

# Multiple Lease Options - 250K Traffic...

21025, 21085 & 21115 Box Springs Rd, Moreno Valley, CA 92557



Presented By:  
MGR Real Estate



# Multiple Lease Options - 250K Traffic Count

21025, 21085 & 21115 Box Springs Rd, Moreno Valley, CA 92557

## Property Details

MGR Real Estate is happy to announce the lease of these two parcels totaling 3.45 acres located right off the I-215 & I-60 in the commerce rich area of Moreno Valley, CA.

These two properties can be leased individually or as the entire lot of 3.45 acres (150,282 SF +/-).

21115 Box Springs Rd., is approximately 42,000 SF +/- Lot secure lot with wrought iron gate, with (2) structures on location and 125 Volt power and lighting throughout lot and trash enclosure.

The 1st portable building 720 SF with multiple offices with French double doors and two additional entrances. Windows facing the open lot.

The 2nd portable building is 720 SF and is brand new and has French double doors, new epoxy flooring, and windows facing the lot. Both units will be equipped with A/C units upon occupancy.

12025 Box Springs Rd., is approximately 116,000 SF +/- Fully secure lot with multiple entrances/exits, with electric meter (200 amps) and gas meter, asphalt parking lot with 11 parking stalls, including (1) ADA parking stall.

Multiple Structures are located on property and 24hr surveillance serviced by provisual cameras.

Currently being used as a fully functioning car dealership that offers a diverse range of cars and utility vehicles. This would be a great opportunity for any Brand name dealership or RV sales office. It can also be utilized as a mobile home retail location or any retail center that can utilize the large open lots to display and sell products.

With freeway frontage and multiple opportunities for travelers to see your monumental sign and product. An estimated 254,000 freeway traffic count and street view traffic estimated at 15,000 giving potential tenant/tenants maximum exposure to be seen by eager buyers.

The upper lot of this property is fully paved with asphalt and has (1) Office Building 1,800 SF with 25'x35' 12' high awning.

Within this structure it contains (1) Sales office with (2) private restrooms, waiting area for customers, file storage, (2) small private offices. Breakroom, (1) large private executive office w/private restroom and sliding glass doors. Also has (2) Storage buildings 1st building 12' x 15' 2nd building 20' x 8'.

Rental Rate:	\$3.00 /SF/YR
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Rental Rate Mo:	\$0.25 /SF/MO

Lower lot is approximately 60,000 SF and is paved with concrete and is located closest to the freeway. LED lighting is located throughout the property and has an electrical charging station 220 volts.

This lot contains a (6) bay metal structure approximately 1,800 SF that consists of (2) roll up doors 16' x 11' and (4) 8' x 11'. Monumental street signage, and another portable building that is approximately 480 SF and is ADA accessible.

This lot can be leased as (4) options:

- 1st option, the entire lot 116,000 SF +/-
- 2nd option (Upper lot) 47,000 SF +/-
- 3rd option (Lower lot) 69,000 SF +/-
- 4th option both parcels totaling the entire 150,282 SF +/-

**Price: \$3.00 /SF/YR**

- Freeway Frontage and Monumental Signage Throughout
- High Traffic Count -250,000
- (6) Bay garage
- Secure Lot with 24hr Surveillance
- Multiple Lease Options
- Electric Charging Station

View the full listing here: <https://www.loopnet.com/Listing/21025-21085-21115-Box-Springs-Rd-Moreno-Valley-CA/31535385/>

