

# For Sale

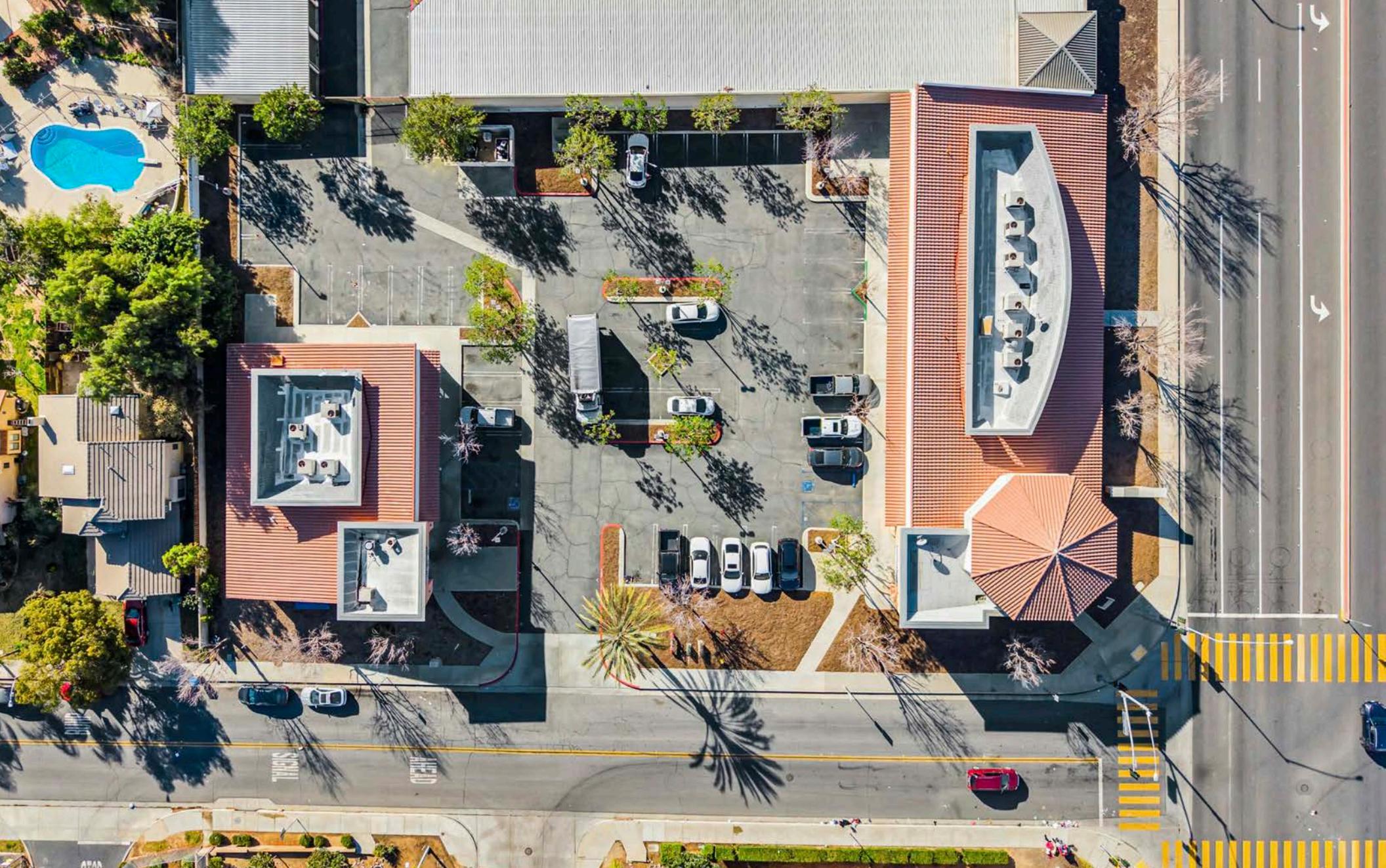
Red Maple Tower Shopping Center



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](mailto:david.maling@avisonyoung.com)

**Chris Maling**  
Principal  
Lic. 01025809  
+1 213 618 3824  
[chris.maling@avisonyoung.com](mailto:chris.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 ±5,871 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:*  
\$120,280



