

## Alessandro Plaza 23750 Alessandro Blvd., Moreno Valley



### **40,000 Sq. Ft. Anchor Space Available!!**

This great multi-tenant retail plaza is available for lease. The center is currently anchored by Wienerschnitzel, B-Fit Gym, and Dino's Burger. Excellent opportunity for an existing or start-up business. Located on busy Alessandro Blvd., in Moreno Valley. Great location in a growing community.

- ◆ Anchor space can be subdivided
- ◆ 1,322 - 8,800 SF of Shop space available
- ◆ Excellent ingress/egress
- ◆ Signalized main entrance w/ excellent street signage
- ◆ Ample parking

**Suite M-101:** Approx. 8,800 square feet, Built-out Restaurant.

**Suite G:** Approx. 8,437 square feet, former Charter School.

**Suite I-102:** Approx. 2,172 square feet, former Dr. Office.

**Suite I-104:** Approx. 2,157 square feet, former Tanning Salon.

**Suite L-102:** Approx. 1,322 square feet.

**Suite L-115, L-116:** Approx. 2,620 square feet, former Bridal Store

**To view available spaces, please call for an appointment.**

### **Norman Sanchez**

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Commercial Associate

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**3800 Concoors St., Ste. 350**

**Ontario, CA. 91764**

**909.981.4466 ph**

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**BRE: 01841921**

SITE MAP



Alessandro Blvd.

Unit:	Tenants:	Status:	Sq. Ft.:	Unit:	Tenants:	Status:	Sq. Ft.:	Unit:	Tenants:	Status:	Sq. Ft.:
A-101	NV Hair Studios	Occupied	943	L-114	Nancy's Pet Salon & Boarding	Occupied	1,216	L-107-110	End Time Ministries	Occupied	4,200
A-102	White's Bikes	Available	4,000	N	Wienerschnitzel	Occupied	4,000	L-113	In Negotiations	Vacant	2,700
B	Dino's Burger	Occupied	1,800	O-102	Rick T. Kim D.D.S. Inc Dental	Occupied	2,800	M-101	Restaurant	Vacant	8,800
H	B Fitness	Occupied	22,000	I-101	Available	Vacant	1,500	G	School	Vacant	8,437
I-103	Practical Believer's Ministry	Occupied	1,437	L-103	Restaurant	Vacant	1,560	I-102	Available	Vacant	2,172
I-105	Law Offices of Darsh Kiani	Occupied	1,141	O-101	In Negotiations	Vacant	2,200	I-104	Available	Vacant	2,157
L-101	River Kwae Thai Cuisine	Occupied	3,499	L-111	In Negotiations	Vacant	1,073	L-102	Available	Vacant	1,322
L-104	Viper One Private Security	Available	714	L-112	In Negotiations	Vacant	1,073	L105,106	Nail Salon	Occupied	2,220
K	Bowling Alley	Available	40,000					L-115,116	Available	Vacant	2,620



