

OFFERING MEMORANDUM



FREE STANDING RETAIL

23031 SUNNYMEAD BLVD | MORENO VALLEY, CA 92553

EXCLUSIVELY
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PROPERTY OVERVIEW

Property Facts

ADDRESS	23031 SUNNYMEAD BOULEVARD MORENO VALLEY, CA 92553
PRICE	\$2,600,000
PRICE PER S/F (BUILDING)	\$719.82
PROPERTY TYPE	FREE STANDING RETAIL
LAND USE	RETAIL TRADE
BUILDING SF	3,612
Building Class	B
LOT SIZE SF	14,810
YEAR BUILT	2007
STORIES	1
NUMBER OF PROPERTIES	1
Parking	10 Spaces (2.77 Spaces per 1,000 SF Leased)
Frontage	98 FT on Sunnymead Blvd

Executive Summary

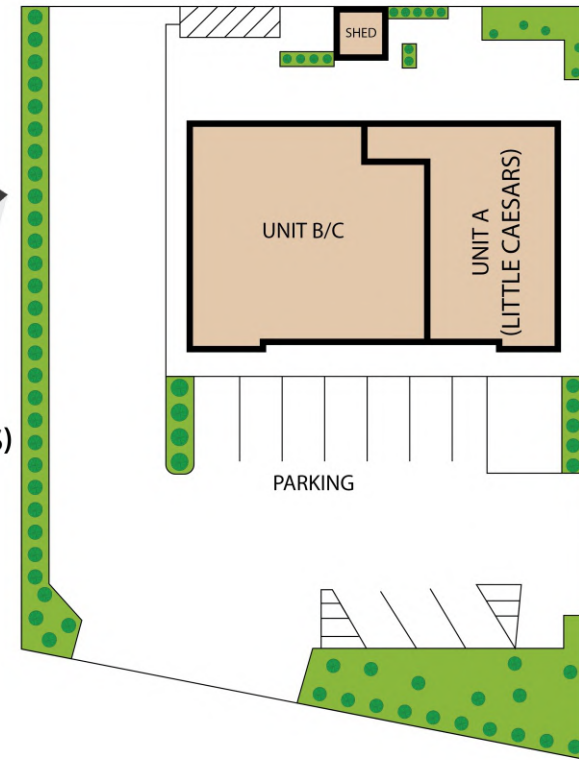
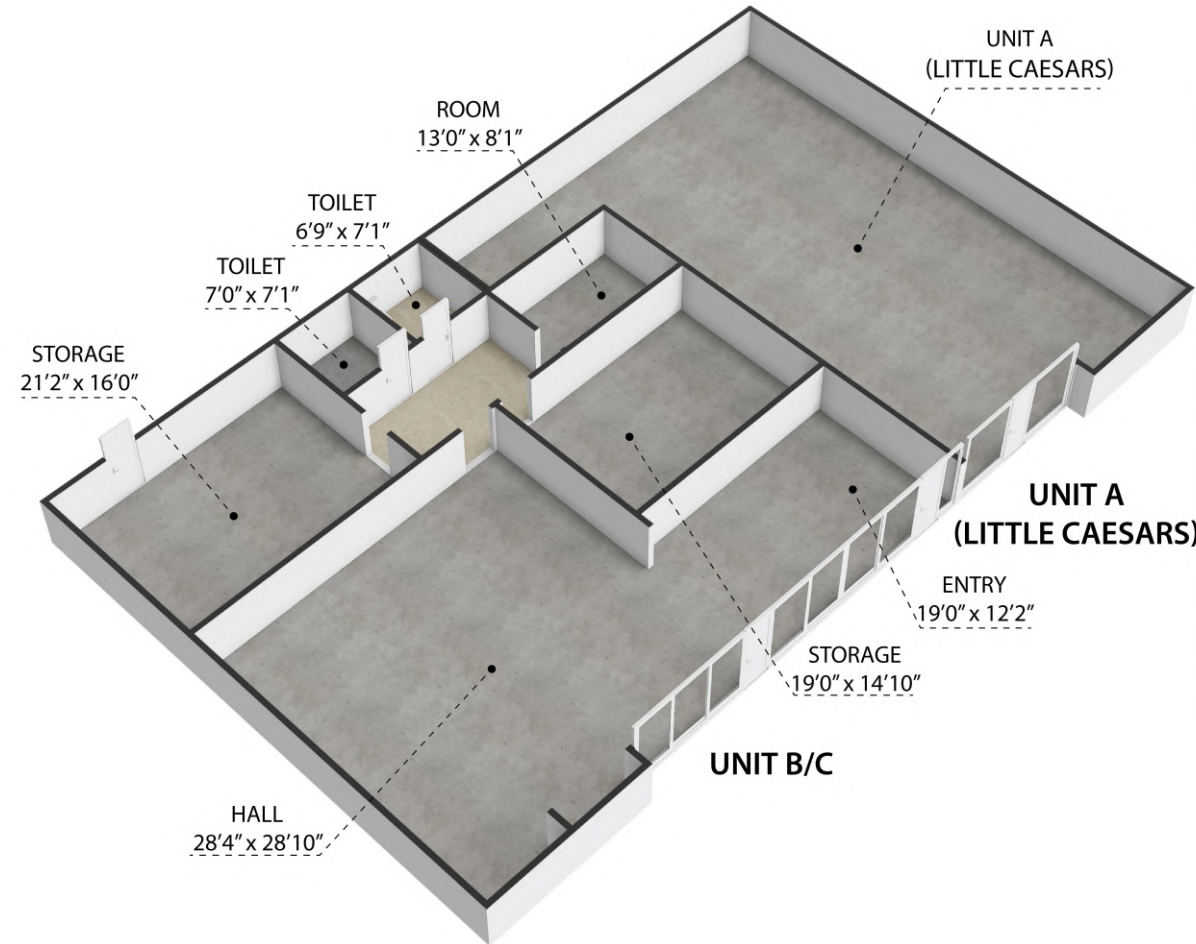
PRIME RETAIL LOCATION WITH INCOME STABILITY AND VALUE-ADD POTENTIAL.

