

# FOR SALE



## POSTAL AVENUE RETAIL PARK

24210 POSTAL AVENUE | MORENO VALLEY, CA



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# TRANSACTION OVERVIEW

24210 POSTAL AVENUE | MORENO VALLEY, CA

24210 Postal Avenue in Moreno Valley, CA, presents an excellent investment opportunity with an offering price of \$3,571,190. Featuring a Gross Leasable Area (GLA) of approximately 21,007 square feet on a 1.09-acre lot, this building, constructed in 1986, maintains a 100% occupancy rate. The property is zoned as Commercial Professional (CP), allowing for a variety of different uses and offering stability and potential for growth. Located on the CA 60 freeway and close to heavily populated cross-streets, this property benefits from excellent connectivity and visibility. The combination of a prime location, stable income, and growth potential makes 24210 Postal Avenue a compelling addition to any commercial real estate portfolio.



Net Leased  
Investment



Prime location with  
over 345 ft. of  
freeway frontage



Versatile and modern  
interior adaptable to  
various business needs



Ample on-site parking  
for customers and  
employees



## PROPERTY DETAILS

24210 POSTAL AVENUE | MORENO VALLEY, CA

# OFFERING PRICE

# \$3,571,190

NOI:	\$178,205
PRICE/SF	\$170
GLA:	±21,007 SF
LOT SIZE:	1.09 AC
YEAR BUILT:	1986
MARKET:	Inland Empire
ZONING:	CP
OCCUPANCY:	100%
APN:	481-111-013





# RENT ROLL

24210 POSTAL AVENUE | MORENO VALLEY, CA

SUITE	TENANT	SF	BASE RENT/MO	BASE RENT PSF	NNN	NNN PSF	TOTAL	LEASE START	LEASE END
A	GYM	±5,175	\$3,188.00	\$0.62	\$1,812.00	\$0.35	\$5,000.00	02/01/2012	12/31/2024
B	CHURCH	±2,245	\$1,722.65	\$0.77	\$777.35	\$0.35	\$2,500.00	02/01/2024	1/31/2026
C	CHURCH	±2,600	\$1,595.00	\$0.61	\$0.00	\$0.00	\$1,595.00	06/01/2013	M TO M
D	KNUCKLEHEADZ BASEBALL	±2,600	\$1,872.00	\$0.72	\$910.00	\$0.35	\$2,782.00	08/01/2023	01/31/2024
E	PROPERTY MANAGEMENT	±2,221	\$1,354.81	\$0.61	\$777.35	\$0.35	\$2,132.16	07/01/2024	06/30/2025
F	CARPET STORE	±6,136	\$3,742.95	\$0.61	\$2,147.60	\$0.35	\$5,890.55	07/01/2024	06/30/2025
ZADV	BILLBOARD	±100	\$1,375	\$13.75	\$0.00	\$0.00	\$1,375.00	05/10/1998	M TO M
TOTAL	-	±21,077	\$14,850.41	-	\$6,424.30	-	\$21,274.71		