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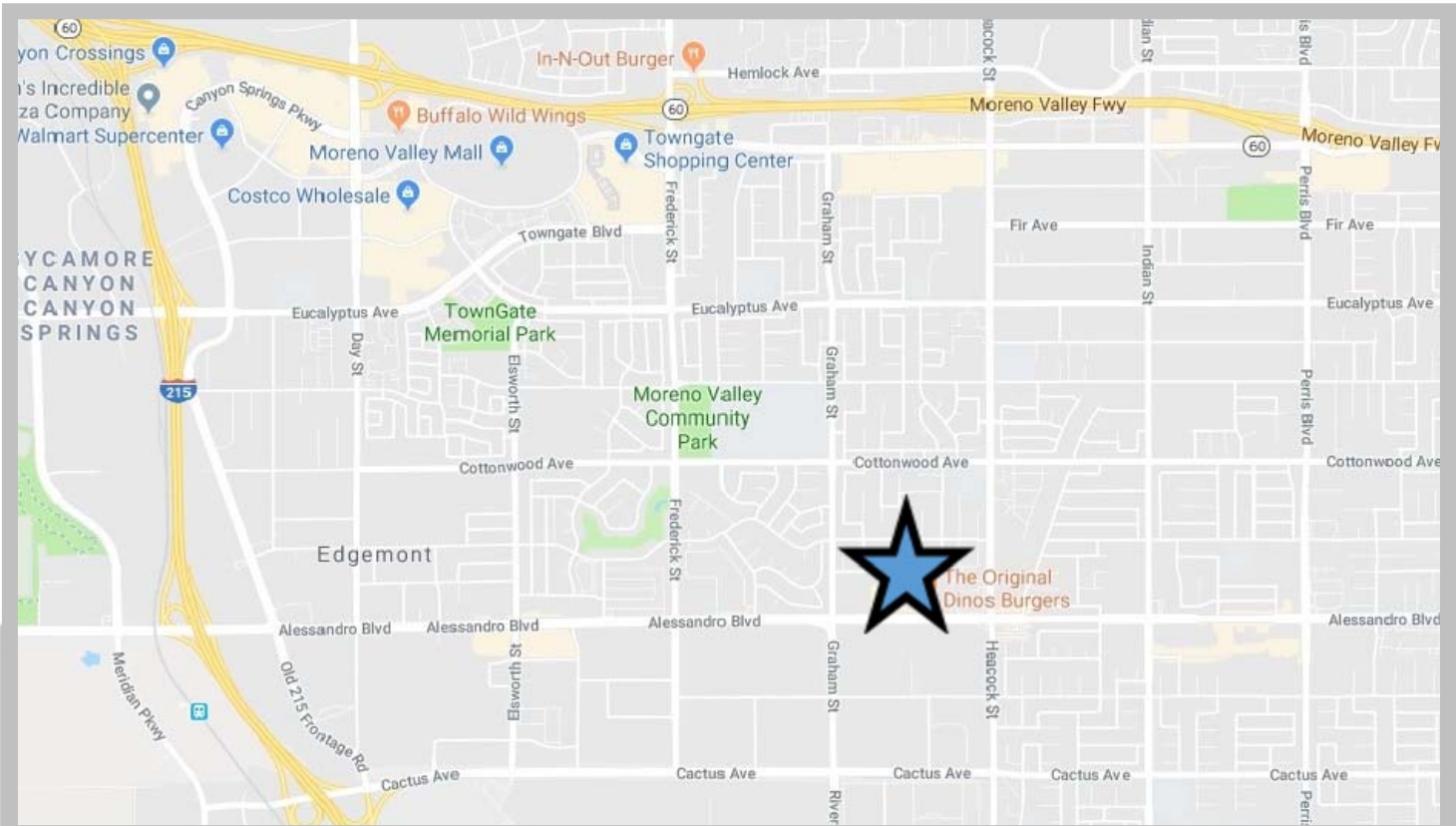
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# COMMERCIAL LEASING SERVICES

RIGHT SPACE | RIGHT PLACE



<b>Demographics:</b>	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Estimated Population:	22,424	144,242	260,539
Average HH Income:	\$53,240	\$61,669	\$76,493
Hispanic Population:	15,537	90,579	133,130