Positioned at a prime signaled intersection with high visibility from the 60 Freeway, this retail property is an exceptional opportunity for investors or owner-users seeking a versatile and well-located asset. The building is a 3,612-square-foot, two-tenant, potentially three-tenant freestanding building offering flexibility and income stability. Anchored by a long-term tenant, Little Caesars Pizza occupies 1,300 square feet under a secure NNN lease through January 2028. The remaining 2,312 square feet are vacant, offering a flexible space that can remain open or be divided back into two units, depending on the future owner's vision or business needs. The space is primed for tenant improvements, providing an excellent opportunity to tailor the layout or enhance its value through thoughtful customization. Additionally, the property offers 10 parking spaces conveniently located at the front of the site. Located directly across from the bustling Moreno Valley Mall, this property benefits from a robust retail environment, drawing over 3.5 million square feet of consumer activity in the surrounding area. The region's dense demographics include over 242,000 residents within a 5-mile radius, combined with a growing workforce and proximity to major distribution hubs like the World Logistics Center. Whether as a stable income-producing asset or a space for creative redevelopment, this property provides unmatched potential in one of Southern California's fastest-growing markets.





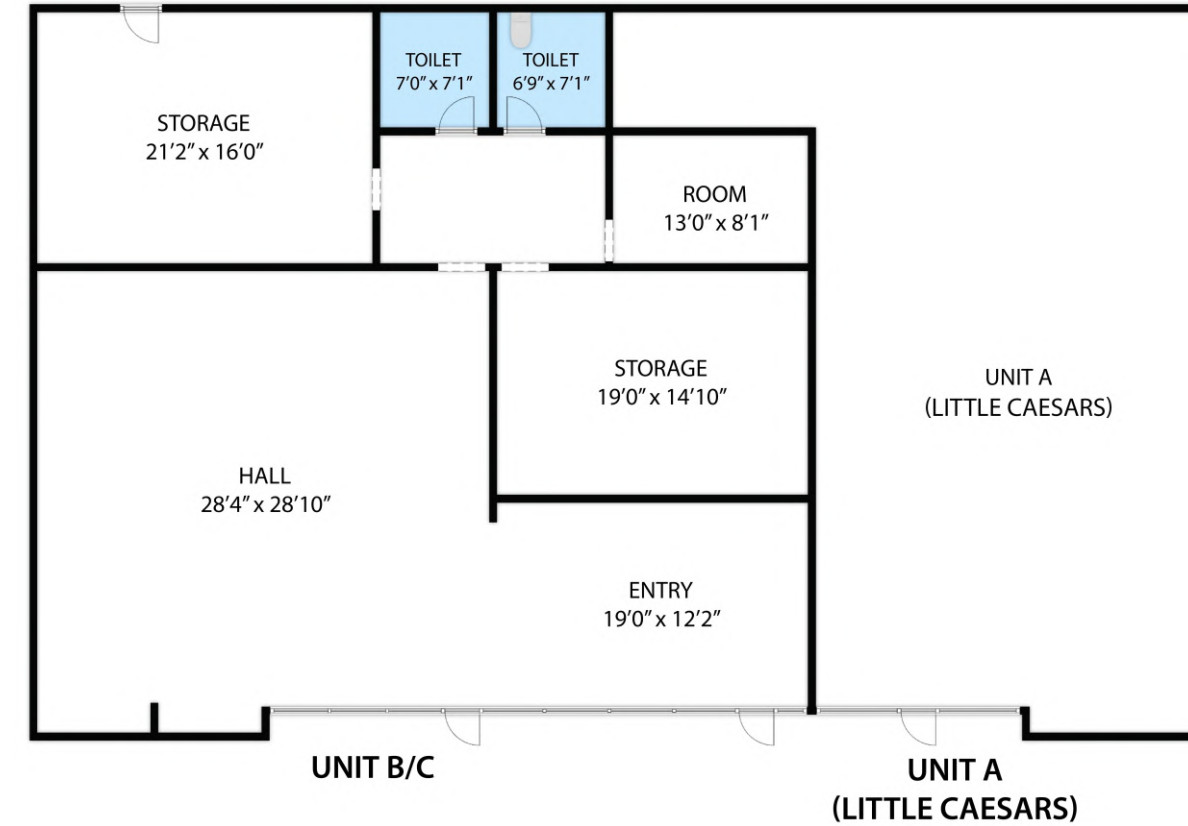
FLOOR PLAN



UNIT A (LITTLE CAESARS) : 1,300 SQ.FT
UNIT B : 810 SQ.FT
UNIT C : 1,400 SQ.FT

