



**24991 Alessandro Blvd.  
Moreno Valley, CA 92553**





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MORENO VALLEY, CA 92553

EXCLUSIVELY PRESENTED BY:

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GOLDEN  
PROPERTIES

COMMERCIAL DIVISION  
482 N. Rosemead Blvd, Suite 101  
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# PROPERTY SUMMARY

Offering Price	\$6,500,000
Capitalization Rate	5.23%
Ownership Type	Fee Simple
Building SqFt	16,602 SqFt
Year Built	1998
Lot Size (acres)	1.66
Parcel ID	482-540-029
Zoning Type	CC
County	Riverside

# INVESTMENT SUMMARY

Berkshire Hathaway HomeServices Golden Properties is proud to offer an exclusive listing for the retail building on a signalized corner located at 24991 Alessandro Blvd in Moreno Valley, California. The property consists of 16,602 rentable square feet of building space situated on approximately 1.66 acres of land. The Tenant, Absolute Dollar Store, is currently operating under a 5-year NNN Lease set to expire on 04/30/29, with two 5-year options to renew. Current NOI (Year 2) is \$339,813.07, with a 3% escalation scheduled for year 4, and 5% escalations for each option (plus 3% annual escalations in years 2-5 of each option).





# INVESTMENT HIGHLIGHTS

- Outparcel to Sunnymead Towne Center - Anchored by El Super Supermarket
- Signalized Corner with Heavy Traffic- Average Daily Traffic Count on Alessandro Blvd - 22,100 and on Perris Blvd - 26,200
- Strong Retail Corridor - Adjacent properties include Smart and Final Extra!, Starbucks, and Ross
- Minimal Landlord Responsibilities - Roof & Structure Only









# FINANCIAL SUMMARY

## LEASE SUMMARY

Tenant	Absolute Dollar Store
NOI	\$339,813.07
CAP Rate	5.23%
Lease Type	NNN
Rent Commencement	5/1/2024
Lease Expiration	4/30/2029
Term Remaining on Lease	4 years
Rent Increases	3% in Year 4; see schedule below for option periods
Landlord Responsibilities	Roof & Structure
ROFR	20 days



## RENT SCHEDULE

Lease Year	Period	Rent Escalation	Annual	Monthly
1	5/1/24 - 4/30/25	0.00%	\$329,915.60	\$27,492.97
2	5/1/25 - 4/30/26	3.00%	\$339,813.07	\$28,317.76
3	5/1/26 - 4/30/27	0.00%	\$339,813.07	\$28,317.76
4	5/1/27 - 4/30/28	3.00%	\$350,007.46	\$29,167.29
5	5/1/28 - 4/30/29	0.00%	\$350,007.46	\$29,167.29
<b>Option 1</b>				
1	5/1/29 - 4/30/30	5.00%	\$367,507.83	\$30,625.65
2	5/1/30 - 4/30/31	3.00%	\$378,533.07	\$31,544.42
3	5/1/31 - 4/30/32	3.00%	\$389,889.06	\$32,490.76
4	5/1/32 - 4/30/33	3.00%	\$401,585.73	\$33,465.48
5	5/1/33 - 4/30/34	3.00%	\$413,633.30	\$34,469.44
<b>Option 2</b>				
1	5/1/34 - 4/30/35	5.00%	\$434,314.97	\$36,192.91
2	5/1/35 - 4/30/36	3.00%	\$447,344.42	\$37,278.70
3	5/1/36 - 4/30/37	3.00%	\$460,764.75	\$38,397.06
4	5/1/37 - 4/30/38	3.00%	\$474,587.69	\$39,548.97
5	5/1/38 - 4/30/39	3.00%	\$488,825.32	\$40,735.44