**\*\*Traffic Count: Alessandro & Graham 41,000 CPD\*\***

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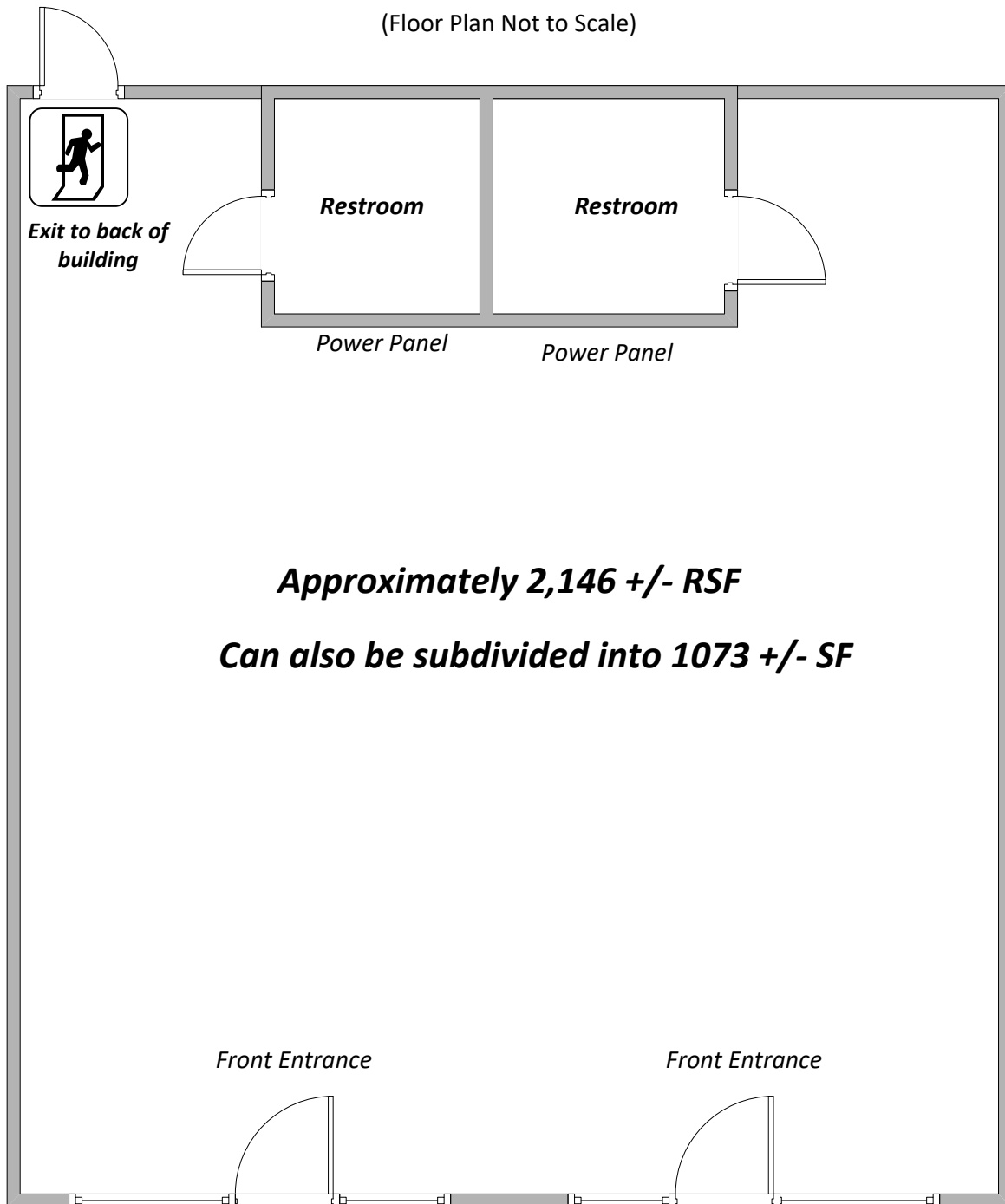
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# 23750 Alessandro Blvd., suite L-111 & L-112, Moreno Valley

## Floor Plan

(Floor Plan Not to Scale)