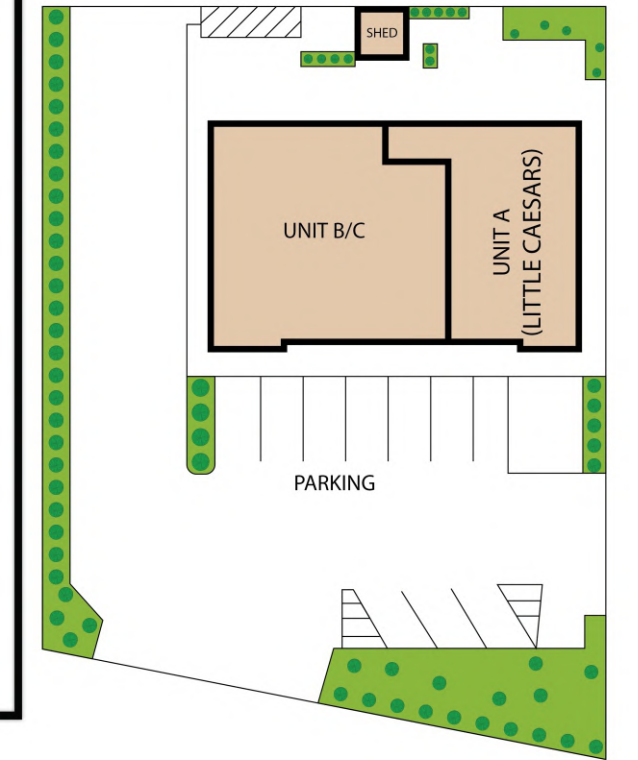
23031 Sunnymead Boulevard, Moreno Valley, CA, 92553

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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UNIT A (LITTLE CAESARS) : 1,300 SQ.FT
UNIT B : 810 SQ.FT
UNIT C : 1,400 SQ.FT



FRONTAGE PHOTOS

REAR PHOTOS



INTERIOR PHOTOS



LOCATION HIGHLIGHTS



I-215 AND SR-60 FREEWAYS

Excellent accessibility for customers and businesses.



PROXIMITY TO MAJOR EMPLOYERS

Nearby large employers include Amazon, Skechers USA, and Ross Dress for Less distribution centers, contributing to a robust local economy.



SUNNYMEAD PARK

Community park 1 mile away, enhancing local appeal.



MORENO VALLEY MALL REVITALIZATION

A comprehensive redevelopment plan includes adding over 1,600 residential units, approximately 40,000 sq. ft. of commercial space, 60,000 sq. ft. of office space, and two hotels with a total of 270 rooms.



AREA DEMOGRAPHIC



2024 POPULATION

1 Miles Radius	3 Miles Radius	5 Miles Radius
25,000	100,000	200,000



2024 MEDIAN HH INCOME

1 Miles Radius	3 Miles Radius	5 Miles Radius
\$55,000	\$60,000	\$65,000



2024 AVERAGE HH INCOME

1 Miles Radius	3 Miles Radius	5 Miles Radius
\$60,000	\$65,000	\$70,000



FINANCIAL ANALYSIS

RENT ROLL

TENANT	SF	FLOOR	%	Lease Start	Lease End	CURRENT RENT	PRO-FORMA RENT	PF RENT/SF	LEASE TYPE
Little Cesars Pizza	1300	1	36%	11/3/06	1/31/28	\$5,200.73	\$5,360	\$4.12	NNN
B & C - Vacant	2,312	1	64%			\$0	\$6,936	\$3.00	NNN
	3,612		100%			\$5,200.73	\$12,296		

*Lease Terms: Unit A Long-term lease, stable tenant, last rent increase Feb 2023 and expires 1/31/2028.