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## Listing space

### Space 1

Space Available: 150,000 SF

Rental Rate: \$3.00 /SF/YR

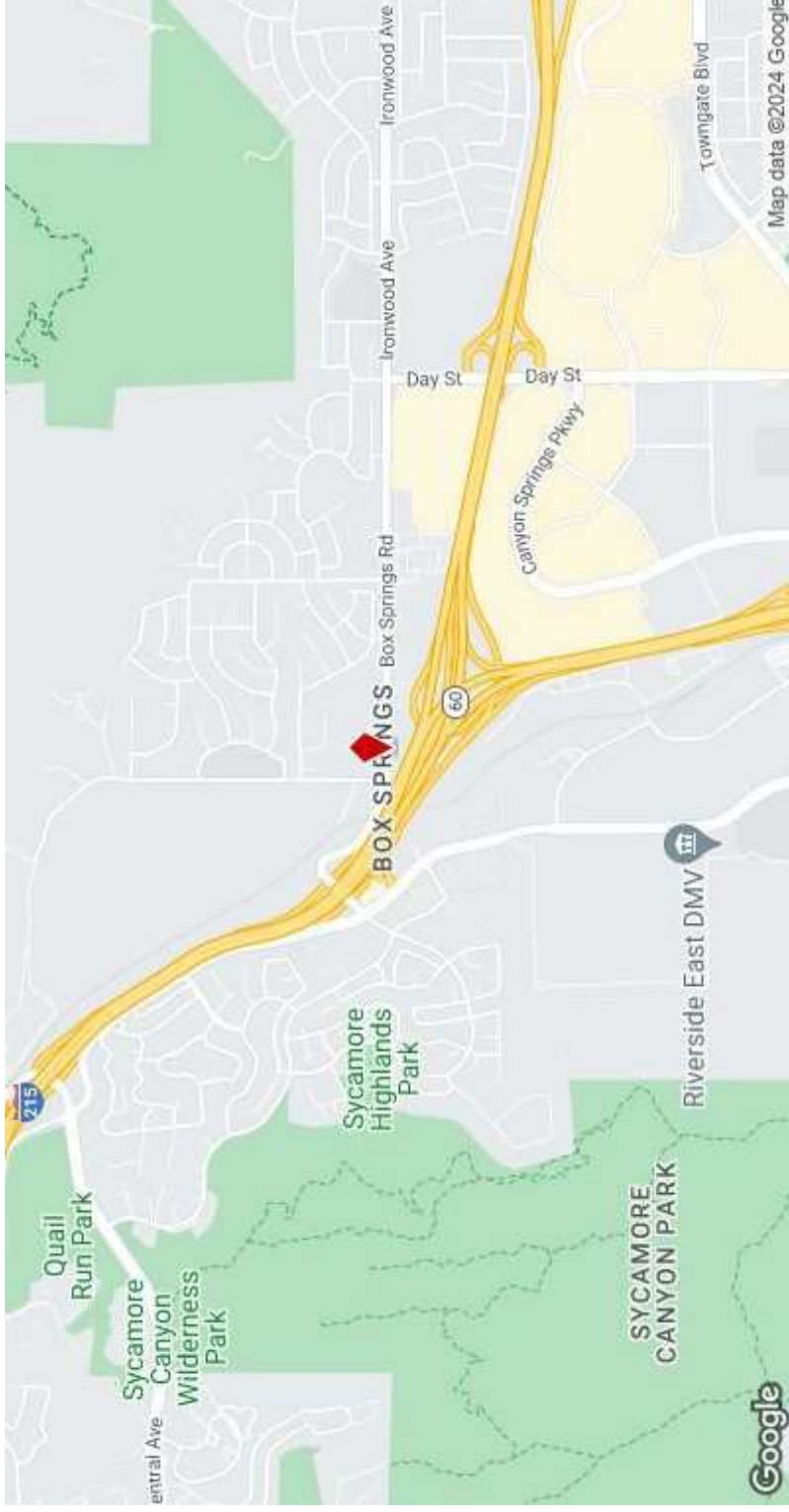
Date Available: Now

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Location



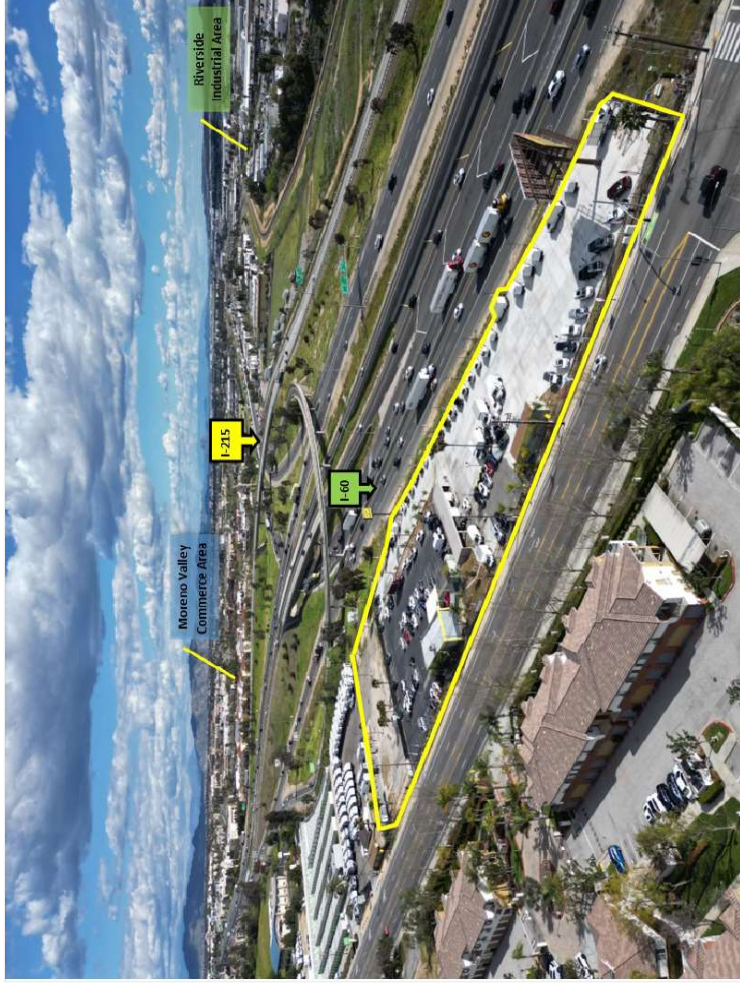
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## Property Photos



Overview property options

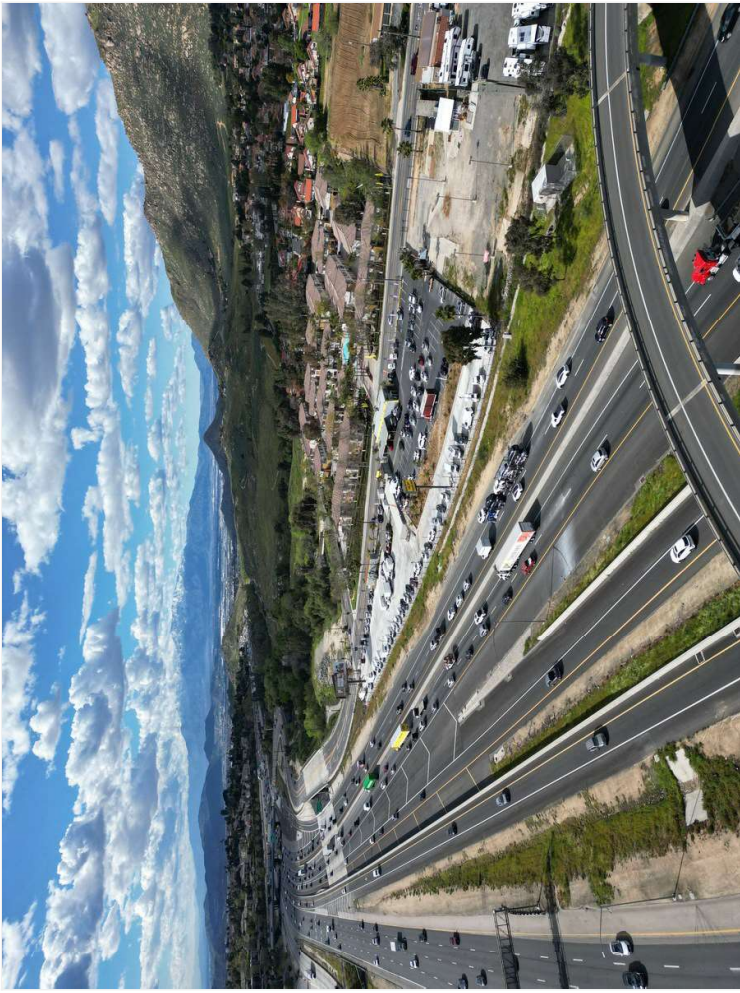


Overview of surroundings

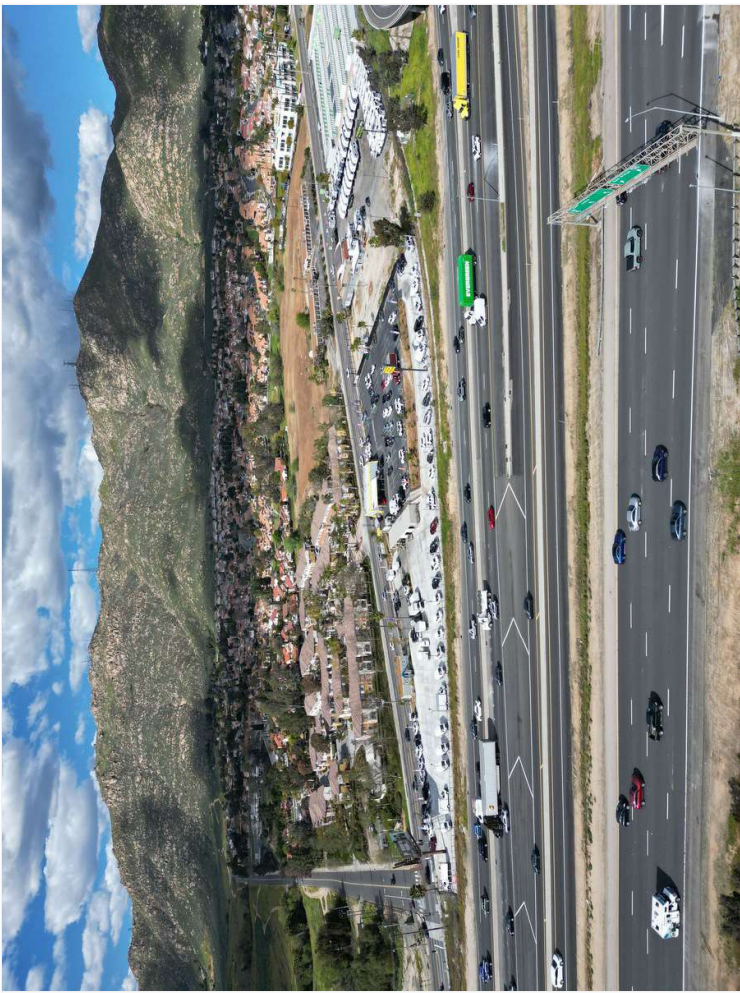
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## Property Photos