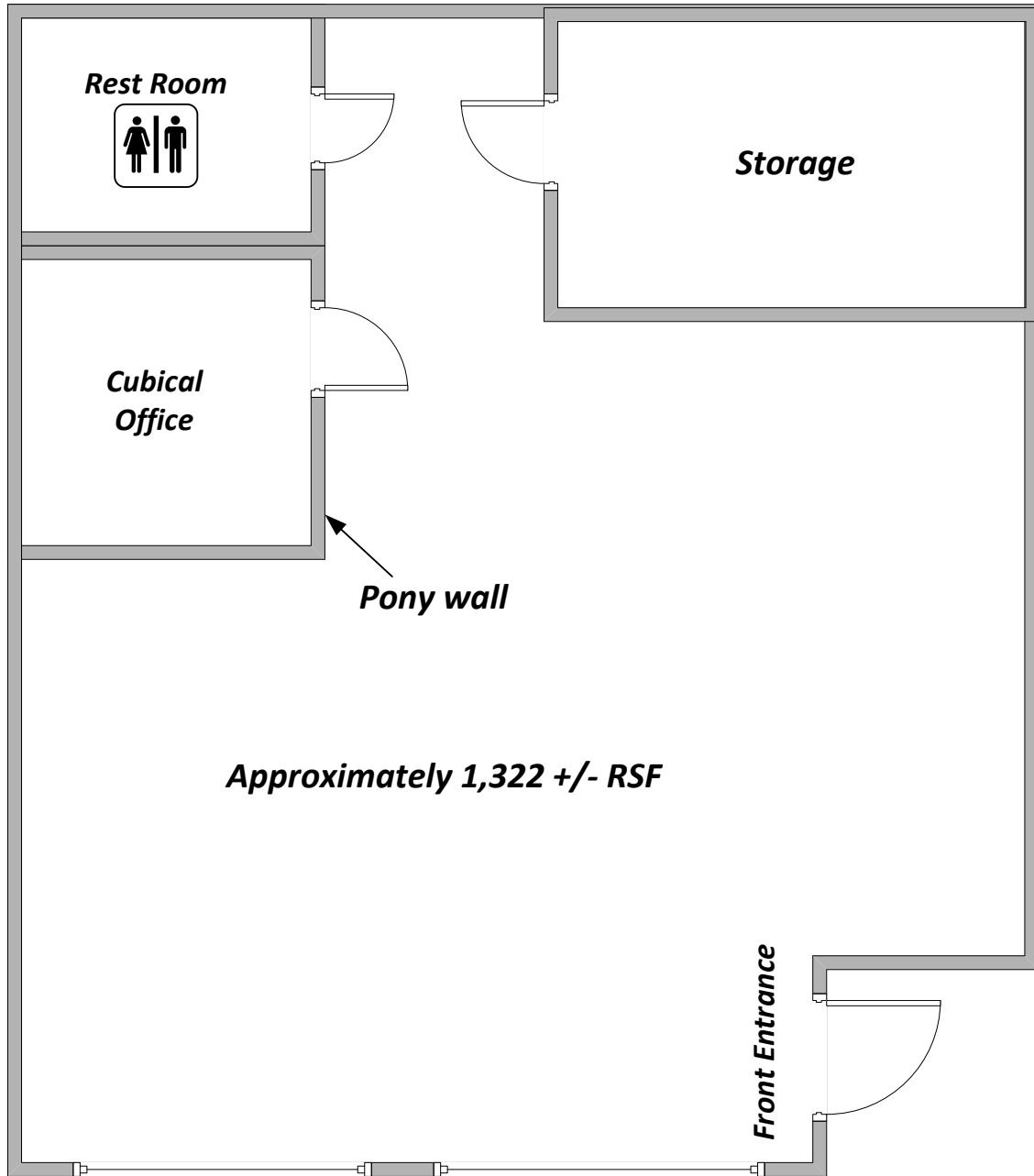
**Approximately 2,146 +/- RSF**

**Can also be subdivided into 1073 +/- SF**

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**23750 Alessandro Blvd., Suite L-102, Moreno Valley**  
**Floor Plan**  
(Floor Plan Not to Scale)

