



**OFFERING MEMORANDUM**

EXCLUSIVELY **LISTED BY:**

**SUNNYMEAD VILLAGE**  
24541 ALESSANDRO BLVD, MORENO VALLEY, CA 92553

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**±28,695 SF NEIGHBORHOOD CENTER FOR SALE**

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## OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.





## PROPERTY OVERVIEW

Lee & Associates is pleased to present a prime investment opportunity to acquire a ±28,695 SF neighborhood retail center at 24551 Sunnymead Boulevard in Moreno Valley, CA. Positioned on ±2.53 acres along a major retail corridor, the property benefits from excellent visibility and a diverse mix of service-oriented tenants anchored by daily needs, food, and retail users.

The center maintains a stable rent roll with long-term tenancy and upside potential through market rent adjustments. With its strong tenant mix, high traffic counts, and accessibility to surrounding residential and commercial areas, the asset provides both steady cash flow and long-term appreciation potential in one of the Inland Empire's strongest retail corridors.

## OFFERING SUMMARY

<b>Pricing</b>	\$5,210,000
<b>Gross Leasable Area</b>	±28,695 SF
<b>Land Area</b>	±2.53 Acres (±110,206 SF)
<b>APN</b>	482-520-001 / 482-520-005 / 482-520-010
<b>Year Built</b>	1985
<b>Tenancy</b>	Multi-Tenant Neighborhood Center
<b>Zoning</b>	COMU - Corridor Mixed-Use
<b>Cap Rate (Current)</b>	6.4%   \$181 / SF (Significantly Below Replacement Cost)
<b>Cap Rate (Pro Forma)</b>	11.73%

### Other Features

- 100% Occupied
- Commercial Retail Zoning
- Surface Parking
- High Visibility and Strong Traffic Counts
- Close Proximity to National Tenants Including Food4Less, McDonald's, Wing Stop, Starbucks, US Bank, O'Reilly Auto Parts

### Note on Current

All leases except for one tenant are NNN. Seller is not enforcing NNN on certain tenants, and the current cap rate reflects this structure. Please refer to the rent roll and contact Agent for additional details.

## OPERATING STATEMENT SUMMARY

ANNUALIZED OPERATING DATA	CURRENT (MG)	PRO FORMA (NNN)
Gross Rent	\$440,220.00	\$516,510.00
Expense Reimbursements	\$22,176.00	\$156,465.00
Gross Potential Income	\$462,396.00	\$672,975.00
Vacancy Factor (5%)	\$0.00	\$33,649.00
Effective Gross Income	\$462,396.00	\$639,326.00
Less Expenses	\$128,589.00	\$28,000.00
<b>Net Operating Income</b>	<b>\$333,807.00</b>	<b>\$611,326.00</b>

OPERATING EXPENSES	CURRENT	PRO FORMA
Water	\$18,857.00	\$19,422.00
Trash	\$30,708.00	\$31,269.00
Electricity	\$3,674.00	\$3,784.00
Maintenance & Repairs	\$32,355.00	\$33,326.00
Insurance	\$3,772.00	\$10,500.00
Property Taxes (1.1164%)	\$39,223.00	\$58,164.00
<b>Operating Expenses</b>	<b>\$128,589.00</b>	<b>\$156,465.00</b>
Expenses/ SF	\$4.48	\$5.45

