

FOR LEASE
21025, 21085 & 21115
BOX SPRINGS ROAD
MORENO VALLEY, CA

±0.89 - ±3.45 ACRES OF LAND



BOX SPRINGS RD 13,927 CPD

SITE

american auto finance

CALIFORNIA 60

INTERSTATE CALIFORNIA 215

CODY MORAN

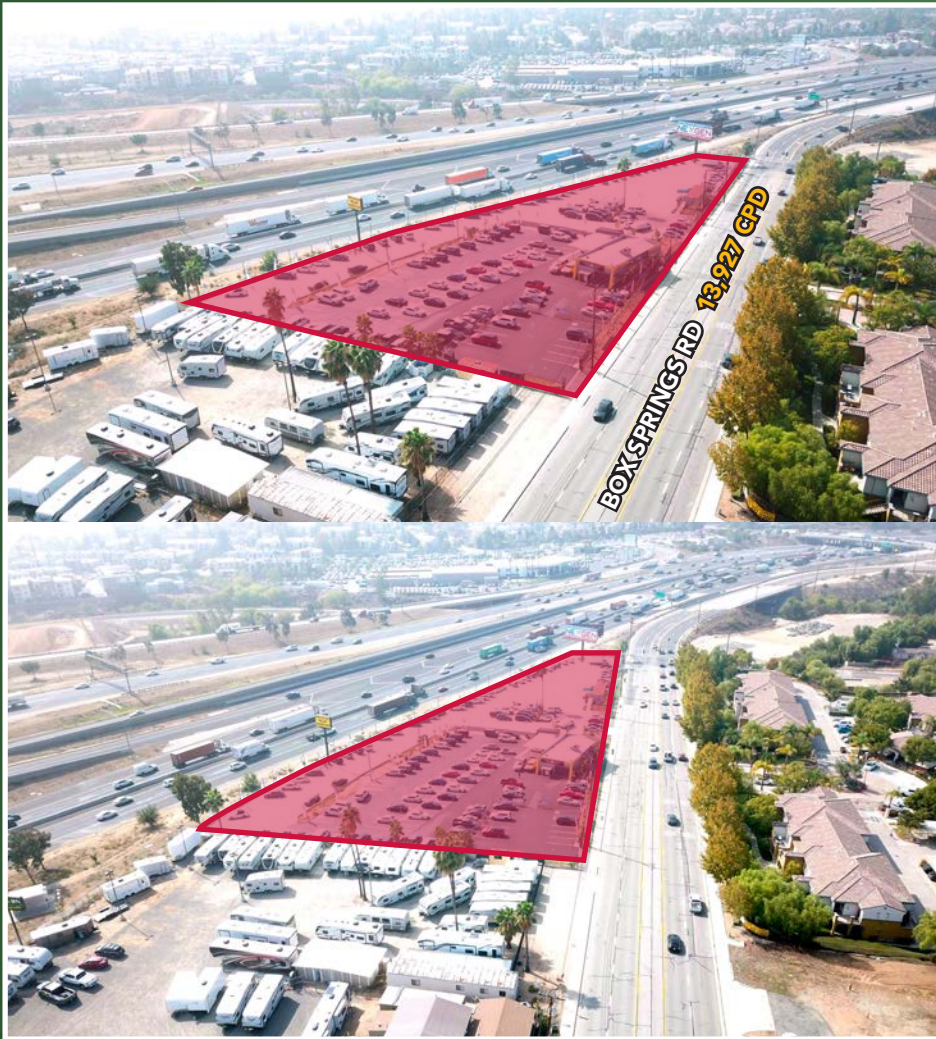
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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3240 Mission Inn Avenue | Riverside, CA 92507 | 951.276.3600 | Corporate ID 01048055 | lee-associates.com

PROPERTY FEATURES



- Located at 215/60 FWY Interchange
- Major Freeway Frontage & Signage
- Approx. 187,000 Cars Per Day at Interchange
- Nice Sales Office and Small Service Area with One Bay, Additional Sales Office on lower lot
- Small Shop Office & Storage On-Site
- Ideal for Auto-Related Use and Sales (Truck, Motorhome, Boat, Vehicle Rental), Minor Vehicle Repair, Equipment Rental, Building Material Sales, Rental Services (Verify all uses with City of Moreno Valley)
- Brand new pavement on most of the lot, several abilities for various staging areas
- Potential for Long Term Development Opportunity

5 MILE DEMOGRAPHICS



ESTIMATED POPULATION
249,561

AVERAGE HOUSEHOLD INCOME
\$85,816



ADJUSTED DAYTIME DEMOGRAPHICS
77,491

TRAFFIC COUNTS AT BOX SPRING RD
13,927 CPD



PROPERTY PHOTOS



BOX SPRINGS RD 13,927 CPD

AMERICAN AUTO FINANCE
19511443-5000

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



SIGNAGE



NISSAN



FREEWAY FRONTAGE
SIGNAGE



BOX SPRINGS RD 13,927 CPD

AERIAL & AVAILABILITIES

BOX SPRINGS RD 13,927 CPD



AVAILABILITIES

A	± 0.89 AC <i>(Available with Notice)</i>
B	± 1.60 AC <i>(Available with Notice)</i>
C	± 0.96 AC <i>(Available March 2023)</i>
Totalling	±3.45 AC

Moreno Valley



Central Ave



Box Springs Rd



Day St



Towngate Blvd

Eucalyptus Ave

Pigeon Pass Rd
Frederick St