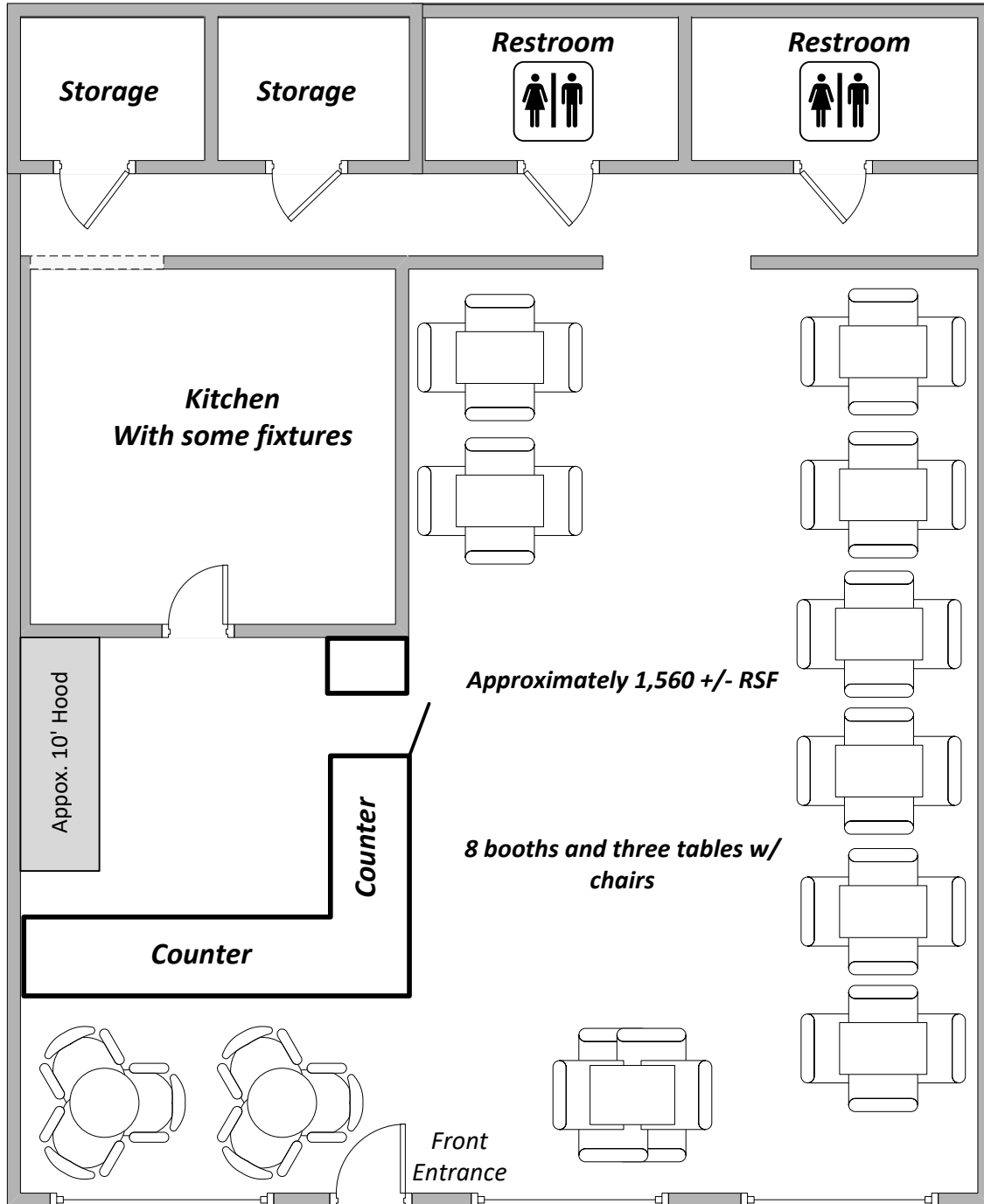


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# 23750 Alessandro Blvd., Suite L-103, Moreno Valley Floor Plan

(Floor Plan Not to Scale)



