

FOR LEASE

24210 POSTAL AVENUE

MORENO VALLEY, CA



JANET F. KRAMER, JD, CCIM

951.600.8634 x702

janetk@svn.com

CalDRE #01351570



OFFERING SUMMARY

LEASE RATE:	\$1.00/SF/Month NNN
NNN RATE:	\$0.35/SF/Month
BUILDING SIZE:	±21,077 SF
AVAILABLE SF:	±2,600 SF
ZONING:	CP, Moreno Valley
MARKET:	Inland Empire

PROPERTY HIGHLIGHTS

- Prime location on a high-traffic street in Moreno Valley
- Versatile and modern interior adaptable to various business needs
- Ample on-site parking for customers and employees
- Attractive lease terms and established community of businesses and amenities



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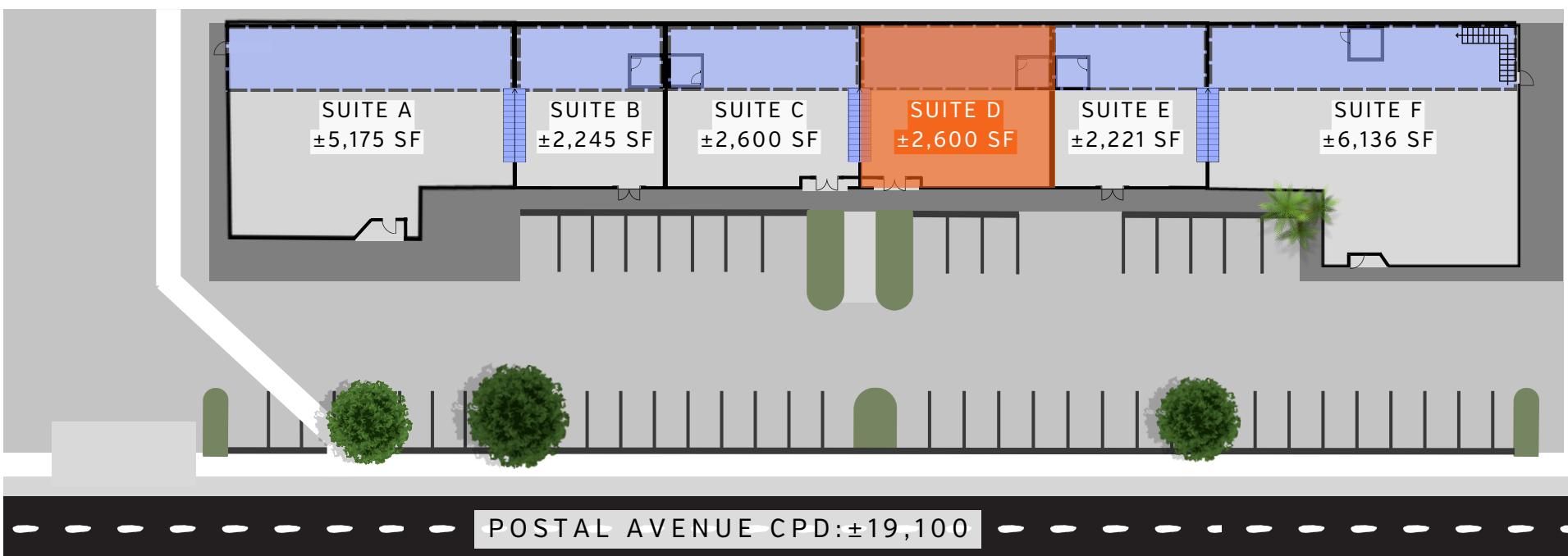
TENANT ROSTER

24210 POSTAL AVENUE | MORENO VALLEY, CA



MORENO VALLEY FREEWAY ONRAMP

SUITE	TENANT	SF
A	GYM	±5,175
B	CHURCH	±2,245
C	CHURCH	±2,600
D	VACANT	±2,600
E	PROPERTY MANAGEMENT	±2,221
F	CARPET STORE	±6,136



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RETAILER MAP

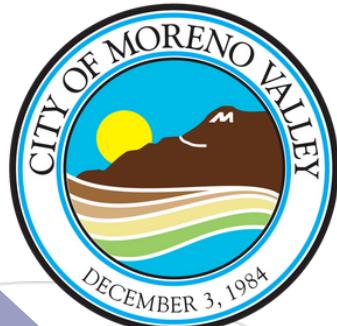
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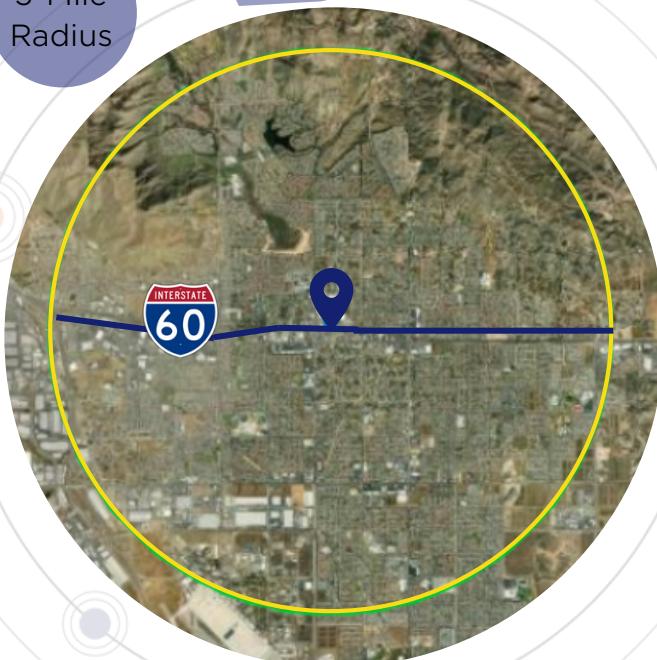
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DEMOGRAPHICS

24210 POSTAL AVENUE | MORENO VALLEY, CA



3-Mile
Radius



State: California
County: Riverside
Mayor: Ulises Cabrera
Website: moval.gov

POPULATION



150,192

POPULATION



33.3

MEDIAN AGE

Source: ESRI



40,836

HOUSEHOLDS

EMPLOYMENT



49%
WHITE COLLAR



36%
BLUE COLLAR



20%
SERVICES



7.2%
UNEMPLOYMENT RATE

EDUCATION



32%

HIGH SCHOOL
GRADUATE



30%

SOME COLLEGE



17%

BACHELORS/GRAD/
PROF DEGREE

INCOME



\$78,825

MEDIAN HOUSEHOLD
INCOME



\$26,655

PER CAPITA
INCOME



\$170,582

MEDIAN NET
WORTH



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