Drone photos8

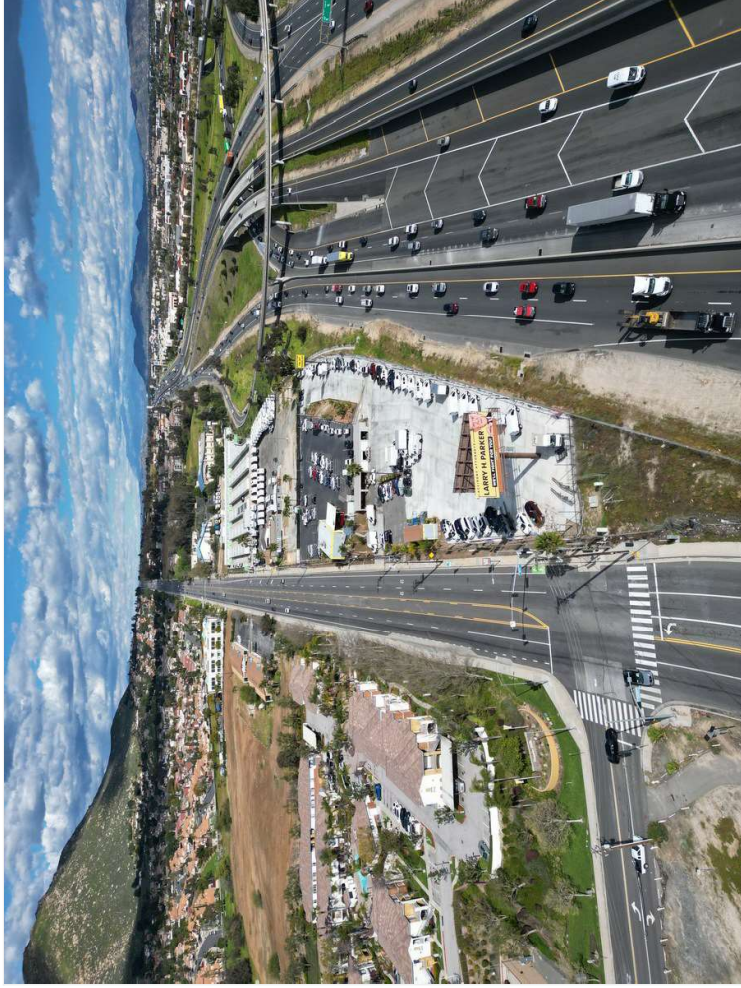


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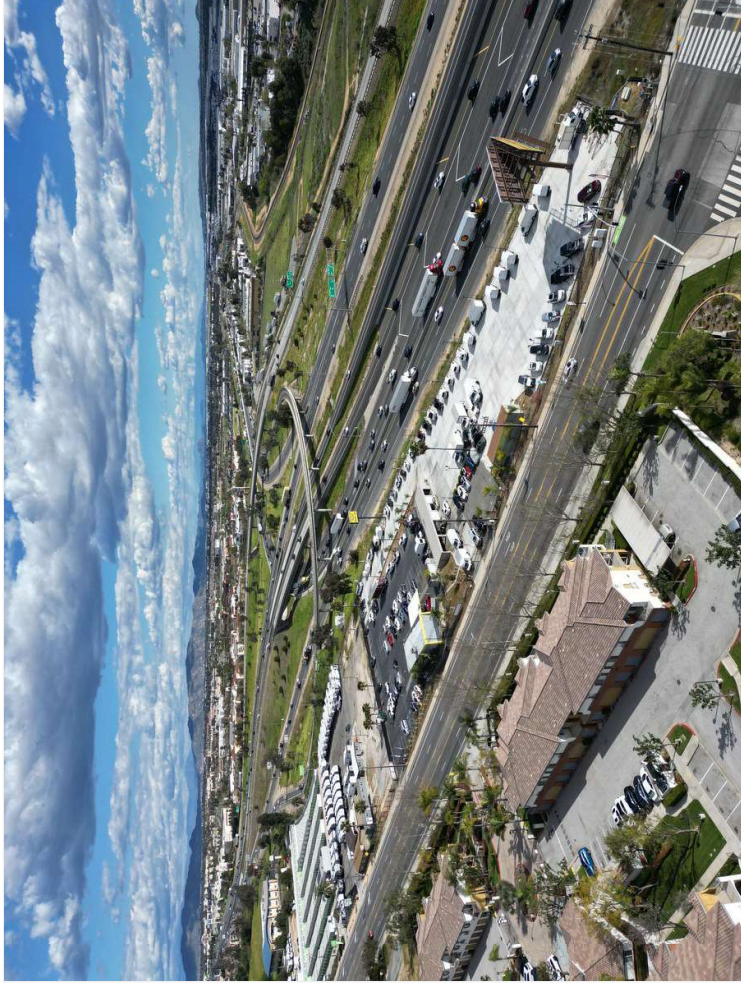
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## Property Photos



