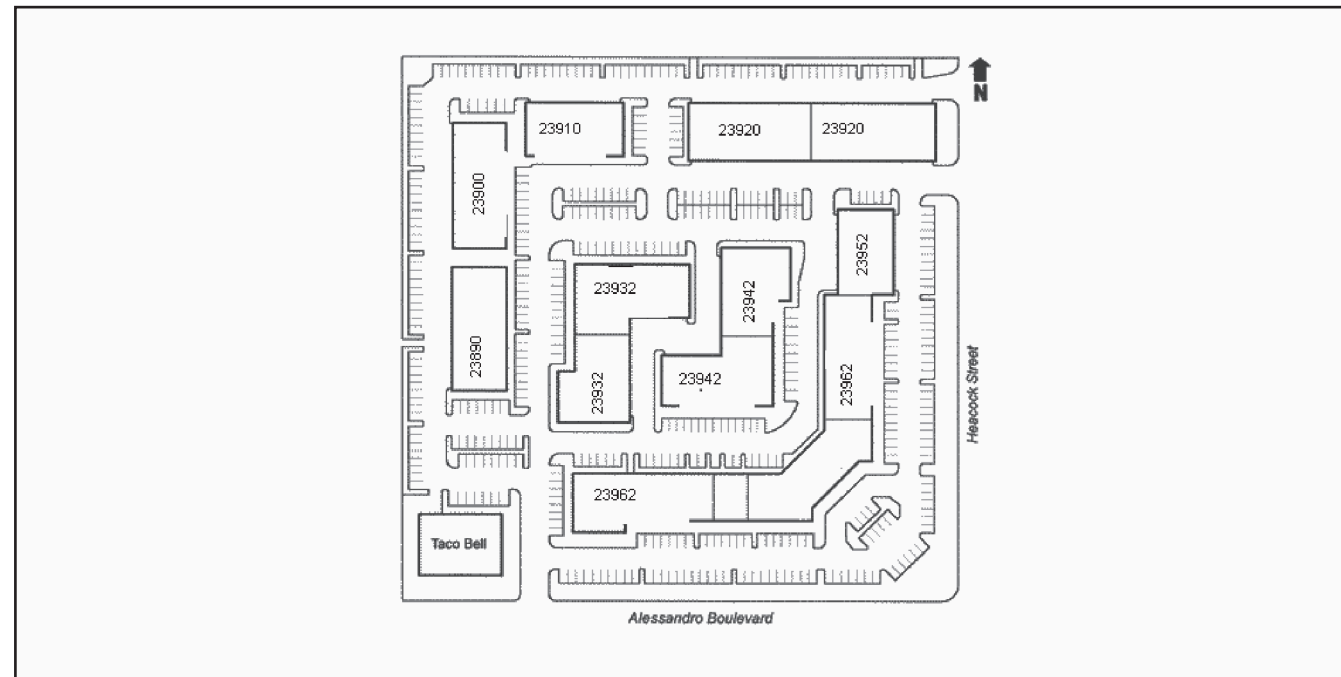


## SITE PLAN



### ON-SITE LEASING OFFICE

23962 Alessandro Blvd, Suite X  
 Moreno Valley, CA 92553  
 951.656.5655 Main

### CORPORATE OFFICE

12447 Lewis St Suite 203  
 Garden Grove, CA 92840  
 562.435.2100 Main  
 562.435.2109 Fax

[www.TheAbbeyCo.com](http://www.TheAbbeyCo.com)



MAP



# MORENO VALLEY COMMERCE CENTER

23880-23962 ALESSANDRO BOULEVARD, MORENO VALLEY, CA 92553

TENANT IMPROVEMENTS AVAILABLE  
 NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## PROPERTY HIGHLIGHTS

The Moreno Valley Commerce Center is a well-established, 111,060 square-foot, nine-building, multi-tenant business park located at the major intersection of Alessandro Boulevard and Heacock Street in Moreno Valley. The project offers excellent visibility and flexible zoning, allowing for a wide variety of tenants.

- Two Riverside Transit Bus Stops near the property
- Retail and automotive co-tenancy
- Clean business park environment
- Finished suites available for immediate occupancy
- Average Daily Traffic count of 60,000
- Roll-up doors
- Dense residential trade area with over 150,945 residents in a 3 mile radius
- A wide array of space accommodations
- Convenient access to the greater Inland Empire
- Monument signage available
- Ample parking to accommodate a variety of retail, medical and office uses
- Less than 30 minutes to the Ontario International Airport
- Professional and responsive property management and leasing teams on-site
- 1.5 miles to the Route 60 and less than 3 miles to the 215 Freeway



## LOCATION SUMMARY

Moreno Valley Commerce Center offers 111,060 square feet of retail and automotive space in the dynamic Inland Empire. It is comprised of six multi-tenant buildings for retail, two for automotive aftercare use, and one drive-through pad. The center is anchored by Goodyear Tires and Albertacos Mexican Restaurant. Its close proximity to high-density residential neighborhoods provides unique shopping and service opportunities for local residents and the daytime population. With superior visibility, signage, ample parking, and ease of access, Moreno Valley Commerce Center is an ideal location for retail and automotive users.

## PROPERTY INFORMATION

<b>ADDRESS</b> 23880-23962 Alessandro Boulevard, Moreno Valley 92553	<b>TOTAL SF</b> 111,060 SF	<b>PROPERTY TYPE</b> Retail & Automotive Commerce Center	<b>YEAR BUILT</b> 1986	<b>ZONING</b> NC (Neighborhood Commercial) MUN (Mixed-Use Neighborhood Overlay)
<b>CONSTRUCTION</b> Concrete block, wood frame and stucco	<b>LAND AREA</b> 8.4 Acres	<b>BUILDINGS</b> Eight Multi-tenant Retail Flex Industrial & 1 Pad	<b>PARKING</b> 419 Spaces	



## AREA OVERVIEW

Located in the heart of Southern California, Moreno Valley is a booming city known for its vibrant business community and ideal location at the junction of State Route 60 and Interstate 215. With an impressive list of major corporations calling Moreno Valley home, including Walgreens, O'Reilly Auto Parts, and Ross Dress for Less, the city has become one of the leading markets for logistics and distribution uses in the United States. Moreno Valley's impressive growth is attributed to a range of housing options, a family-friendly lifestyle, good schools, and impressive quality-of-life amenities, making it an ideal location for small business owners looking to establish themselves in the Inland Empire.