Units B & C Value-add opportunity to lease 2,312 sq. ft. of vacant space.

OPERATING DATA

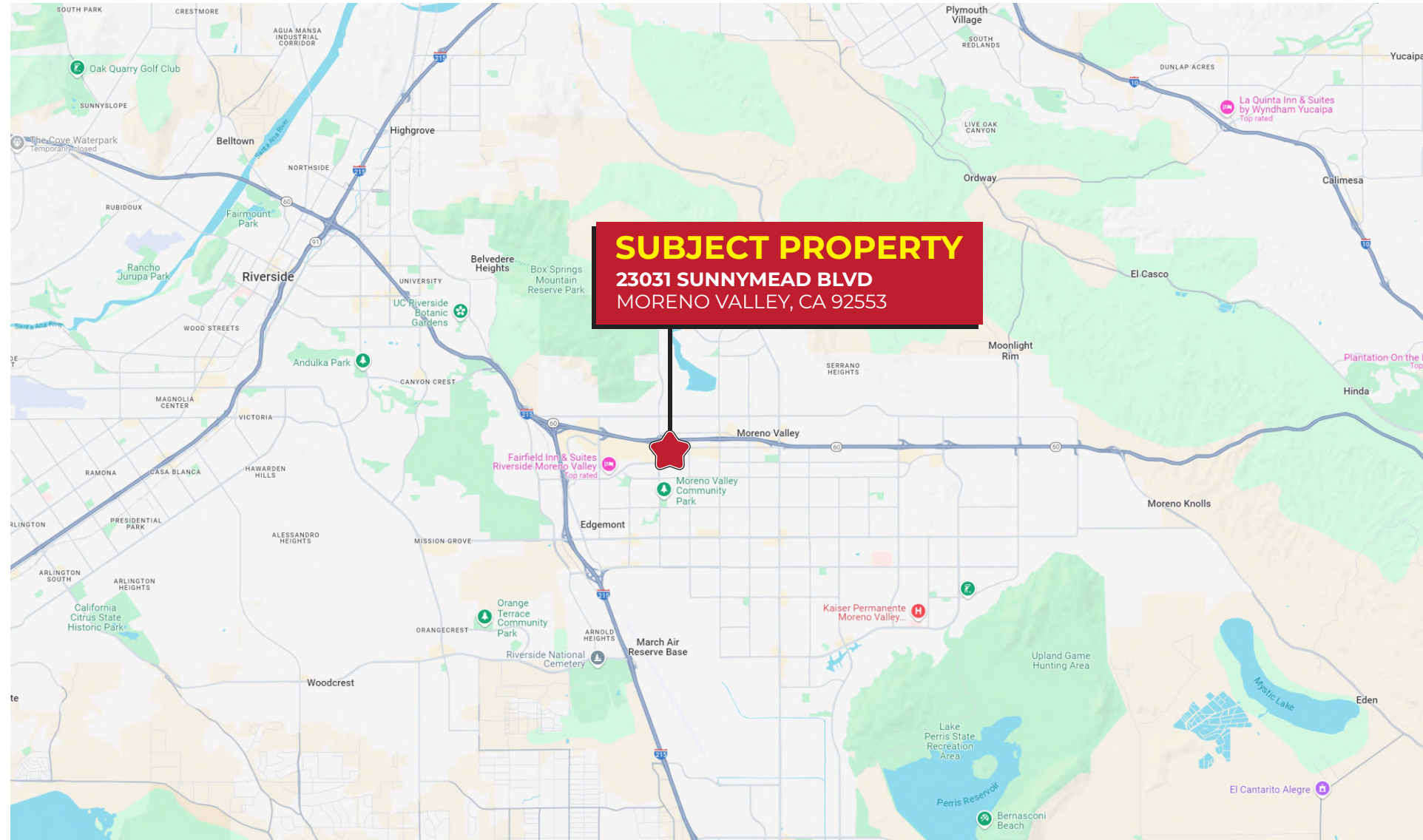
	CURRENT	PRO-FORMA
Scheduled Lease Income	\$62,408.76	\$147,552
CAM Reimbursment	\$35,980.32	\$99,995.64
Effective Gross Income	\$98,389.08	\$247,548
Expenses	\$48,000	\$48,000
CAP	1.9%	7.6%

PRICING SUMMARY

Total Possible Rent	5,200.73
Vacancy Rent	0.00
Occupied Unit Rent	5,200.73
# of Units	2
Vacant Units	1
Occupied Square Footage	1,300
Occupancy %	35.99%



PROPERTY LOCATION



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