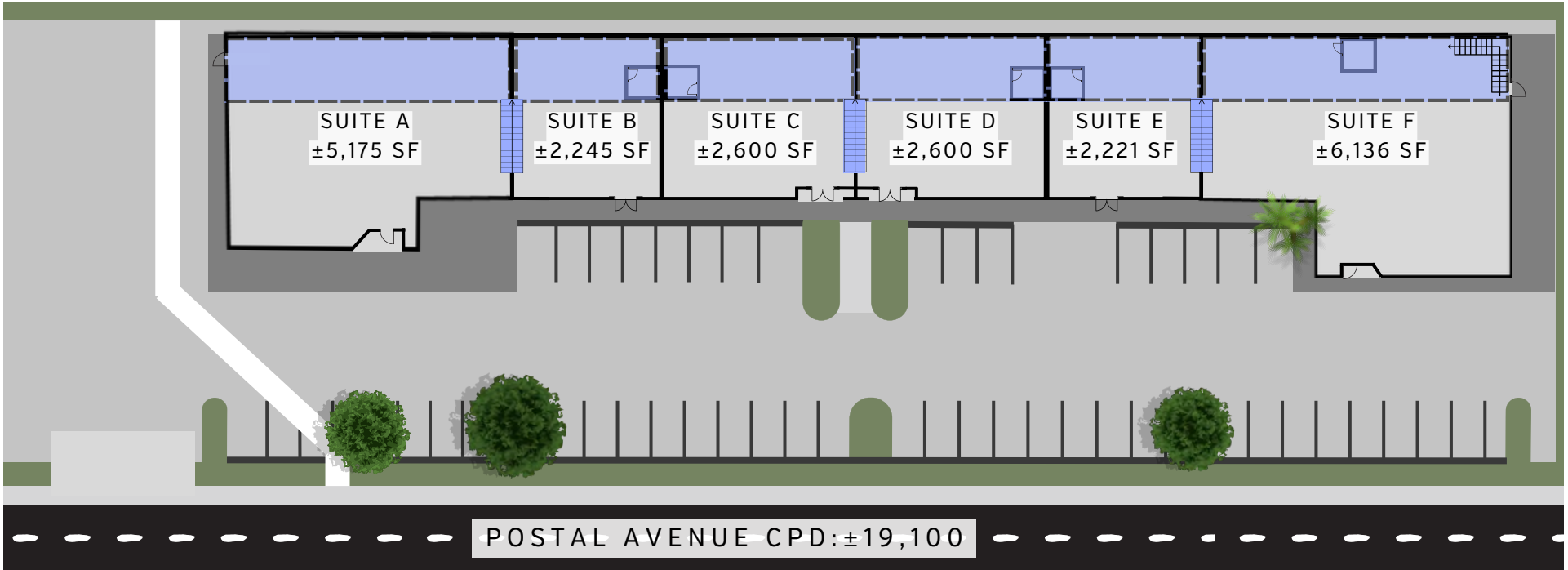
# SITE PLAN

24210 POSTAL AVENUE | MORENO VALLEY, CA



CPD: ±114,140

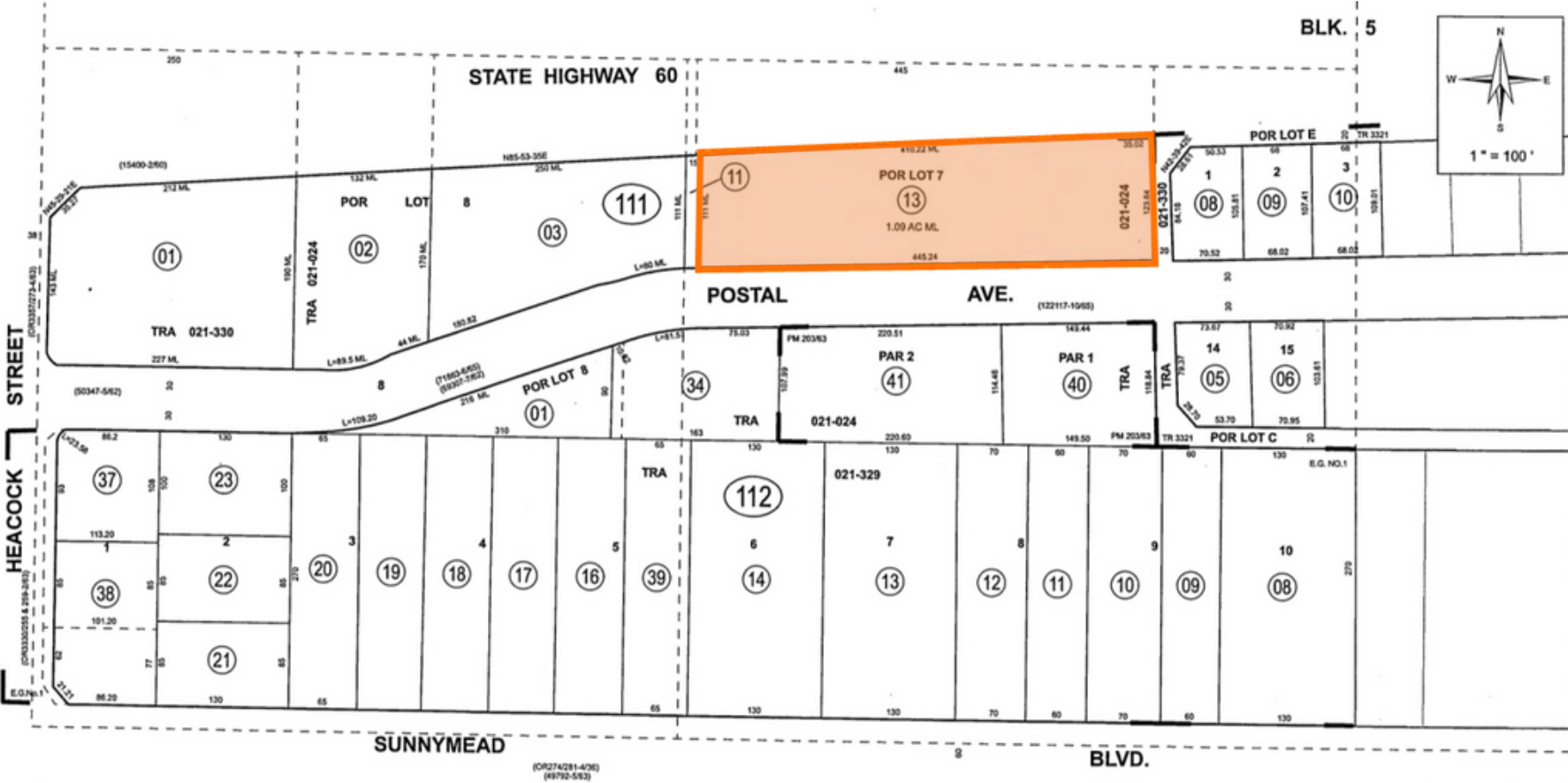
MORENO VALLEY FREEWAY ONRAMP



■ MEZZANINE

# PARCEL MAP

24210 POSTAL AVENUE | MORENO VALLEY, CA





# RETAILER MAP

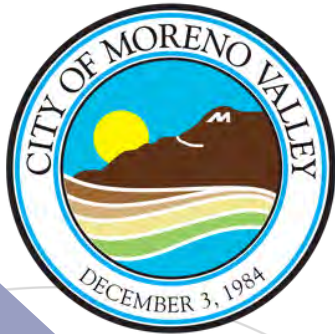
24210 POSTAL AVENUE | MORENO VALLEY, CA





# DEMOGRAPHICS

24210 POSTAL AVENUE | MORENO VALLEY, CA



- State** California
- County** Riverside
- Mayor** Ulises Cabrera
- Website** moval.gov

## POPULATION

Source: ESRI



149,929  
POPULATION



31.4  
MEDIAN AGE



40,616  
