

FAST FOOD & SHOP OPPORTUNITY FOR LEASE

NEC Alessandro Blvd
& Lasselle Street
MORENO VALLEY, CA

PROPERTY HIGHLIGHTS

- 2,200 SF Drive-Thru Restaurant opportunity
- 4,000 SF Shop space available
- 7-Eleven-anchored
- Convenient access
- 2,000 new housing units permitted and under construction nearby
- Near future WORLD LOGISTICS CENTER (4 miles east) 43M SF of Fulfillment/Industrial will join Amazon and Skechers adding approximately 2,100 new employees

DEMOGRAPHICS

	1 Mile	2 Miles
Population	19,459	80,987
Avg HH Income	\$105,539	\$109,001
Daytime Population	2,197	8,948

Source: Sites USA

TRAFFIC COUNTS

- Alessandro Blvd - 11,590 CPD
- Lasselle Street - 8,380 CPD

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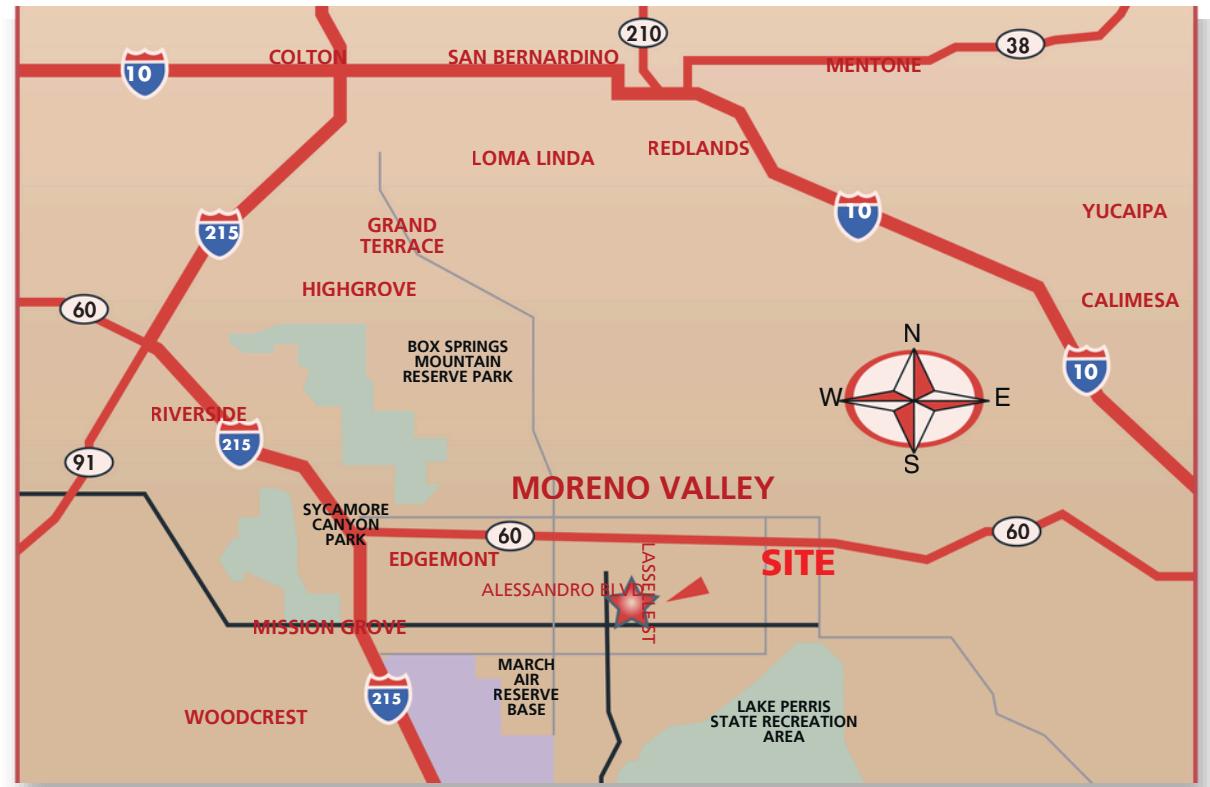


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MORENO VALLEY is one of the fastest growing cities in the Inland Empire.

