

FOR SALE, LEASE, OR GROUND LEASE

# DRIVE-THRU ON HARD, SIGNALIZED CORNER

24515 Alessandro Blvd, Moreno Valley, CA 92553



Alessandro Blvd

±48,430 CPD

Indian Street

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**PROGRESSIVE**  
REAL ESTATE PARTNERS

# INVESTMENT SUMMARY

## FOR SALE

Sale Price:	\$1,400,000
Building Size:	±7,023 SF
Down Payment:	10% (\$140,000)
Loan Payment:	\$8,100/month
Loan Payment/SF:	\$1.15/SF
Principal Paydown on Loan (Year 1):	\$2,450/month
Interest Portion of Loan Payment:	\$5,650/month (\$0.80 PSF) Far less than leasing!

## FOR LEASE

Asking Lease Rate:	Call Broker for Details
Lease Type:	NNN
Space Sizes Available:	Suite A: 3,923 SF Suite B: 2,600 SF



# PROPERTY OVERVIEW



## DRIVE-THRU BUILDING LOCATED ALONG ALESSANDRO BLVD AT HIGH TRAFFIC INTERSECTION

- **High Traffic Counts** –  $\pm 48,430$  cars per day
- **Signalized Intersection** – Prominently situated on the corner of Alessandro Blvd & Indian St
- **Monument Signage Included**
- **Demographics** – 165,800 residents with \$91,700 average household income (3-mile radius)
- **Growth Market** – With an annual growth rate of 3.44%, Moreno Valley is one of the fastest growing cities in the region. It recently became the 2nd largest city in Riverside County and 21st largest city in California by population.
- **Close Proximity to Regional Industrial Hub + Daytime Population** – Moreno Valley is home to over 32 million square feet of industrial space leased to national companies such as Amazon, ALDI, Home Depot, Lowe's, Ross, Skechers, and more.

## RARE OPPORTUNITY TO OWN RATHER THAN LEASE & COLLECT SUPPLEMENTARY INCOME

- Purchase financing is available to owner-users through the Small Business Administration. Down payments are as little as 10%.
- If purchased with 10% down (\$140,000), the monthly loan payment is estimated at \$8,100/month (\$1.15/SF). After accounting for \$5,200 of potential monthly gross rent from Suite B (2,600 x \$2.00 PSF Gross) the effective cost to occupy the remaining 3,923 SF is just \$2,800/month (\$0.73/SF).
- After removing principal paydown (\$2,450/month during Year 1) and accounting for just the interest portion of the monthly loan payment, the cost to occupy drops to approximately \$350/month, or just \$0.09/SF/month - far less than the cost of leasing!
- As an owner, one can benefit from the potential appreciation of the asset.

# SBA FINANCING ANALYSIS

## PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$1,400,000
TENANT IMPROVEMENTS	
SBA/CDC FEES	\$19,000
<b>TOTAL PROJECT COST</b>	<b>\$1,419,000</b>

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank 50%	\$700,000	5.65%	25 Years 25 Yr. Amort.	1st Deed	\$4,362	\$52,339
SBA 504 LOAN 40%	\$579,000	6.03% Oct '24	25 Years Full Amort.	2nd Deed	\$3,741	\$44,894
BORROWER 10%	\$140,000					
<b>TOTAL 100%</b>	<b>\$1,419,000</b>				<b>\$8,103</b>	<b>\$97,232</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