Drone photos5



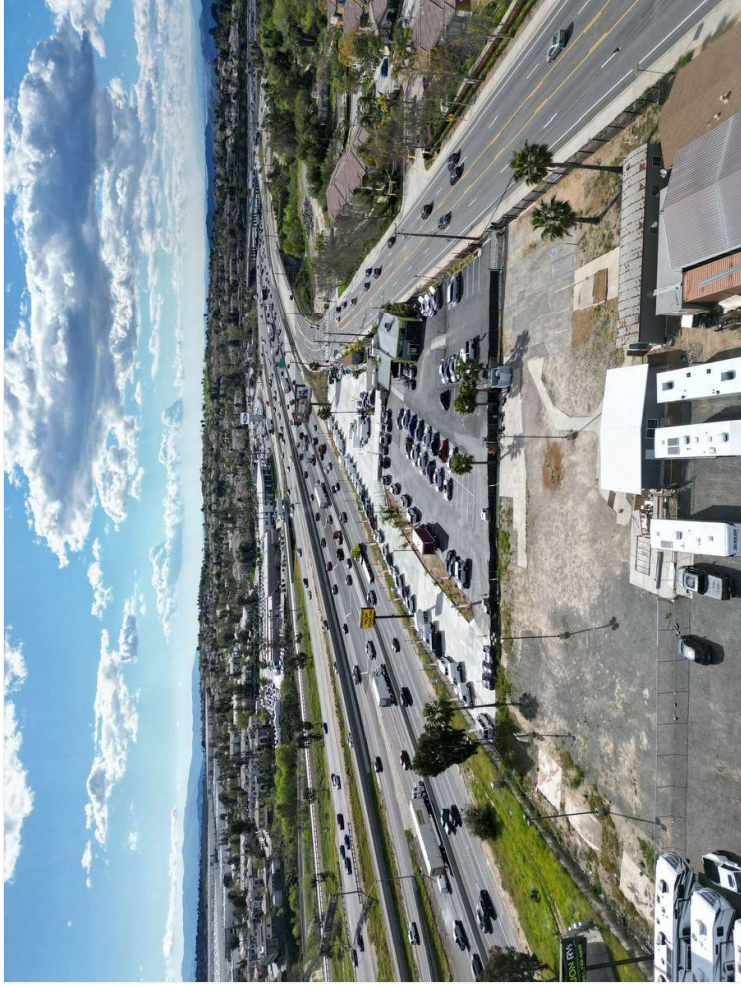
Drone photos4



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## Property Photos



Drone photos1

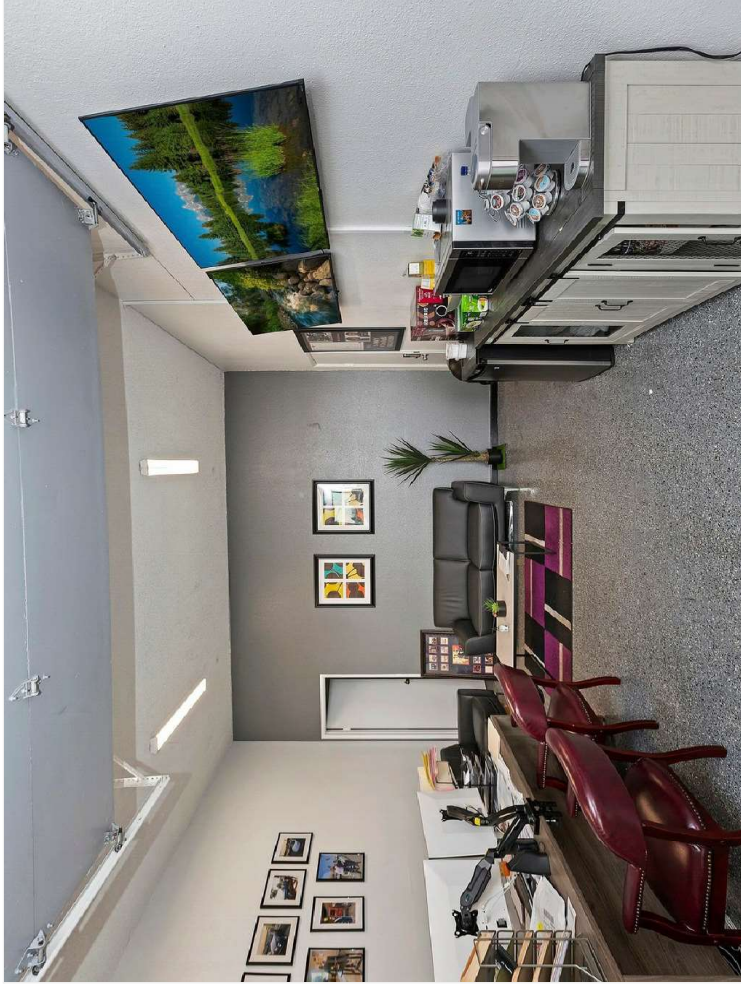


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## Property Photos



1

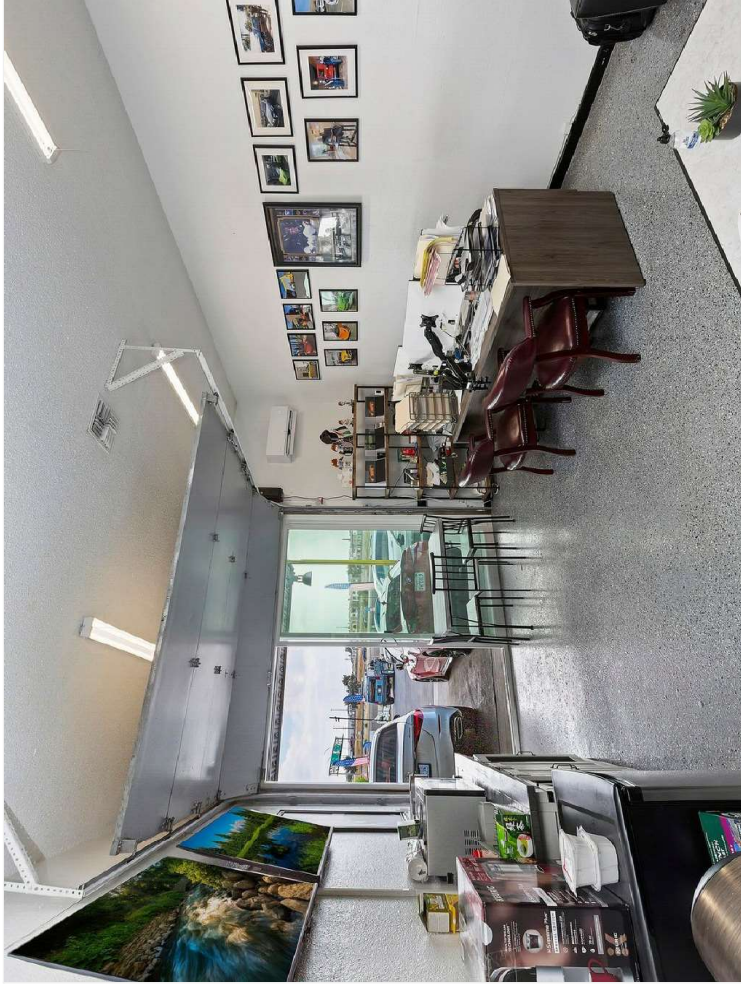


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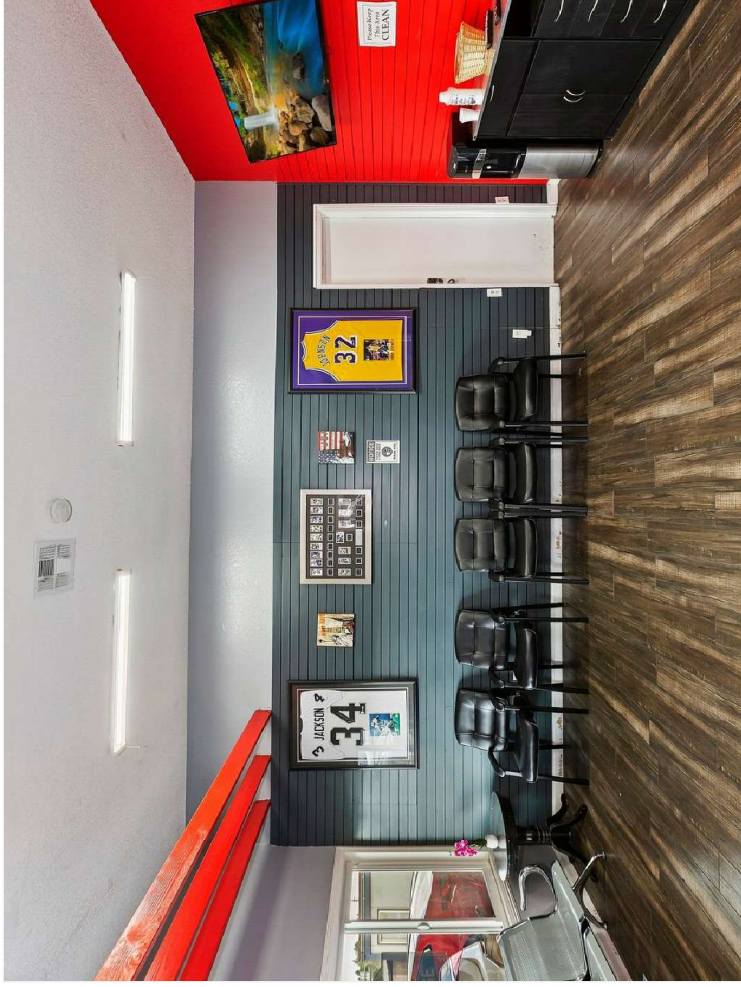
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## Property Photos



