

INVESTMENT/OWNER USER - 3.45 AC

21115 Box Springs Rd, Moreno Valley, CA 92557

MGR
Real Estate

Presented By:
MGR Real Estate



INVESTMENT/OWNER USER OPPORTUNITY - 3.45 AC

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Property Details

Price: Upon Request

- Freeway Frontage w/monumental Signage
- Fully paved lot
- Secure lots with security service
- Hight traffic count
- 44K monthly rental income (gross)

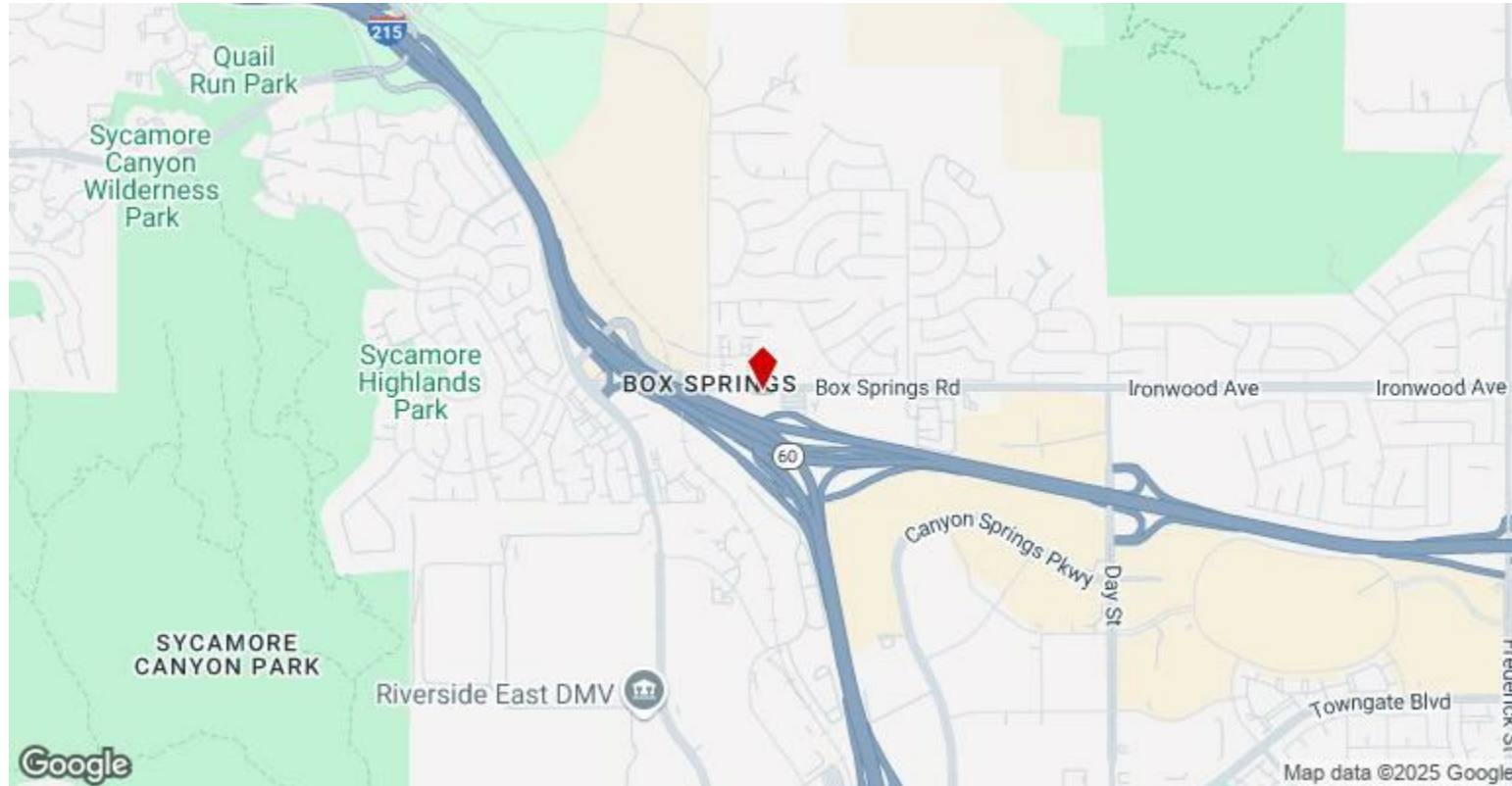
View the full listing here: <https://www.loopnet.com/Listing/21115-Box-Springs-Rd-Moreno-Valley-CA/35304865/>