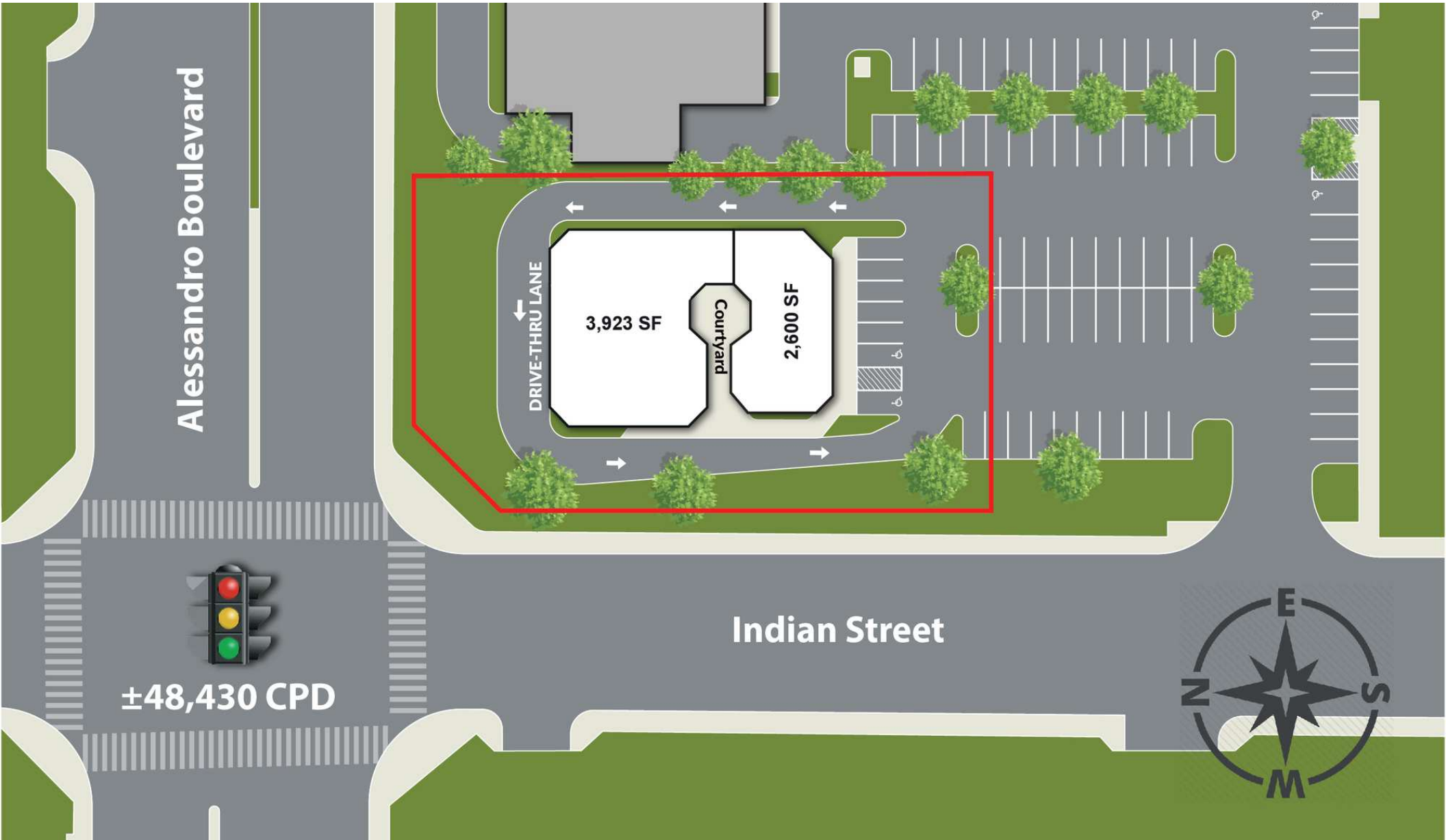
**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