- The city of Moreno Valley is the second largest city in Riverside County by population and one of the Inland Empire's population centers. The city's population was 208,634 at the 2020 census.
- The city is one of the fastest growing cities in the Inland Empire Moreno Valley Industrial Area, and SR-60 Corridor.
- Moreno Valley, CA, a city known for its diverse neighborhoods, family-friendly atmosphere, and commitment to community growth.
- From the expansive parks like Box Springs Mountain Regional Park to the vibrant local events, Moreno Valley offers residents a unique blend of opportunities and experiences.



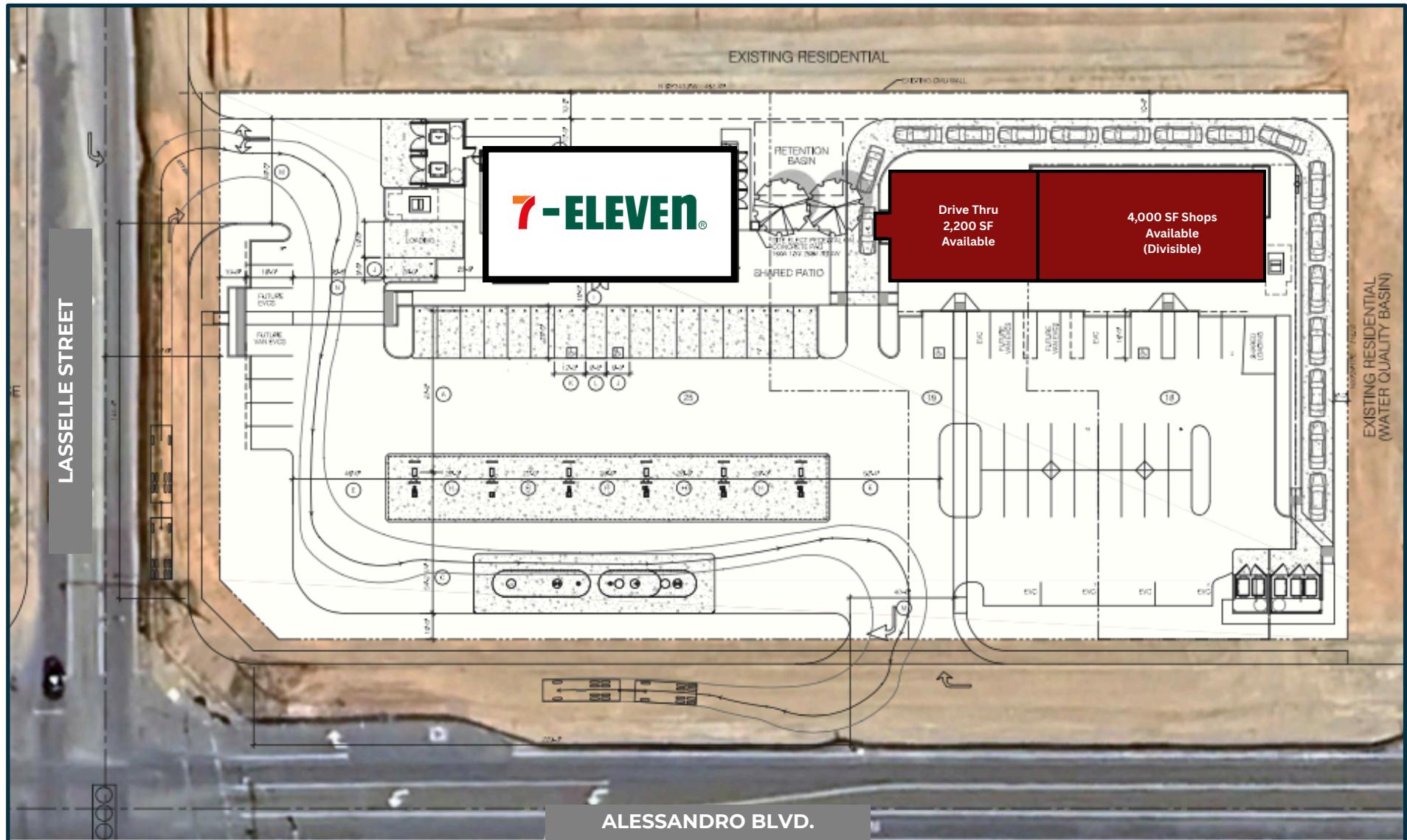
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SITE PLAN



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AERIALS



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