



25030 Alessandro Blvd - Bear Valley Shopping Center

Moreno Valley, California 92553 (Riverside County) - Moreno Valley/Perris Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	12,201 SF (80.3%)
Built/Renovated	1980/1998
Tenancy	Multiple
Available	1,200 - 2,400 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.45 SF/Year/NNN
Frontage	149' on Alessandro Blvd
Frontage	199' on Perris Blvd
Parking Spaces	6.56/1,000 SF; 80 Surface Spaces



Contacts

Type	Name	Location	Phone
Recorded Owner	Paul C Kang	Mckinleyville, CA 95519	(310) 459-5417
Primary Leasing	PacificWest Asset Management	Costa Mesa, CA 92626	(714) 433-7300
Contacts	James Gotses (714) 315-3405		

Property Details

Land Area	0.59 AC (25,700 SF)	Zoning	CPS, Moreno Valley
Building FAR	0.47	Parcel	479-220-012

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.45 SF/Year
Smallest Space	1,200 SF	Service Type	Triple Net
Max Contiguous	1,200 SF	CAM	\$1.12/SF
Vacant	2,400 SF	Retail Available	2,400 SF
% Leased	80.3%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Suite D	Retail	Direct	1,200	1,200	1,200	\$1.45 NNN	06/2026	3 - 5 Years
P 1	Suite E	Retail	Direct	1,200	1,200	1,200	\$1.45 NNN	06/2026	3 - 5 Years

Amenities

- Bus Line
- Dedicated Turn Lane
- Signage
- Signalized Intersection



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Transportation

Parking Details	6.56/1,000 SF; 80 Surface Spaces
Traffic Volume	25,958 on Gloria St (2025); 19,026 on Flaming Arrow Dr (2025); 3,086 on Deer Hill Pl (2025); 26,227 on Saint Christopher Ln (2025); 22,123 on Sarah St (2025); 3,871 on Pecan Pl (2025); 23,145 on Covey Quail Ln (2025); 6,859 on Crape Myrtle Dr (2024); 24,956 on Brodiaea Ave (2025); 6,782 on Crape Myrtle Dr (2025)
Frontage	149' on Alessandro Blvd; 199' on Perris Blvd
Commuter Rail	9 min drive 18 min drive
Airport	Ontario International 34 min drive
Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	80 - Very friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bear Valley Cleaners	1	4,682	2	Mar 2007	-
Churrito Loco	GRND	2,440	6	Nov 2018	-
Alessandro Family Dentistry	1	1,873	2	Mar 2007	-
Allure Hair & Nails	1	1,873	3	Mar 2007	-
Metro By T-mobile	GRND	1,000	-	Apr 2024	-

Showing 5 of 8 Tenants