Price:	Upon Request
Property Type:	Retail
Property Subtype:	Auto Dealership
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2.56 AC
Gross Building Area:	104,108 SF
No. Stories:	1
Year Built:	1970
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	291-020-028
Walk Score ®:	29 (Car-Dependent)
Transit Score ®:	31 (Some Transit)

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Location



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Property Photos



Aerial



Main Photo 2

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Building Photo



Building Photo

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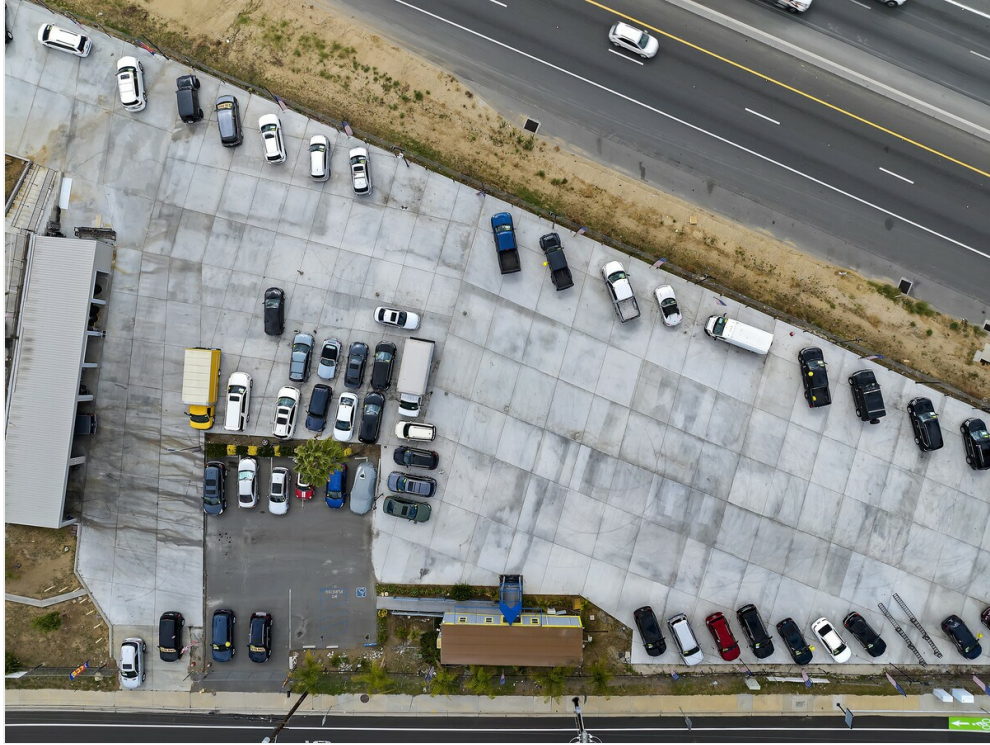