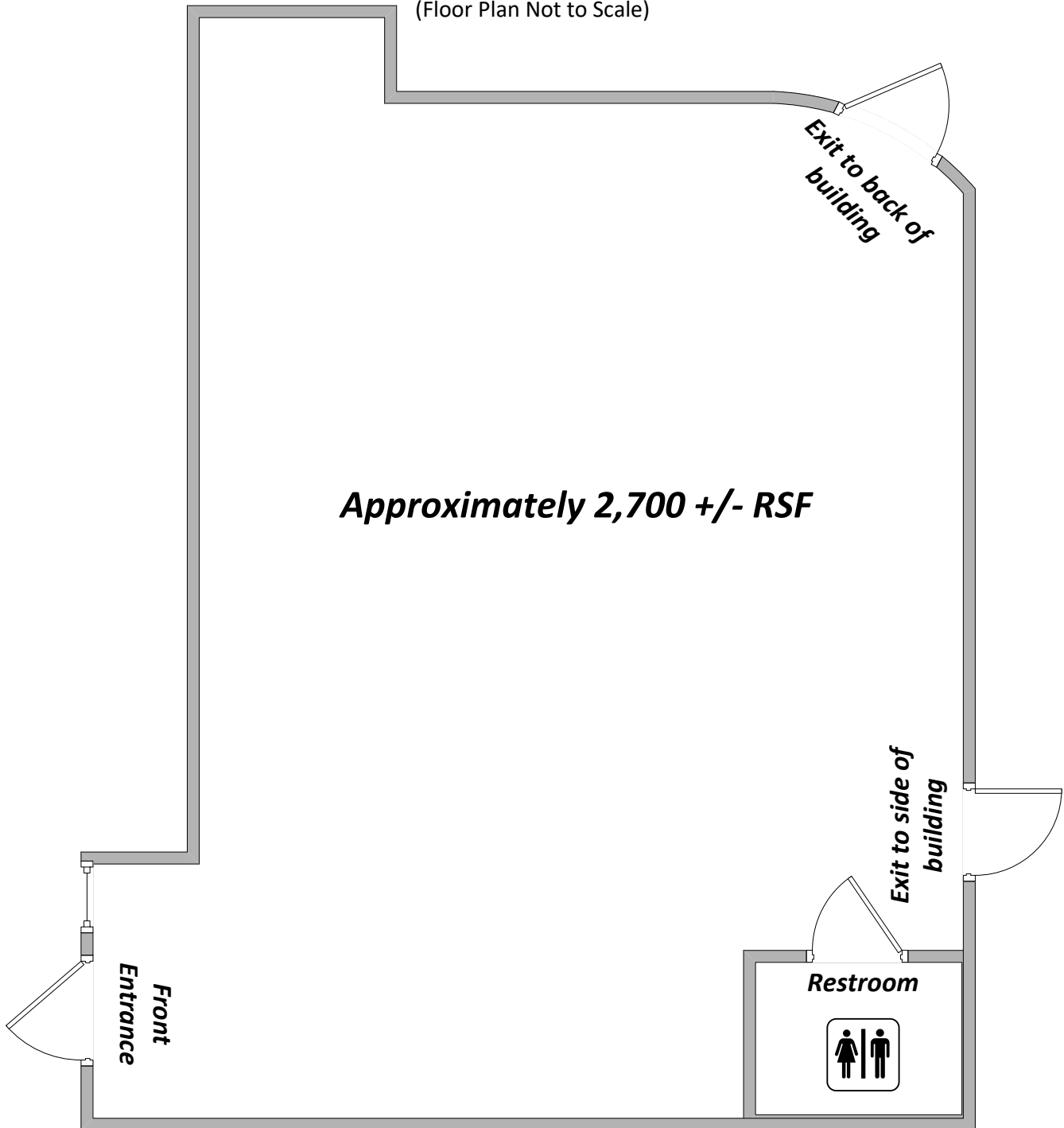
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# 23750 Alessandro Blvd., Suite L-113, Moreno Valley

## Floor Plan

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**Approximately 2,700 +/- RSF**

