-279-3168

OWNER PAYS:

TENANT PAYS:

of UNITS LEASED: 0

ANCHORS/Co-TENANTS: 0

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:

REAL ESTATE TAX:

PERSONAL PROPERTY:

ACCOUNTING/LEGAL:

ADVERTISING:

INSURANCE:

ELECTRICITY:

WATER/SEWER:

TRASH:

PROFESSIONAL MANAGER:

RESIDENT MANAGER:

MAINTENANCE:

SUPPLIES:

OTHER:

BUILDING EXPENSE:

RESERVES:

INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:

VACANCY ALLOWANCE:

LAUNDRY:

OTHER:

EFFECTIVE GROSS:

TOTAL EXPENSE:

NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:

OPERATING EXPENSES:

GROSS OPERATING INCOME:

NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:

CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: ESTEBAN ROBLEDO

CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: 02003233

CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: IVROBLEST

CO-LISTING AGENT MLS ID:

CONTACT

1. LA CELL: 310-279-3168

2. LA DIRECT:

3. LA PAGER:

4. LA FAX:

5. LA VOICEMAIL:

6. LA EMAIL: ivaor5@robledorealty.com

OFFICE

LISTING OFFICE: Elevate Real Estate Agency

LISTING OFFICE PHONE: 909-266-1777

CO-LISTING OFFICE:

CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: 02014163

LISTING OFFICE FAX:

CO-LISTING OFFICE STATE LICENSE:

CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: IVRRESCA

CO-LISTING OFFICE MLS ID:

MLS

BAC:

LISTING CONTRACT DATE: 01/04/26

START SHOWING DATE:

ON MARKET DATE: 01/04/26

BAC REMARKS:

PRIVATE REMARKS: [SEE SUPPLIMENTS FOR PLANS AND PLANNING EMAIL] \$02.25/sqft - Min. 3-5 years ideally - The property is pretty much ready for business pending basic/cosmetic repairs (all major renovations, roof, plumbing, AC system have been addressed); Owner is open to leasing part of the building now, giving the tenant right of first refusal to lease out the rest of the building at a future date. Cap rate example; assuming a Net Operating Income (NOI) of \$594,000 (calculated based on 75% occupancy of 144 slots at \$9,000 per student, typical expenses, with 4 teachers and 2 assistants) and a purchase price of \$1,450,000, the cap rate would be approximately 40.96% (very good!). Please use OWNER names (on Title) and Listing Office information on Offers - LA is related to Seller - Include Property Street Name and Number in Offer Email Subject or it may be missed *** - Buyer responsible to perform typical due diligence inspections and property assessments. Email offers to: Esteban@RobledoRealty.com More Info: https://www.realreports.ai/report/Qx4zOHsdnno41St https://ecode360.com/43227814

DUAL/VARI COMP?: No

EXPIRATION DATE: 01/04/27

CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?Yes/

MOD TIMESTAMP: 01/07/26

LIST AGRMT: Exclusive Right To Lease

NEIGHBORHOOD MARKET REPORT YN?: Yes

SHOWING INFORMATION

SHOW INSTRUCTIONS: Contact Listing Agent for showings - 310-279-3168 // TEXT PRFERRED

DIRECTIONS: North of Perris Blvd, West on Ironwood Ave, Property will be on the South Side of Ironwood Ave (corner lot next to large vacant lot))

PHOTOS