

For Sale

Red Maple Tower Shopping Center



25025 Red Maple Lane
Moreno Valley, California

Confidential offering memorandum

**AVISON
YOUNG**



Exclusively Listed by

David Maling

Principal

Lic. 01139115

+1 213 618 3825

david.maling@avisonyoung.com



Investment summary

Avison Young is pleased to present the opportunity to acquire an almost fully leased retail strip center with ample parking located at 25025 Red Maple Lane, in Moreno Valley, CA. This ±10,037 SF strip center sits on a 0.69 AC lot with ample parking. Located in the Moreno Valley/Perris Submarket, this space is a great fit for a private investor looking to immediately begin operations without extensive setup.

Highlights

- Low price point
- Clean/well maintained property
- Located on the main intersection of Perris Blvd and Iris Ave
- Almost fully leased
- Ample parking
- Close proximity to Highway 215 and Lake Perris



Offering summary

\$2,150,000

Offering price



NOI:
\$134,872



Cap Rate:
6.27%



Property Type:
Retail Strip Center



Year Built:
2006



Address:
25025 Red Maple Lane



City:
Moreno Valley



Building Area:
±10,037 SF



Land Area:
±30,056 SF



Building Price/SF:
\$214.20



Land Price/SF:
\$71.53



APN:
312-020-020



Zoning:
CC

Financial Analysis

RENT ROLL

TENANT	SIZE (SF)	LEASE START DATE	LEASE END DATE	MONTHLY BASE RENT	MONTHLY PSF	ANNUAL BASE RENT
Inclusion Advocates	1,075	Dec-25	Nov-27	\$1,344	\$1.25	\$16,125
Yvette Chambers	1,075	Dec-13	Sep-28	\$1,312	\$1.22	\$15,738
Katherine Allison	1,075	Jul-22	Jun-27	\$1,497	\$1.39	\$17,962
Tone It Fitness	1,075	Mar-25	Feb-30	\$1,411	\$1.31	\$16,931
Pacific Smile Dental	1,075	Aug-12	Dec-27	\$1,776	\$1.65	\$21,312
Sally's Income Tax	1,162	Apr-16	Feb-26	\$1,388	\$1.19	\$16,656
VACANT	1,050	-	-	\$1,313	\$1.25	\$15,750
Clear Choice Staffing	700	Feb-25	Feb-27	\$901	\$1.29	\$10,812
The V-Steam and Nail	700	Nov-22		\$1,125	\$1.61	\$13,500
Red Maple Pizza	1,050	Jul-12	Nov-28	\$1,226	\$1.17	\$14,712
Total	10,037			\$13,292		\$159,499
VACANT	1050			\$1,313		\$15,750
OCCUPIED	8,987			\$11,979		\$143,749

INCOME & EXPENSES

DESCRIPTION	ACTUAL	\$/SF
Full Occupancy Rental Income	\$159,499	\$15.89
Less Vacancy & Credit Loss	\$24,627	\$2.45
Effective Rental Income	\$134,872	\$13.44
Plus: Total Expense Recoverables	\$88,774	\$8.84
Percentage Rent		
Gross Operating Income	\$223,646	\$22.28
Operating Expenses		
Real Estate Taxes	\$17,141	\$1.71
Insurance	\$10,210	\$1.02
Utilities	\$12,400	\$1.24
Common Area Maintenance	\$5,879	\$0.59
Landscaping	\$5,941	\$0.59
Day Porter	\$9,585	\$0.95
Trash	\$12,850	\$1.28
Management	\$14,768	\$1.47
Total Operating Expenses	\$88,774	\$8.84
Net Operating Income	\$134,872	\$13.44



Additional photos



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david.maling@avisonyoung.com

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avisonyoung.com

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Avison Young



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Avison Young Commercial Real Estate Services,
LP Commercial Real Estate Agency

601 South Figueroa Street, Suite 4450
Los Angeles, California
www.avisonyoung.com