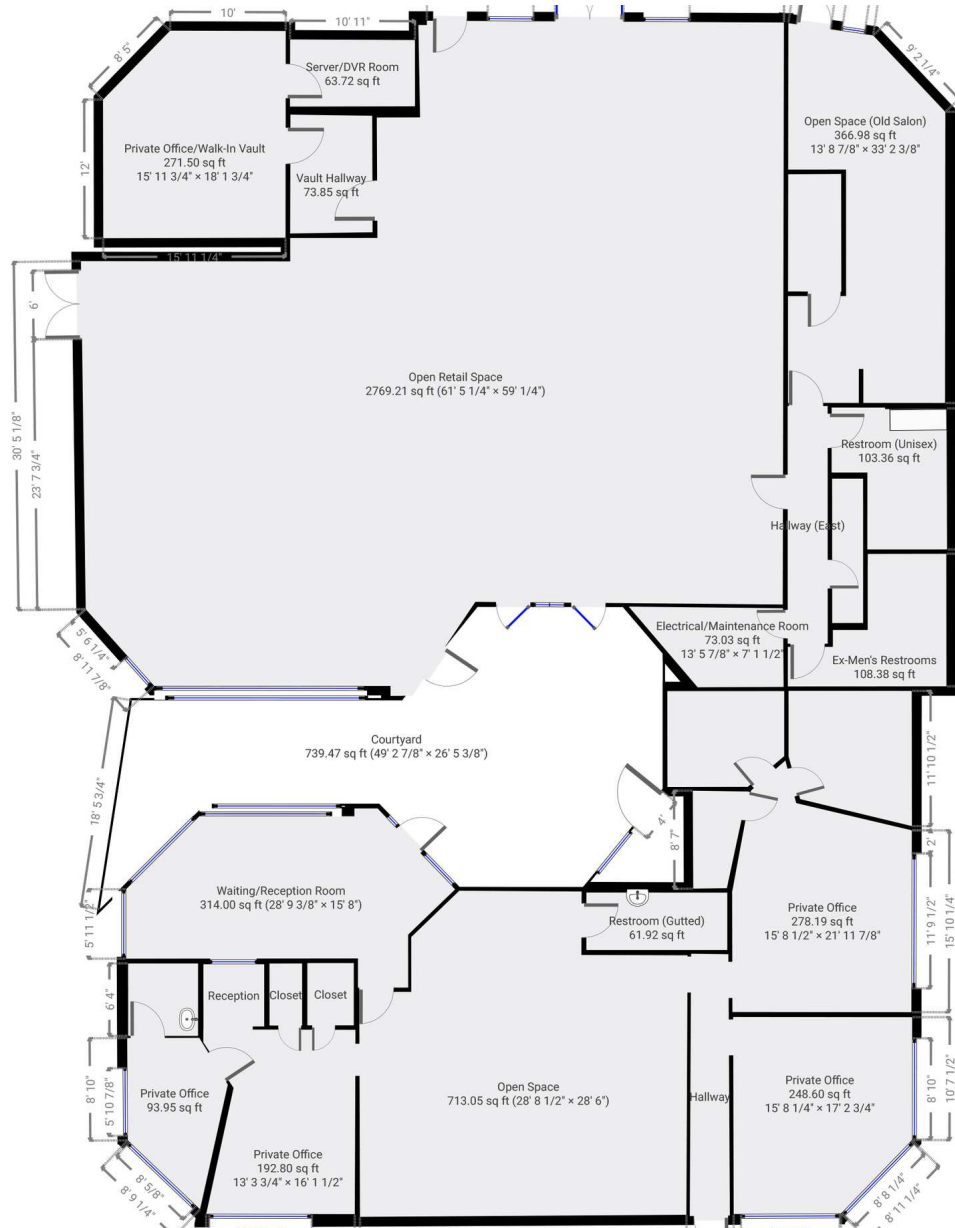
**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman, SVP**  
(818) 438-0828 / [Lee@bfcfunding.com](mailto:Lee@bfcfunding.com)