HOUSEHOLDS

## EMPLOYMENT



52%  
WHITE COLLAR



34%  
BLUE COLLAR



19%  
SERVICES



6.9%  
UNEMPLOYMENT RATE

## EDUCATION



30%  
HIGH SCHOOL GRADUATE



30%  
SOME COLLEGE



18%  
BACHELORS/GRAD/ PROF DEGREE

## INCOME



\$72,346  
MEDIAN HOUSEHOLD INCOME

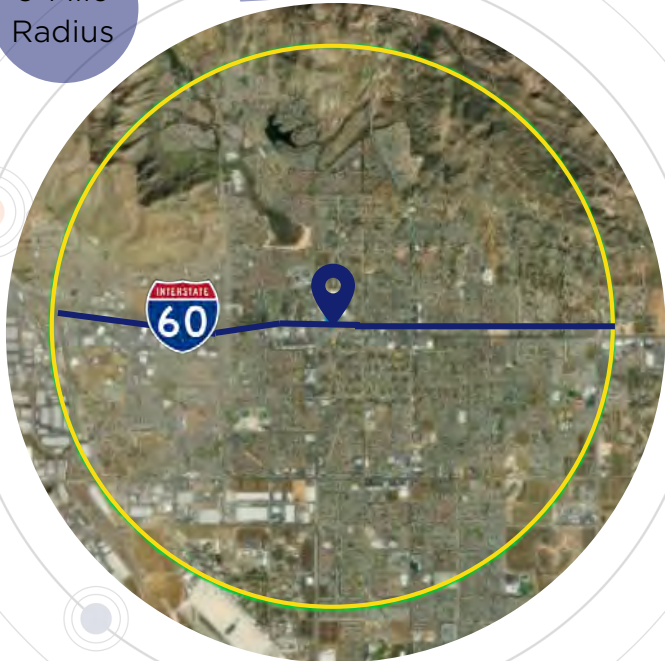


\$24,533  
PER CAPITA INCOME



\$105,857  
MEDIAN NET WORTH

3-Mile Radius





## CONFIDENTIALITY & DISCLAIMER

24210 POSTAL AVENUE | MORENO VALLEY, CA

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**INDIVIDUAL  
MEMBER**



**SVN | CERTIFIED SPECIALIST  
RETAIL**