3



4

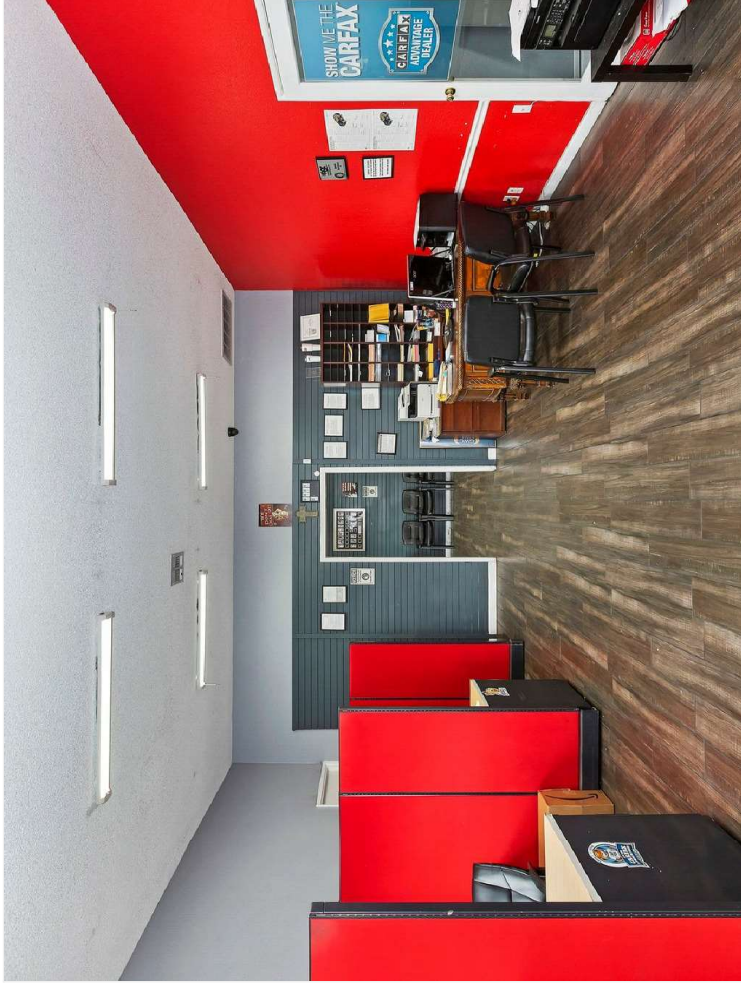
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## Property Photos



5



6

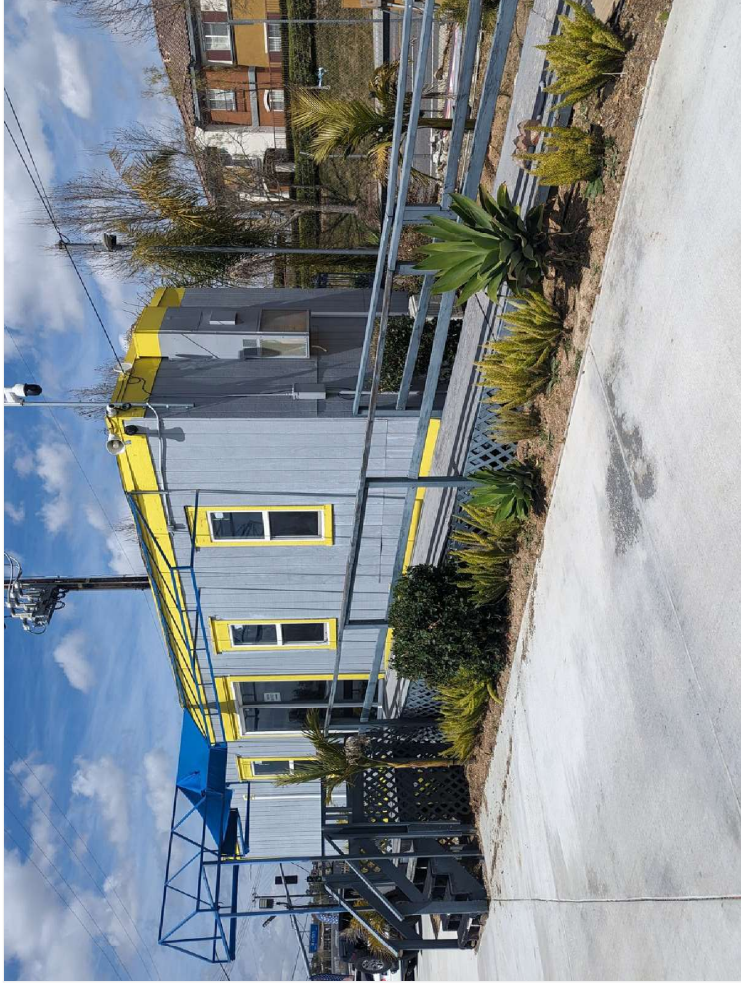
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## Property Photos



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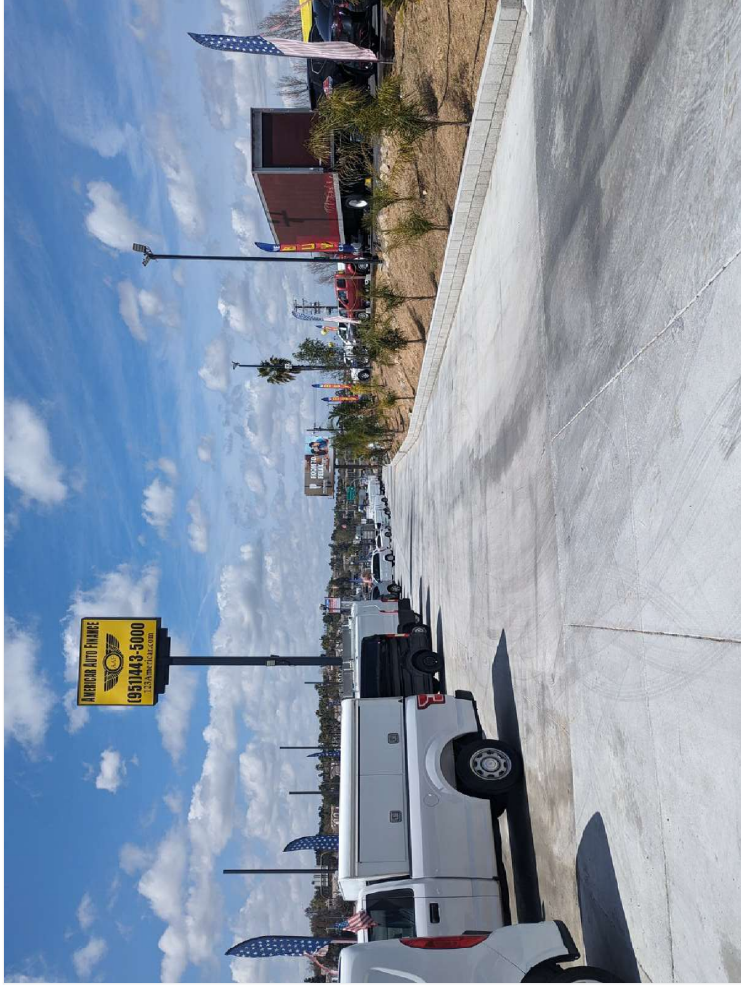
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## Property Photos



