

FOR LEASE

1,109 - 2,910 SF AVAILABLE

SOUTHPOINTE CENTER

4021 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
SEC ALESSANDRO BLVD. / HEACOCK ST.



FOR LEASE

SOUTHPOINTE CENTER

1,109 - 2,910 SF AVAILABLE

4021 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
SEC ALESSANDRO BLVD. / HEACOCK ST.

Suite-120A
Available
2/1/2026

SUITE	Tenant	SF
101-02A	Carniceria/Restaurant	2,550
103A	Available	1,109
104-05	Expresso Bar	2,213
106A	Pizza Hut	1,386
107A	dba pop N' flavors	1,400
108A		1,410
109-113	Rancho P. Thraphy	5,090
114	Staffing, Inc.	1,200
115A	Amy's Barber Shop	900
116/19A	Behavior Frontier	4,684
120A	Dentist, DDS	1,500
121A	Full Brows	913
122A	Nails Salon	1,098
123A	Skinology Aesthetic	1,004
124A	LV & S Investments	1,238
101/05B	Alta Vista Public Charter	7,540
101C	O'Reilly Auto	6,050
101D	Dairy Queen	1,350



FOR LEASE

1,109 - 2,910 SF AVAILABLE

SOUTHPOINTE CENTER

4021 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
SEC ALESSANDRO BLVD. / HEACOCK ST.



FOR LEASE

1,109 - 2,910 SF AVAILABLE

SOUTHPOINTE CENTER

4021 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
SEC ALESSANDRO BLVD. / HEACOCK ST.



FOR LEASE

SOUTHPOINTE CENTER

24021 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
SEC ALESSANDRO BLVD. / HEACOCK ST.

RENT NEGOTIABLE | NNN \$0.80

SF AVAILABLE

1,109 SF

1,410 SF

1,500 SF

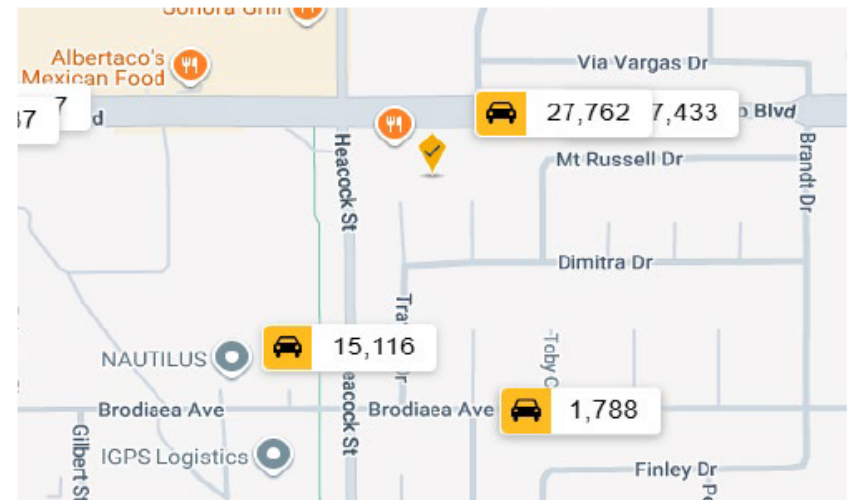
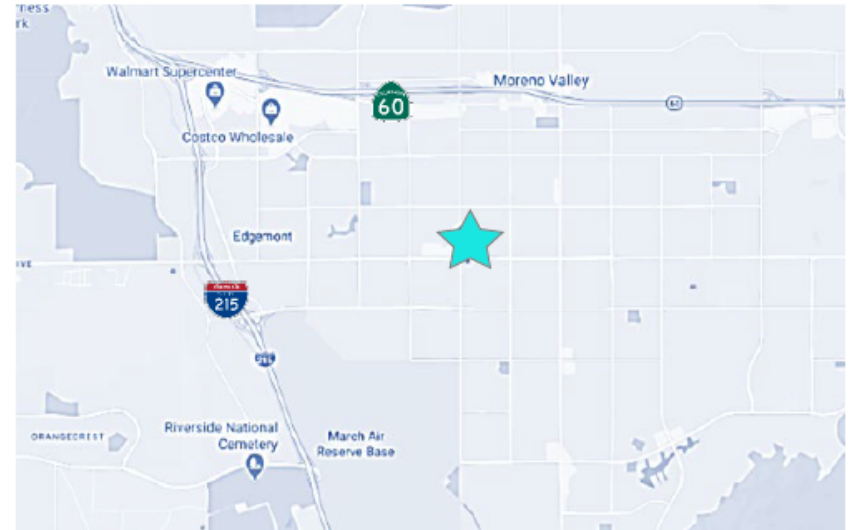
- Located on Heavily Trafficked Intersection
- Large Monument Signage Available
- Minutes from the proposed Moreno Valley Town Center Project
- Motivated Landlord

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	24,615	159,193	249,772
Households	6,122	42,383	69,104
Average Age	33.5	34.1	35
Average HH Income	\$ 67,171	\$ 76,390	\$ 91,074
Daytime Employees	17,693	124,746	205,774

Population Growth

2027 Projection	26,231	169,604	265,649
2022-2027 Growth	↑6.57%	↑6.54%	↑6.36%



FOR LEASE

SOUTHPOINTE CENTER

SUITE 108A - 1,410 SF
AVAILABLE

4021 ALESSANDRO BLVD., MORENO VALLEY, CA 92553
SEC ALESSANDRO BLVD. / HEACOCK ST.