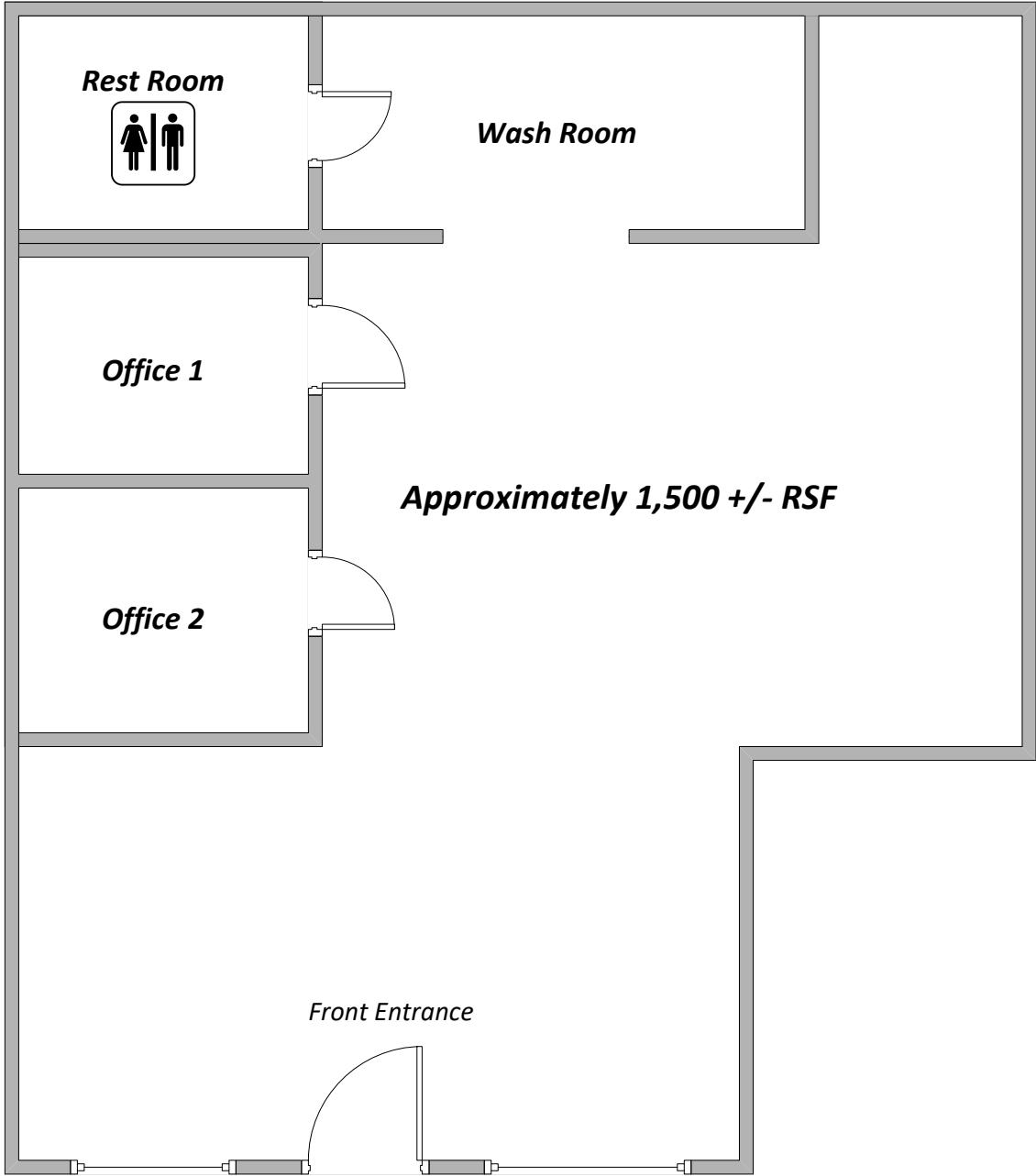
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**23750 Alessandro Blvd., Suite I-101, Moreno Valley**

**Floor Plan**

(Floor Plan Not to Scale)