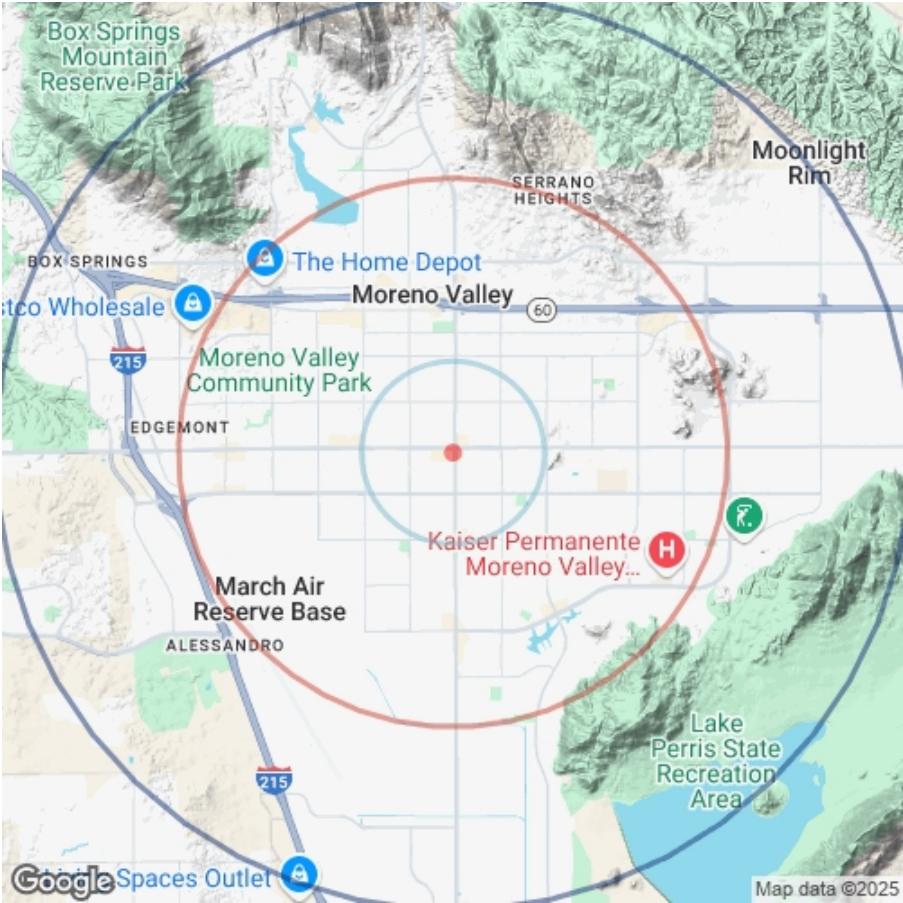


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,486	111,273	151,571
2010 Population	25,899	148,670	206,300
2025 Population	27,022	164,160	228,977
2030 Population	27,314	168,921	237,176
2025-2030 Growth Rate	0.22 %	0.57 %	0.71 %
2025 Daytime Population	20,232	139,301	202,565

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	563	2,909	3,826
\$15000-24999	255	1,779	2,336
\$25000-34999	479	2,297	3,000
\$35000-49999	764	4,221	5,405
\$50000-74999	1,371	7,355	9,767
\$75000-99999	1,161	6,708	9,408
\$100000-149999	1,234	9,646	14,365
\$150000-199999	564	5,101	7,856
\$200000 or greater	476	3,881	7,467
Median HH Income	\$ 75,015	\$ 85,780	\$ 93,327
Average HH Income	\$ 92,738	\$ 103,724	\$ 113,025

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,690	30,351	42,251
2010 Total Households	6,272	38,788	55,932
2025 Total Households	6,867	43,897	63,431
2030 Total Households	7,047	45,671	66,510
2025 Average Household Size	3.92	3.72	3.6
2025 Owner Occupied Housing	4,282	26,260	39,500
2030 Owner Occupied Housing	4,497	27,483	41,434
2025 Renter Occupied Housing	2,585	17,637	23,931
2030 Renter Occupied Housing	2,550	18,188	25,076
2025 Vacant Housing	110	1,202	2,303
2025 Total Housing	6,977	45,099	65,734





Valley View High School

Moreno Valley High School

Food 4 Less



Smart & Final extra!

ROSS DRESS FOR LESS



ARCO

Alessandro Blvd - 22,100 VPD

Walgreens

Riverside University HEALTH SYSTEM



El Super

**SUBJECT PROPERTY**  
24991 Alessandro Blvd  
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CA 92553

Badger Springs Middle School

Vista del Lago High School



Perris Blvd - 26,200 VPD

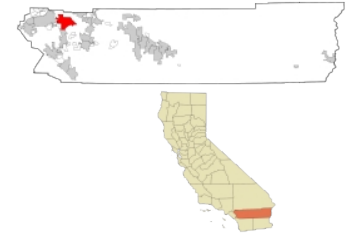
CARDENAS MARKETS

STATER BROS. markets





# ABOUT MORENO VALLEY



Moreno Valley, located in the heart of California's Inland Empire, is one of the fastest-growing cities in Riverside County with a population of approximately 212,000 residents. Strategically positioned along major transportation corridors including State Route 60 and Interstate 215, the city offers direct access to Los Angeles, Orange County, San Diego, Las Vegas, and the ports of Long Beach and Los Angeles. This central location, combined with business-friendly policies and abundant developable land has made Moreno Valley a preferred destination for logistics, industrial, retail, and healthcare development.

The city boasts a young and diverse population, and its growing labor force and affordability compared to coastal markets make it attractive for national retailers and institutional investors alike. Major employers in the area include Amazon, Skechers, Harbor Freight Tools, Riverside University Health System, and Kaiser Permanente, contributing to the city's economic stability and job creation. Moreno Valley also benefits from the March Air Reserve Base, a key regional logistics and employment hub.

Moreno Valley's commercial real estate market is anchored by significant industrial development, supported by more than 3 million square feet of active warehouse and distribution projects currently under construction or planned. Retail opportunities continue to expand as well, with strong national tenancy including Costco, Target, Home Depot, Raising Cane's, and Texas Roadhouse, among others. Retail lease rates are competitive, and demand for new restaurant and service-oriented retail pads remains high, particularly along key corridors like Sunnymead Boulevard and Perris Boulevard.

In addition to industrial and retail growth, Moreno Valley is seeing increasing demand in the healthcare and office sectors. Riverside University Health System and Kaiser Permanente have plans for significant expansion, including multi-million square foot medical campuses that will drive future demand for supporting office, hospitality, and service uses. The city is also exploring opportunities to attract recreation and hospitality developments, including hotels and entertainment venues, to serve both the local population and regional visitors.



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PLEASE CONTACT THE BERKSHIRE HATHAWAY HOMESERVICES GOLDEN PROPERTIES  
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