PXL\_20240329\_193110952



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## Property Photos



Drone photos33 - Copy



Drone photos31 - Copy

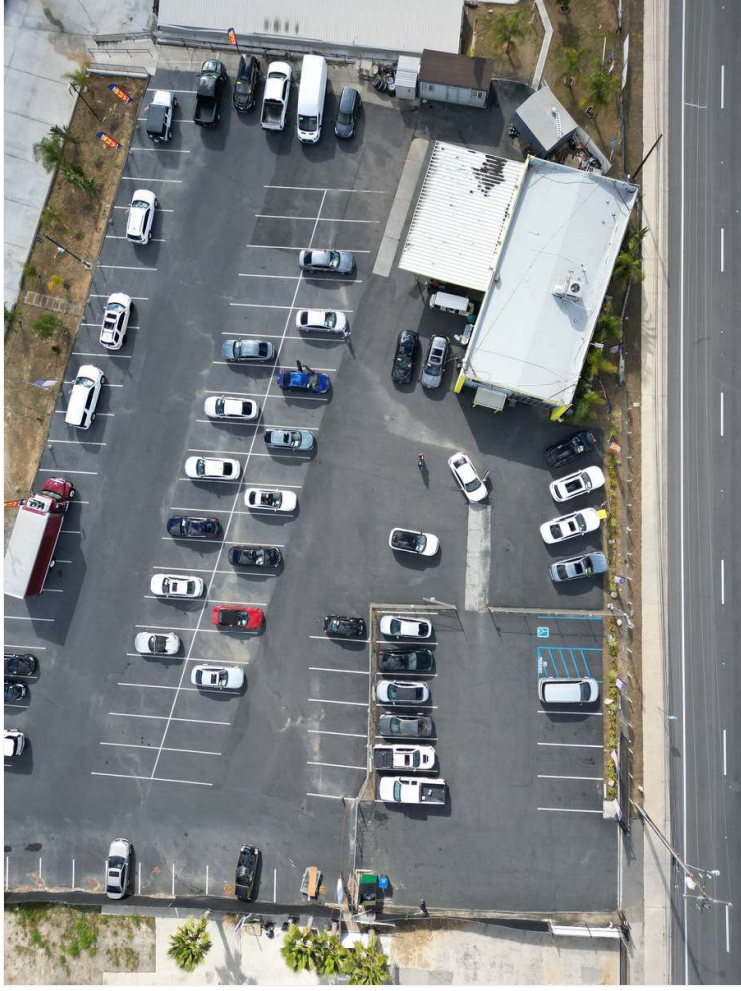
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## Property Photos



Drone photos30 - Copy



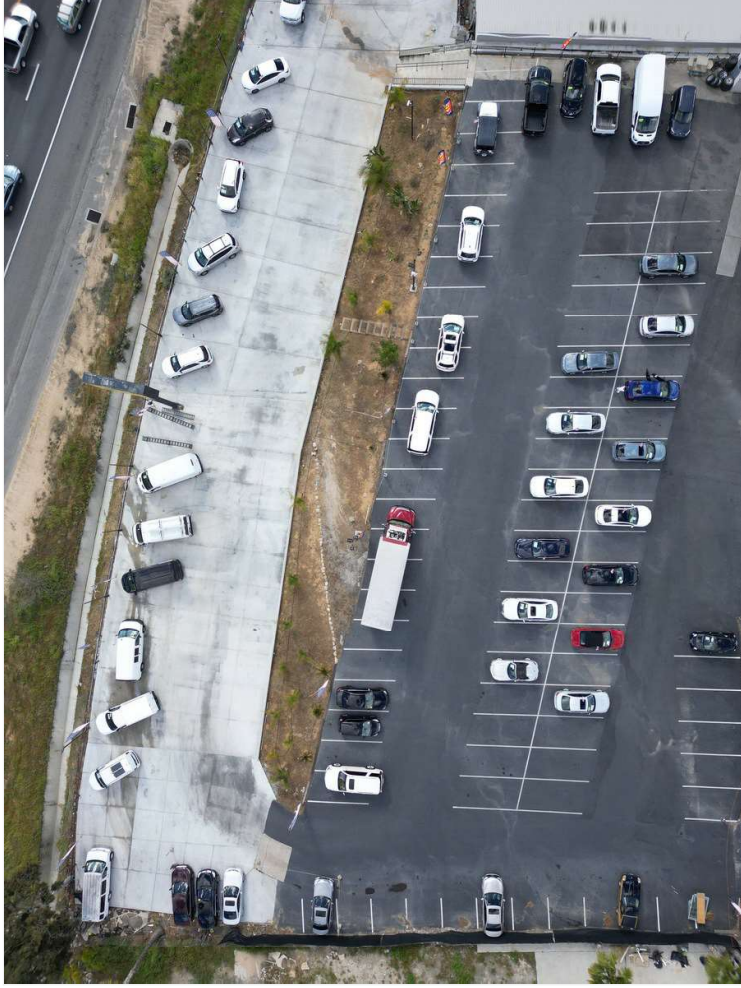
Drone photos21



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## Property Photos



Drone photos20



Drone photos 15

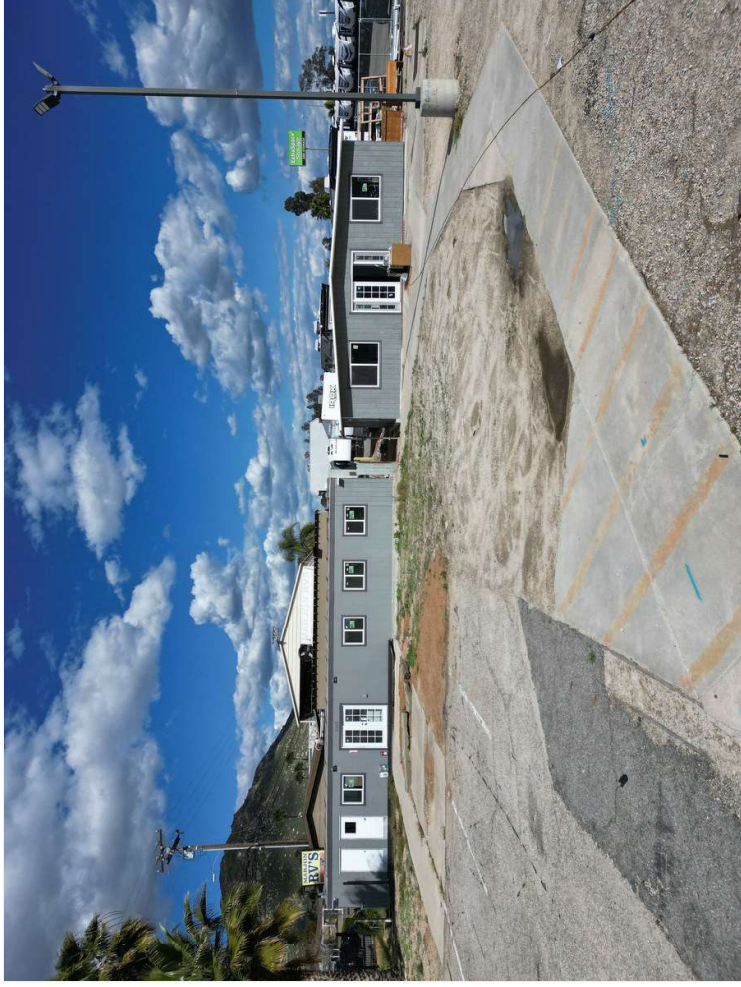
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## Property Photos