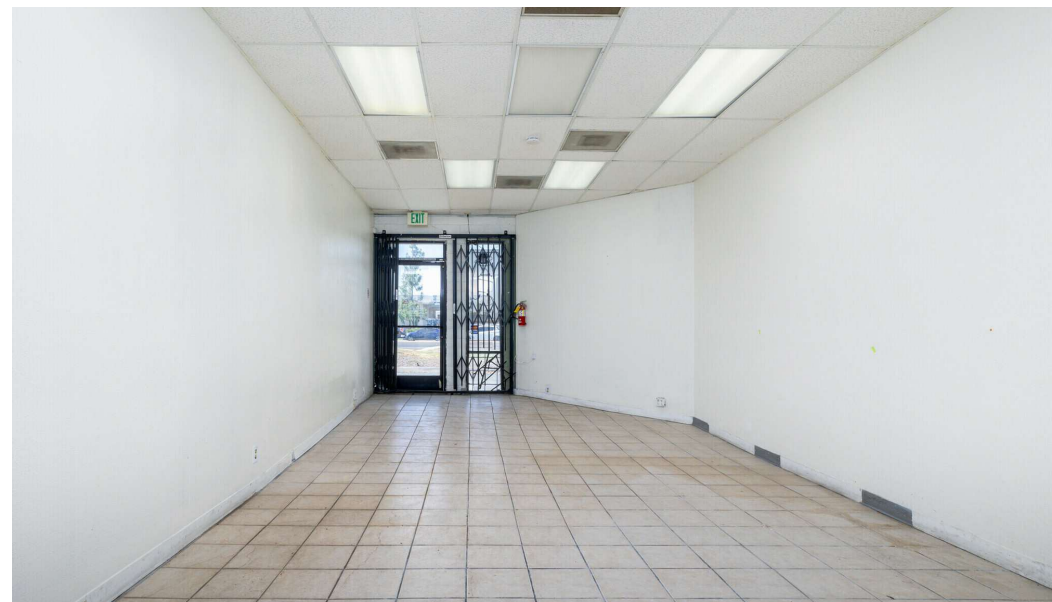
# SITE PLAN



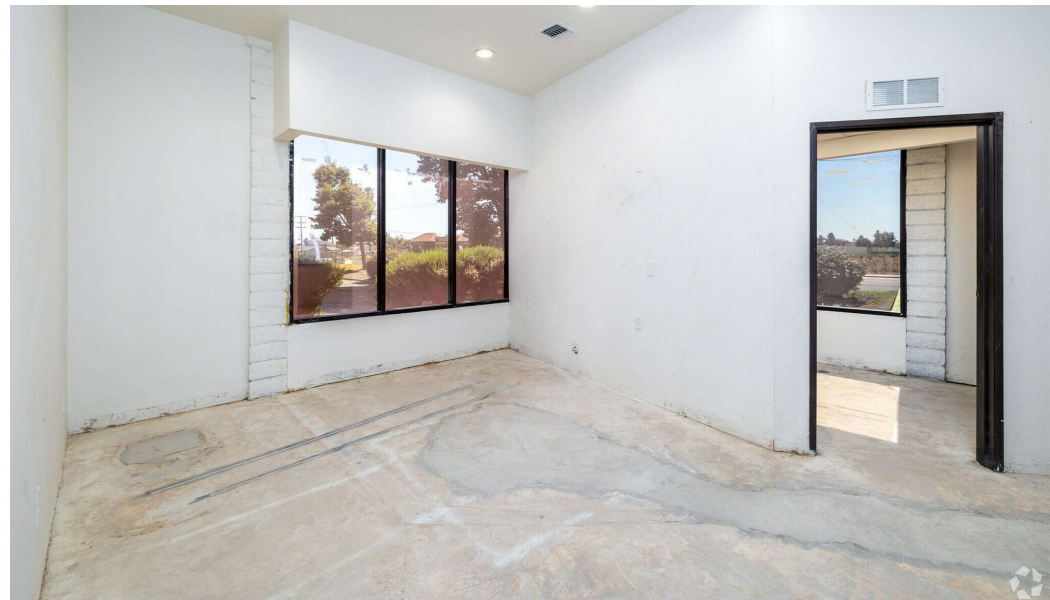
# ENTIRE BUILDING FLOOR PLAN (±7,023 SF)



