



23080 Alessandro Blvd - Plaza Del Sol

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	42,987 SF (76.8%)
Built	1988
Tenancy	Multiple
Available	1,500 - 9,962 SF
Max Contiguous	6,256 SF
Asking Rent	\$21.60 SF/Year/NNN
Frontage	580' on Alessandro Blvd
Parking Spaces	6.06/1,000 SF; Covered Spaces Available; 376 Surface Spaces



Property Details

Land Area	5.00 AC (217,800 SF)	Zoning	NC
Building FAR	0.20	Parcel	296-200-009

Contacts

Type	Name	Location	Phone
Recorded Owner	Jin Gong	Los Angeles, CA 90064	-
Primary Leasing	4B Advisors, Inc.	Los Angeles, CA 90010	(323) 919-0888
Contacts	Kyungho Hwang (323) 919-0888		

For Lease Summary

Number of Spaces	3	Asking Rent	\$21.60 SF/Year
Smallest Space	1,500 SF	Service Type	Triple Net
Max Contiguous	6,256 SF	CAM	\$7.08/SF
Vacant	9,962 SF	Retail Available	9,962 SF
% Leased	76.8%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	214-218	Retail	Direct	6,256	6,256	6,256	\$21.60 NNN	Vacant	3 - 10 Years
P 1	232	Retail	Direct	2,206	2,206	2,206	\$21.60 NNN	Vacant	3 - 10 Years
P 1	220	Retail	Direct	1,500	1,500	1,500	\$21.60 NNN	Vacant	3 - 10 Years

Amenities

- Pylon Sign
- Signage
- Signalized Intersection



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Transportation

Parking Details	6.06/1,000 SF; Covered Spaces Available; 376 Surface Spaces		
Traffic Volume	20,016 on Pride St (2025); 37,859 on Chagall Ct (2024); 37,437 on Chagall Ct (2025); 10,585 on New England Dr (2024); 9,687 on Nagai Dr (2025); 10,438 on New England Dr (2025); 18,346 on Cottonwood Ave (2025); 32,169 on Elsworth St (2025); 6,629 on Adrienne Ave (2025); 3,950 on Sherman Ave (2025)		
Frontage	580' on Alessandro Blvd		
Commuter Rail			5 min drive
			14 min drive
Airport	Ontario International		34 min drive
	John Wayne/Orange County		63 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Health Mart Pharmacy	1	5,000	-	Dec 2025	-
Armed Forces Career Center	1	4,000	15	Mar 2019	-
Dr Deza's Dental Office	1	3,000	-	Jan 2007	-
Hosanna Taekwondo	1	3,000	-	May 2018	-
Lifetime Pharmacy	1	3,000	2	Nov 2008	-

Showing 5 of 13 Tenants