

# FOR LEASE

## 24210 POSTAL AVENUE

### MORENO VALLEY, CA



CPD:  $\pm 114,140$

POSTAL AVENUE CPD:  $\pm 19,100$

**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



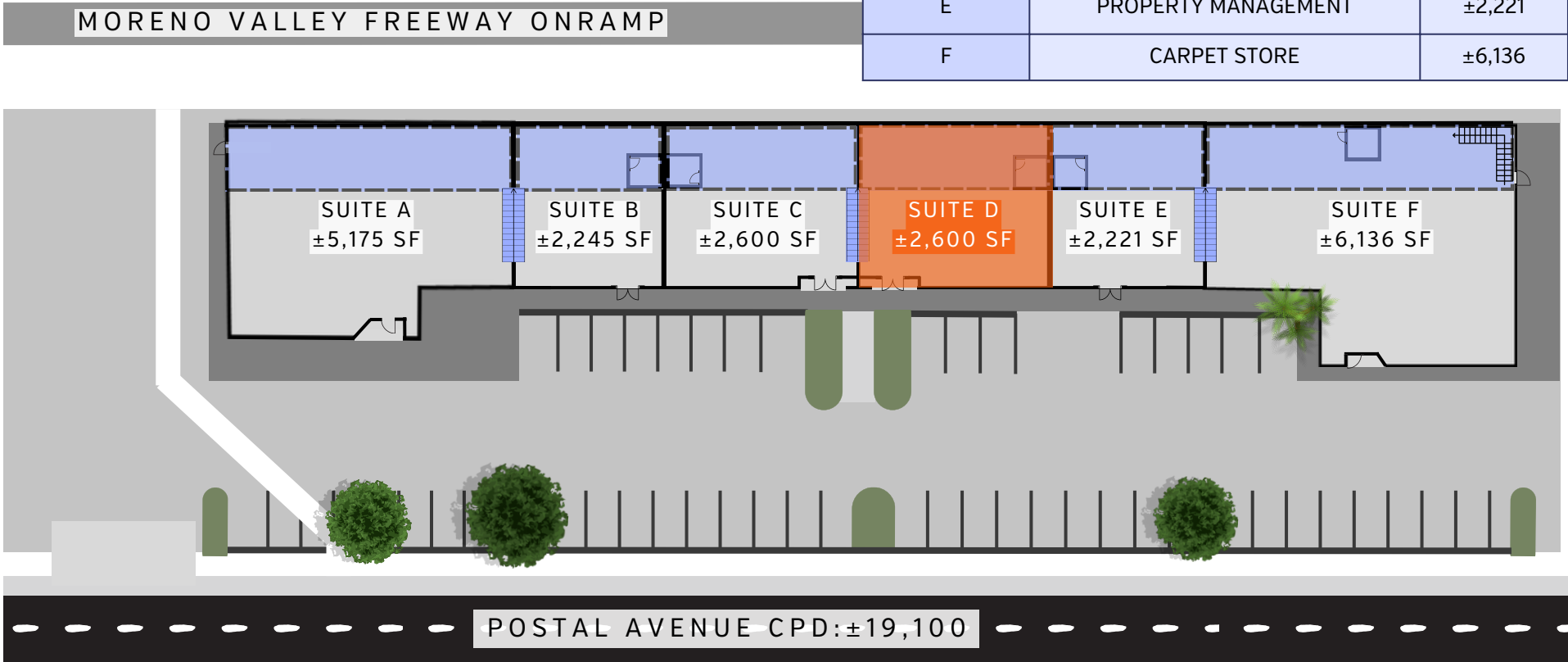
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TENANT ROSTER

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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