Drone photos13

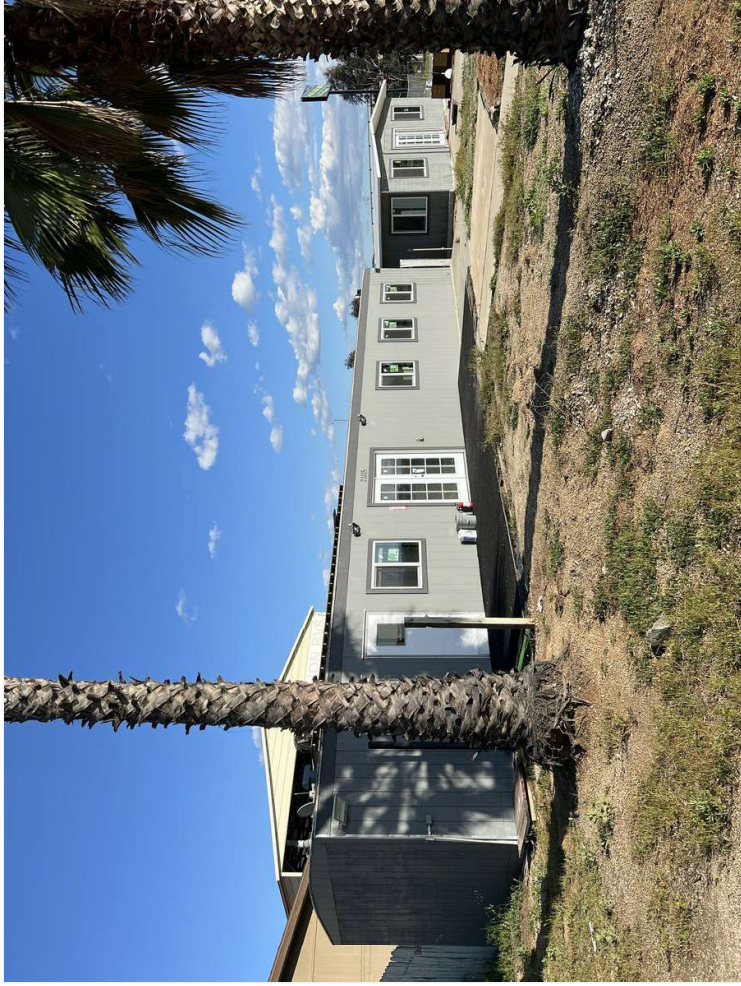


Drone photos9 - Copy

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## Property Photos



Interior photos6

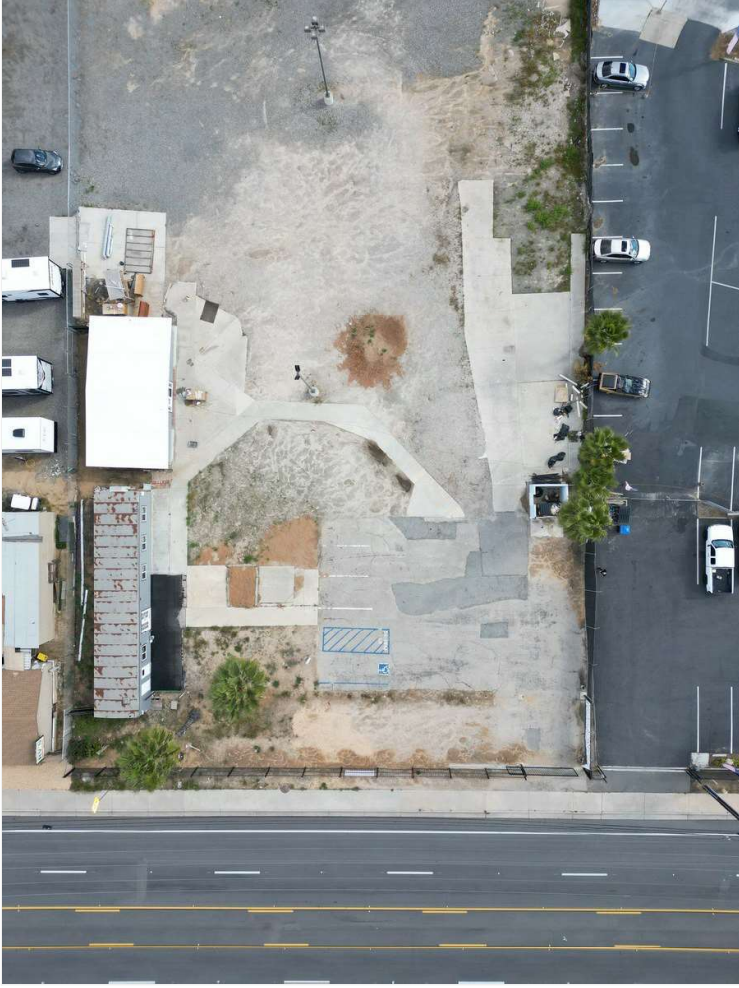


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## Property Photos



Drone photos 18



Interior photos4

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## Property Photos



Interior photos2



PXL\_20240329\_190054066

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## Property Photos



Interior photos3



PXL\_20240329\_190011627

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## Property Photos



Interior photos9



Interior photos8

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## Property Photos



Interior photos24



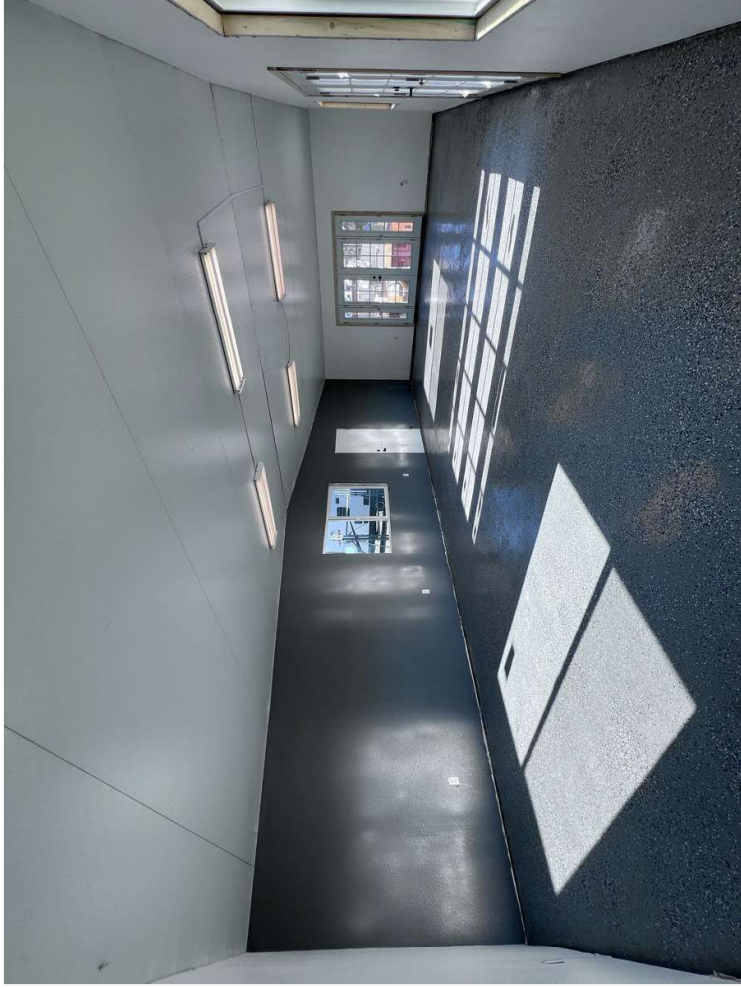
Interior photos20



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## Property Photos