## PROPERTY RENT ROLL

SUITE	TENANT	SQ FT	START	END	OPTION	\$/SF	INCREASE	BASE	CAM	TOTAL
24541	Moreno donut	1360	9/1/2002	8/31/2029		1.76	3%	2,388		2,388.00
24543	Iglesia Universal Church	3180	10/1/2015	9/30/2026	3 Year	0.90	2%	2,856		2,856.00
24549	Pro Vacuum & Janitorial Store	2160	12/1/2018	M-M		0.97		2,100		2,100.00
24551	Iglesia "Restauración Jireh"	914	9/1/2013	M-M		1.21		1,102		1,102.00
24553	Fabric Shop	900	11/1/2025	10/31/2027		1.33	5%	1,200	200	1,400.00
24555	Botanica Orula	912	7/1/2020	M-M		1.37		1,250		1,250.00
24557	Empire's Barber	900	9/15/2013	3/31/2029		1.57	5%	1,417		1,417.00
24559	Agape Dog Grooming	1200	9/4/2013	7/31/2030		1.17	4%	1,404		1,404.00
24561	California Bright Dental Group	1200	11/26/2007	M-M		1.67	3%	2,000	270	2,270.00
24563	Lily Hair & Nail	1040	4/1/1999	11/30/2029		1.27	4%	1,320		1,320.00
24565	Aqua Clear Drinking Water	1280	3/1/1997	3/31/2026		1.22	4%	1,560		1,560.00
24641	Castillo L. Studio	1938	8/2/2013	M-M		0.93	5%	1,800		1,800.00
24643	Wet Pets	1000	8/1/2023	7/31/2028		1.24	3%	1,236	206	1,442.00
24645	Ruby massage	979	6/1/2019	5/31/2029		1.76	2%	1,724		1,724.00
24647	Unlimited Styles Hair Studio	1280	9/15/2020	9/30/2026		1.24	2%	1,592		1,592.00
24649	Top Beauty Salon	1024	12/1/2011	M-M		1.48		1,519		1,519.00
24651	Birrieria Tacos Mi Negra	1100	4/1/2024	3/31/2027		1.78	3%	1,957		1,957.00
24653	Birrieria Tacos Mi Negra	1100	4/1/2024	3/31/2027		1.40	3%	1,545		1,545.00
24655	Jamaican Restaurant	1440	9/1/2025	8/31/1930		1.72	5%	2,470	430	2,900.00
24659	House of Destiny Church	2348	4/7/2023	M-M		1.08	3%	2,547	424	2,971.00
24661	Mei Mei Spa	1440	5/1/2023	4/30/2026		1.18	3%	1,698	318	2,016.00
<b>TOTAL</b>		<b>28,695</b>				<b>\$1.36</b>		<b>\$36,685</b>	<b>\$1,848</b>	<b>\$38,533</b>





POPULATION			
	1 MILE	3 MILES	5 MILES
<b>2020 Population</b>	25,683	159,710	230,592
<b>2024 Population</b>	24,819	157,395	227,915
<b>2029 Population Projection</b>	25,961	165,226	239,385
<b>Annual Growth 2020-2024</b>	-0.8%	-0.4%	-0.3%
<b>Annual Growth 2024-2029</b>	0.9%	1.0%	1.0%
<b>Median Age</b>	31.6	32.1	33

HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES
<b>2020 Households</b>	6,462	42,153	62,961
<b>2024 Households</b>	6,106	40,640	61,024
<b>2029 Household Projection</b>	6,361	42,486	63,859
<b>Annual Growth 2020-2024</b>	0.4%	0.2%	0.2%
<b>Annual Growth 2024-2029</b>	0.8%	0.9%	0.9%
<b>Owner Occupied Households</b>	3,660	24,153	38,482

INCOME			
	1 MILE	3 MILES	5 MILES
<b>Median Household Income</b>	\$61,778	\$70,596	\$79,756
<b>\$50,000 - 75,000</b>	1,524	8,877	12,092
<b>\$75,000 - 100,000</b>	897	5,911	8,981
<b>\$100,000 - 125,000</b>	400	4,802	7,951
<b>\$125,000 - 150,000</b>	437	3,750	6,064
<b>\$200,000+</b>	143	1,445	3,907

TRAFFIC			
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Alessandro Blvd	Covey Quail Ln E	23,145	0.19 mi
Indian St	Alessandro Blvd S	11,731	0.21 mi
Alessandro Boulevard	Ramsdell Dr W	27,495	0.31 mi
Indian St	Saint James Dr N	9,926	0.34 mi
Alessandro Blvd	Ramsdell Dr W	27,764	0.37 mi
Brodiaea Ave	Toby Ct W	1,788	0.38 mi





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