Building Photo

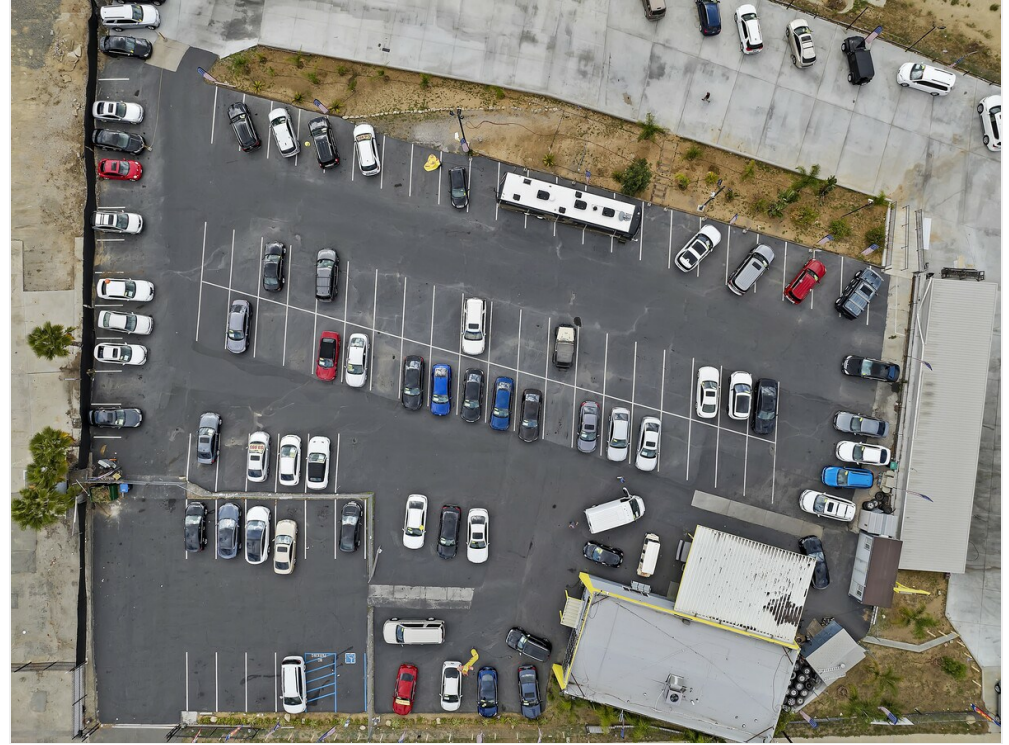
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Building Photo



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MGR is proud to present the exclusive sale of 21115 & 12025 Box Springs Rd. in Moreno Valley, CA — a rare opportunity to acquire two contiguous parcels totaling approximately 3.45 acres ($\pm 150,282$ SF) in one of the city's most active commercial corridors. Strategically positioned just off the I-215 and 60 Freeways, this high-exposure site offers exceptional visibility and access. Both parcels are being sold together as a single offering, ideal for investors or owner-users seeking a high-performing asset with strong income and long-term upside. Currently 100% occupied by two established, high-profile tenants, the property produces a robust \$44,000 in gross monthly rental income. With secure facilities, modern infrastructure, and freeway frontage, this is a rare opportunity to own a turn-key investment in the growing Moreno Valley market.

Property Highlights: 21115 Box Springs Rd. sits on an estimated 42,000 SF gated lot, fully secured with a wrought iron fence. Both parcels are fully paved with a combination of concrete and asphalt and include a trash enclosure.

Two on-site structures (portable buildings), each approximately 720 SF: The first features multiple offices, French double doors, two additional entrances, and large windows facing the open yard. The second is brand new, with French double doors, fresh epoxy flooring, and windows facing the lot. Property is equipped with 125-volt power and lighting throughout. This is a rare opportunity to acquire a cash-flowing asset in a prime freeway-adjacent location. Feel free to give me a call to discuss further or schedule a tour.

12025 Box Springs Rd., Moreno Valley, CA
 $\pm 116,000$ SF Fully Secured Lot | Prime Freeway Frontage

This $\pm 116,000$ SF fully secured lot offers multiple gated entrances and exits and is currently operating as a fully functioning RV dealership. Strategically located with prime I-215 freeway frontage, the property benefits from an estimated 254,000 daily freeway traffic count and 15,000+ vehicles per day on the street side. It also features monument signage that generates additional monthly income.

Property Features: Utilities: Equipped with a 200-amp electric meter and a gas meter | Parking: Paved asphalt lot with 11 parking stalls, including one ADA-compliant space | Security: 24-hour surveillance with Provisual camera system | Lighting: LED lighting throughout the entire property | EV Charging Station: 220V electric vehicle charging station on-site

Upper Lot: Fully paved with asphalt | 1,800 SF Office Building with a 25' x 35' awning (12' high) | Includes: Sales office | Two private restrooms | Customer waiting area | File storage | Two small private offices | Breakroom | Large executive office with private restroom and sliding glass doors



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Two Storage Units: 12' x 15' | 20' x 8'

Lower Lot: Approximately 60,000 SF, fully paved with concrete | Closest to the freeway, offering excellent visibility |

1,800 SF Metal Structure with six bays: Two roll-up doors (16' x 11') | Four roll-up doors (8' x 11') |

Portable Building: Approximately 480 SF and ADA-compliant

This is a turn-key investment opportunity with strong income potential and exceptional visibility in a high-traffic commercial corridor.