*Cap Rate:*  
5.6%



*Property Type:*  
Retail Strip Center



*Year Built:*  
2006



*Address:*  
25025 Red Maple Lane



*City:*  
Moreno Valley



*Building Area:*  
±5,871 SF



*Land Area:*  
±30,056 SF



*Building Price/SF:*  
\$366.20



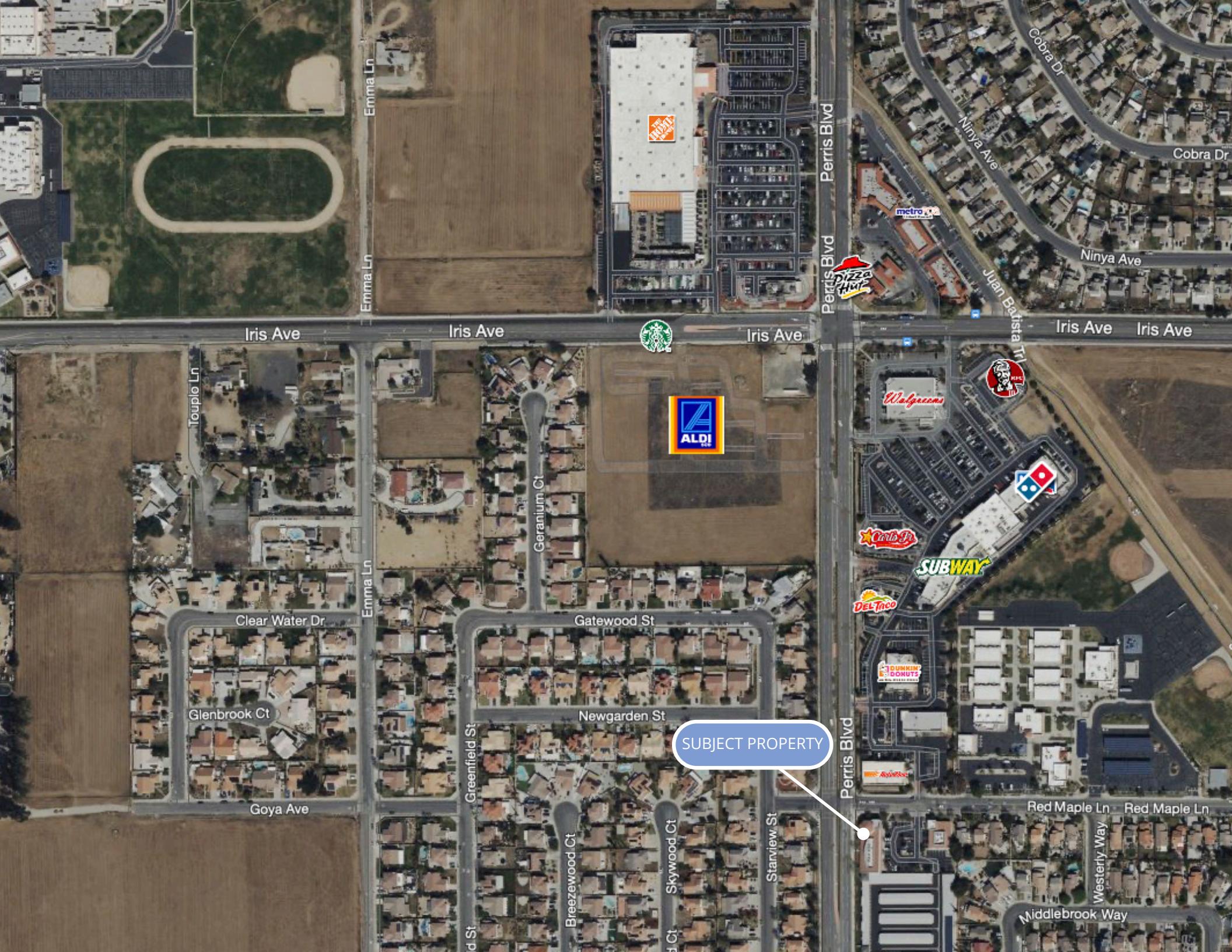
*Land Price/SF:*  
\$71.53



*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	\$1,344	\$1.25	\$16,125
Pacific Smile Dental	1,075	Aug-12	Dec-27	\$1,724	\$1.60	\$20,691
Sally's Income Tax	1,162	Apr-16	Feb-26	\$1,387	\$1.19	\$16,650
VACANT	1,050	-	-	\$1,313	\$1.25	\$15,750
Clear Choice Staffing	700	Feb-25	Feb-27	\$875	\$1.25	\$10,500
The V-Steam and Nail	700	Nov-22		\$1,125	\$1.61	\$13,500
Red Maple Pizza	1,050	Jul-12	Nov-28	\$1,190	\$1.13	\$14,280
Total	10,037			\$13,110		\$157,322
VACANT	1050			\$1,313		\$15,750
OCCUPIED	8,987			\$11,798		\$141,572

## INCOME & EXPENSES

DESCRIPTION	ACTUAL	\$/SF
Full Occupancy Rental Income	\$157,322	\$15.67
Less Vacancy & Credit Loss	\$15,750	\$1.57
Effective Rental Income	\$141,572	\$14.11
Plus: Total Expense Recoverables	\$61,748	\$6.15
Percentage Rent	\$-	\$-
<b>Gross Operating Income</b>	<b>\$203,320</b>	<b>\$20.26</b>
Operating Expenses		
Real Estate Taxes	\$17,141	\$1.71
Insurance	\$10,000	\$1.00
Utilities	\$22,110	\$2.20
Common Area Maintenance	\$9,376	\$0.93
Landscaping	\$5,760	\$0.57
Day Porter	\$9,585	\$0.95
Management	\$9,068	\$0.90
Total Operating Expenses	\$83,040	\$8.27
<b>Net Operating Income</b>	<b>\$120,280</b>	<b>\$11.98</b>



# Additional photos



# AVISON YOUNG

**David Maling**  
Principal  
Lic. 01139115  
+1 213 618 3825  
[david.maling@avisonyoung.com](mailto:david.maling@avisonyoung.com)

**Chris Maling**  
Principal  
Lic. 01025809  
+1 213 618 3824  
[chris.maling@avisonyoung.com](mailto:chris.maling@avisonyoung.com)

Visit us online  
[avisonyoung.com](http://avisonyoung.com)

©2025 Avison Young Commercial Real Estate Services, LP,  
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained  
from sources which we deem reliable and, while thought to be  
correct, is not guaranteed by Avison Young.



# Confidential information and disclaimer

## Contacts and confidentiality

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf.

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

---

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

601 South Figueroa Street, Suite 4450  
Los Angeles, California  
[www.avisonyoung.com](http://www.avisonyoung.com)