# SUITE A INTERIOR PHOTOS



# SUITE B INTERIOR PHOTOS

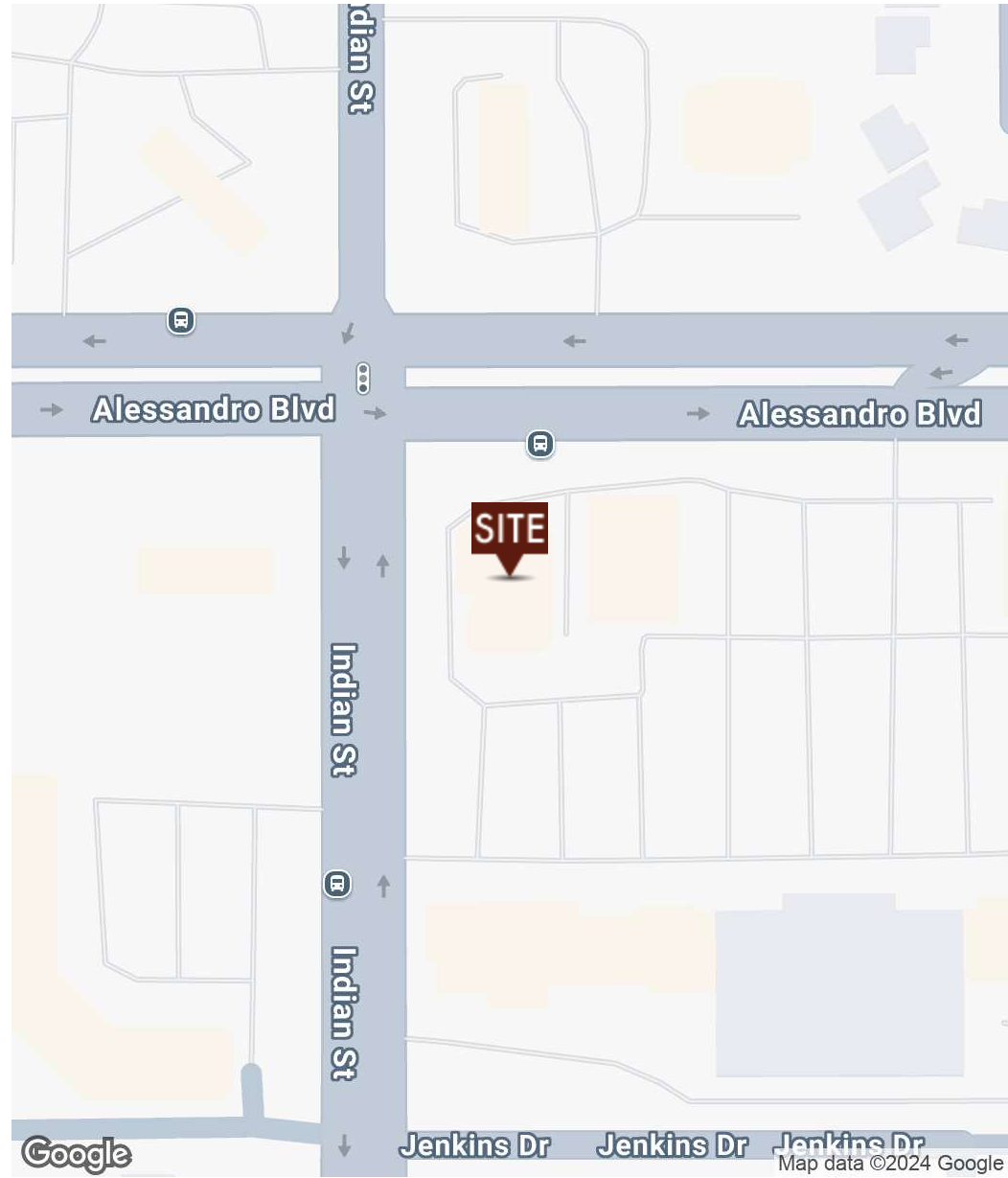
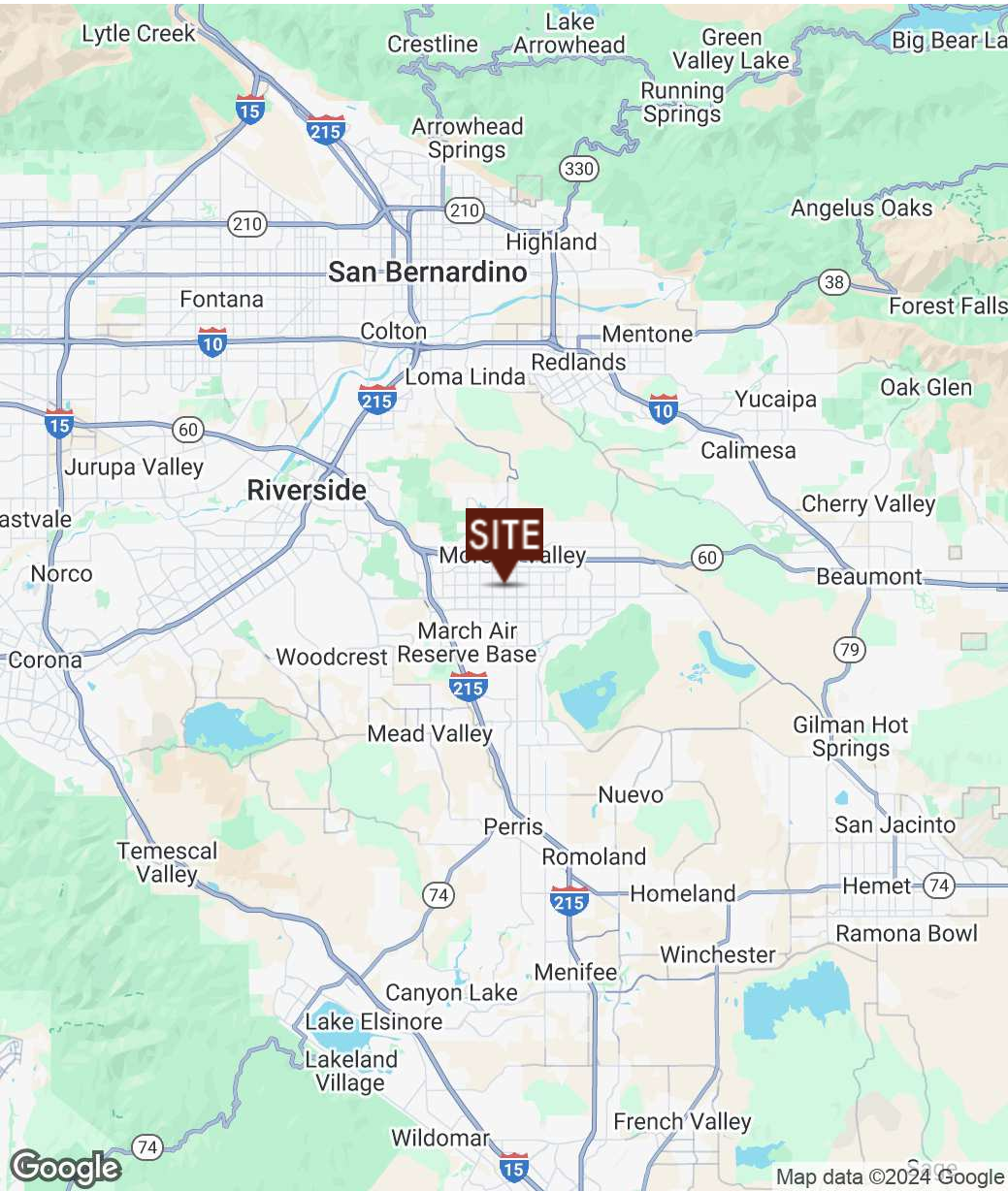




# RETAILER & ECONOMIC ACTIVITY MAP



# LOCATION MAPS



# TRADE AREA INFORMATION



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>POPULATION</b>			
2023 Total Population	25,560	158,009	227,626
2023 Median Age	30.3	31.0	32.1
2023 Total Households	6,445	41,879	62,650
2023 Average Household Size	3.9	3.8	3.6
<b>INCOME</b>			
2023 Average Household Income	\$85,880	\$99,371	\$112,320
2023 Median Household Income	\$72,423	\$84,863	\$95,122
2023 Per Capita Income	\$21,723	\$26,396	\$30,965
<b>BUSINESS SUMMARY</b>			
2023 Total Businesses	454	3,145	4,805
2023 Total Employees	2,423	25,500	41,840

## Presented By



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### BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**1,650+**  
SALES/LEASES

TOTAL SALES OVER

**\$1.8B+**