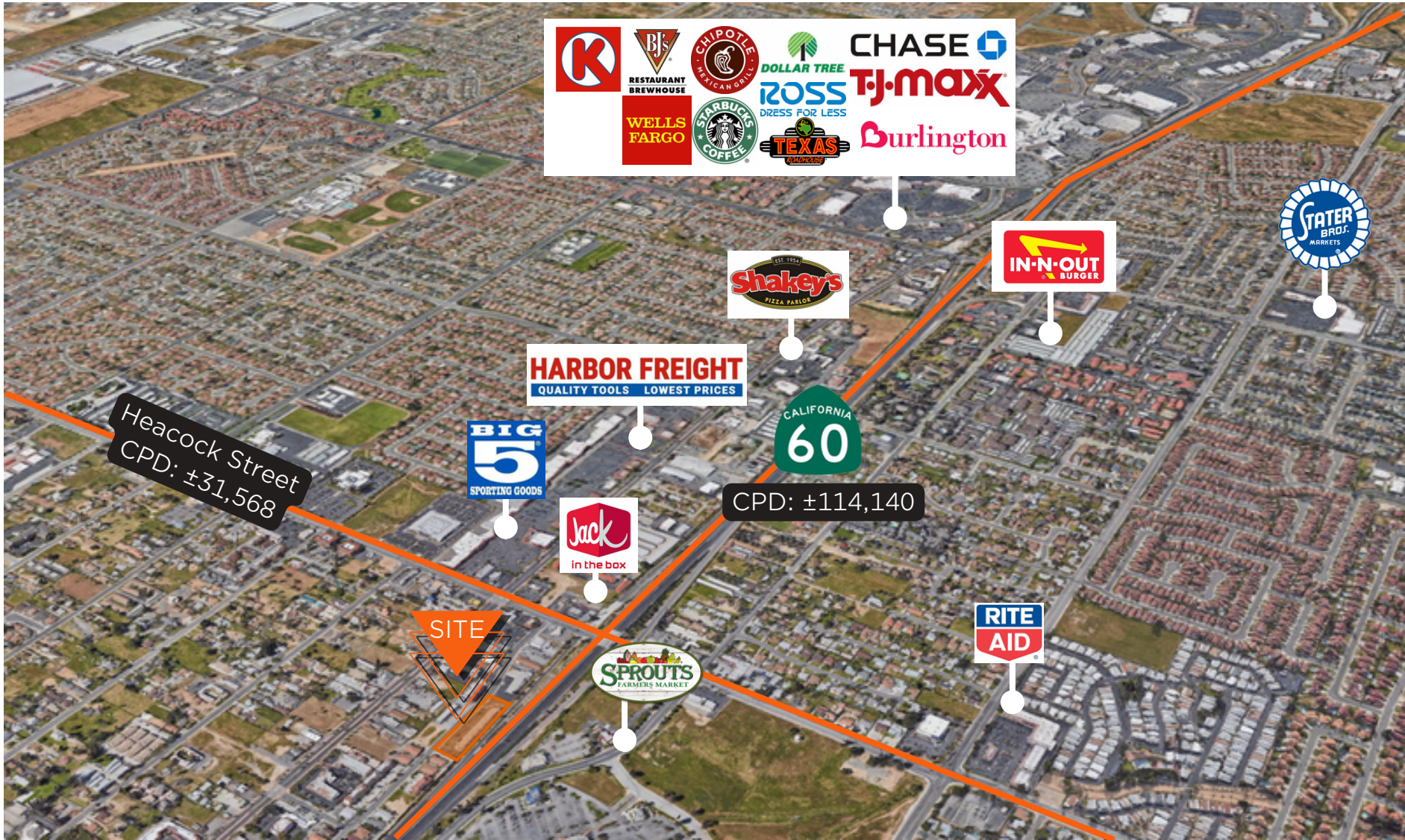


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MEZZANINE

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2024







DEMOGRAPHICS

24210 POSTAL AVENUE | MORENO VALLEY, CA



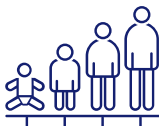
- State California
- County Riverside
- Mayor Ulises Cabrera
- Website moval.gov

POPULATION

Source: ESRI



150,192  
POPULATION

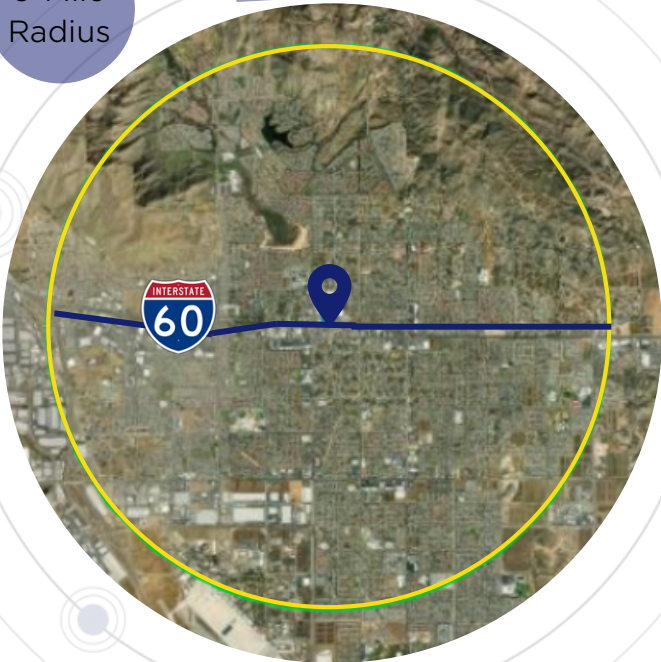


33.3  
MEDIAN AGE



40,836  
HOUSEHOLDS

3-Mile  
Radius



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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