Interior photos1



Interior photos15

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## Property Photos



Interior photos13

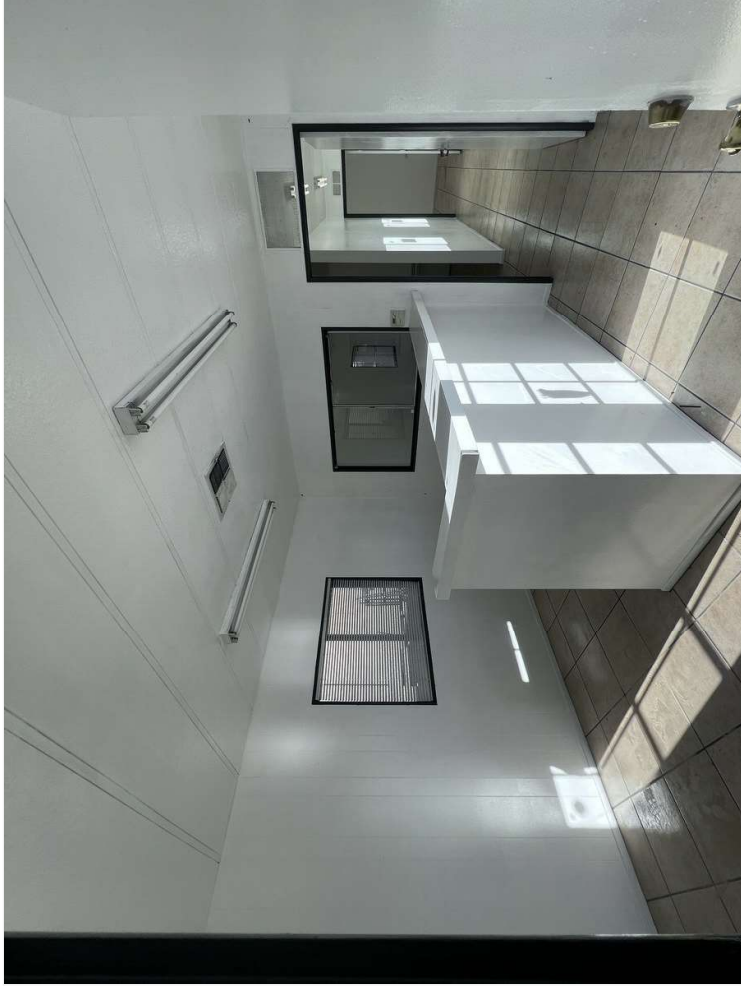


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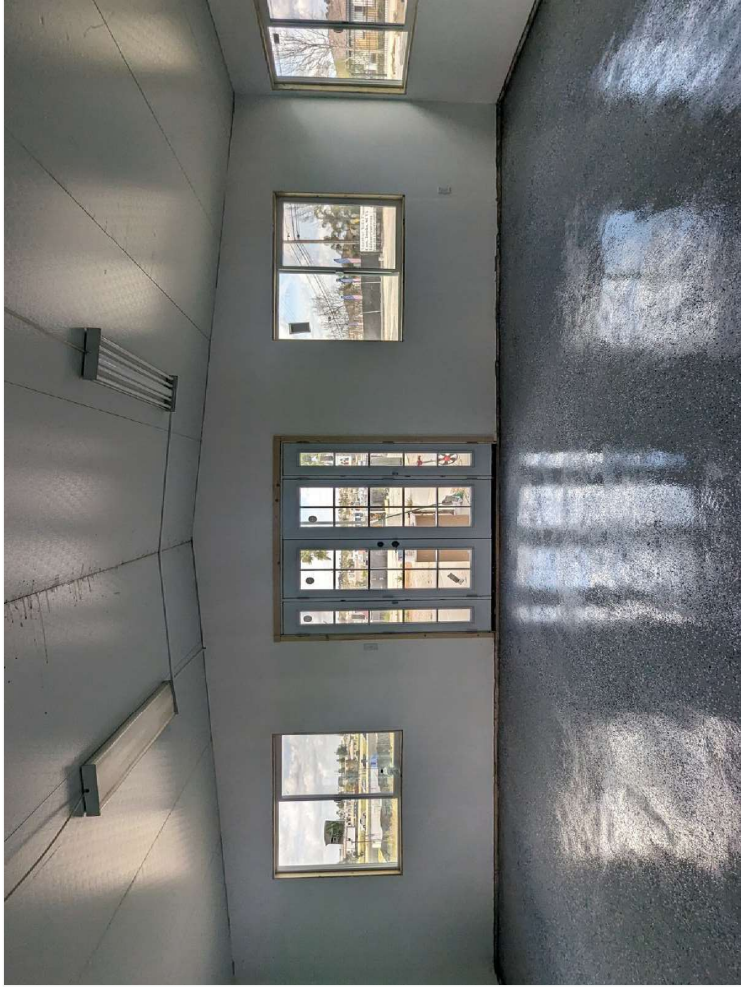
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## Property Photos



Interior photos10



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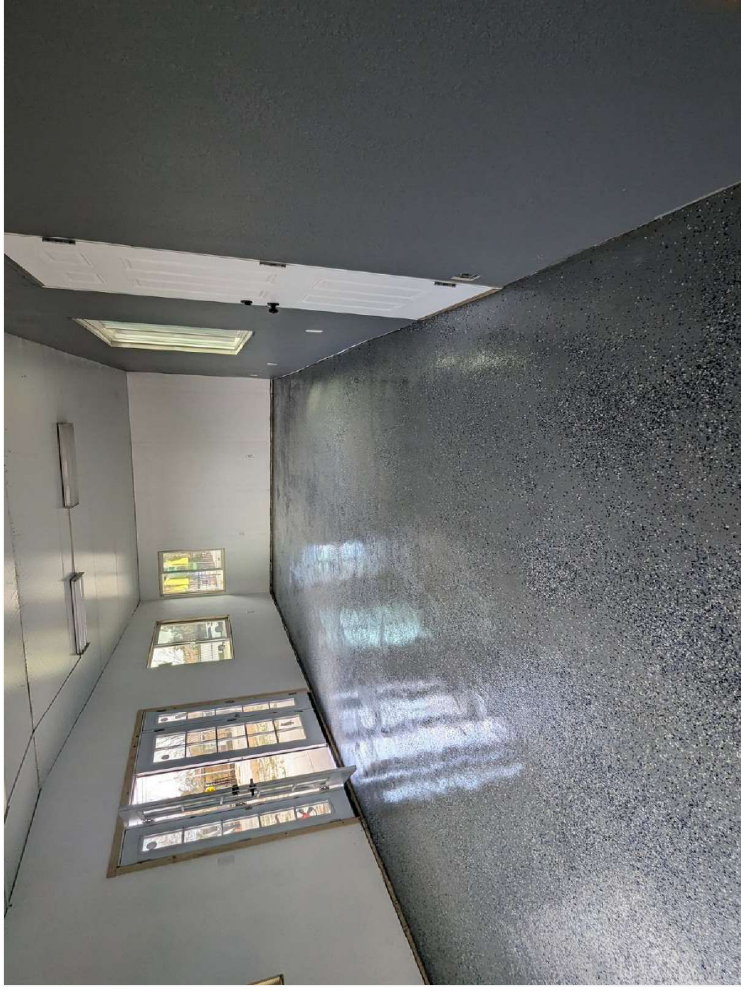
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## Property Photos



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Property Photos



PXL\_20240329\_184609654

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**Daniel Valenzuela**  
[dvalenzuela@mgrrealestate.co](mailto:dvalenzuela@mgrrealestate.co)  
 (909) 581-6603

**MGR Real Estate**  
3800 Concours, Suite 100  
Ontario, CA 91764