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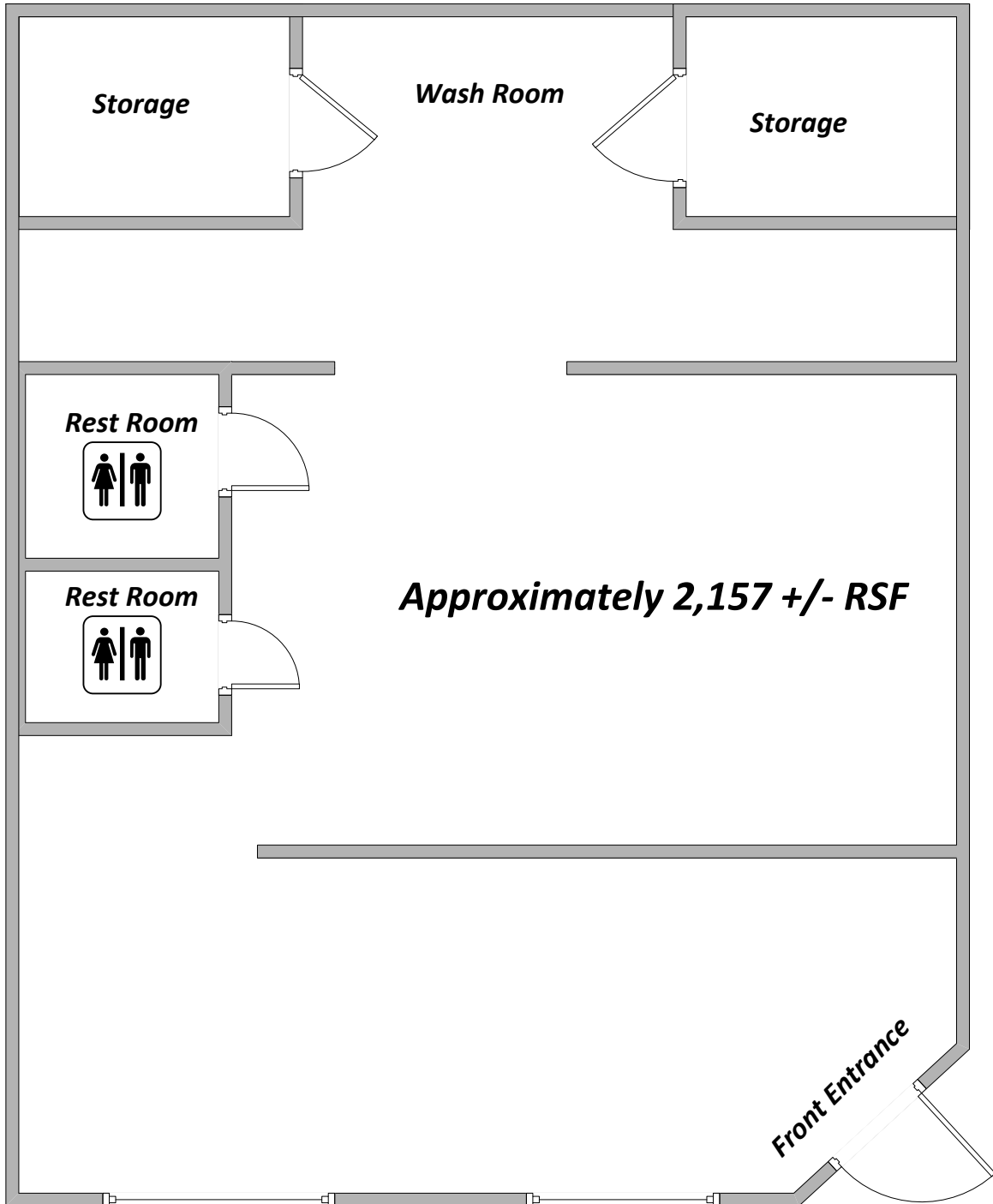




**23750 Alessandro Blvd., Suite I-104, Moreno Valley**

**Floor Plan**

(Floor Plan Not to Scale)



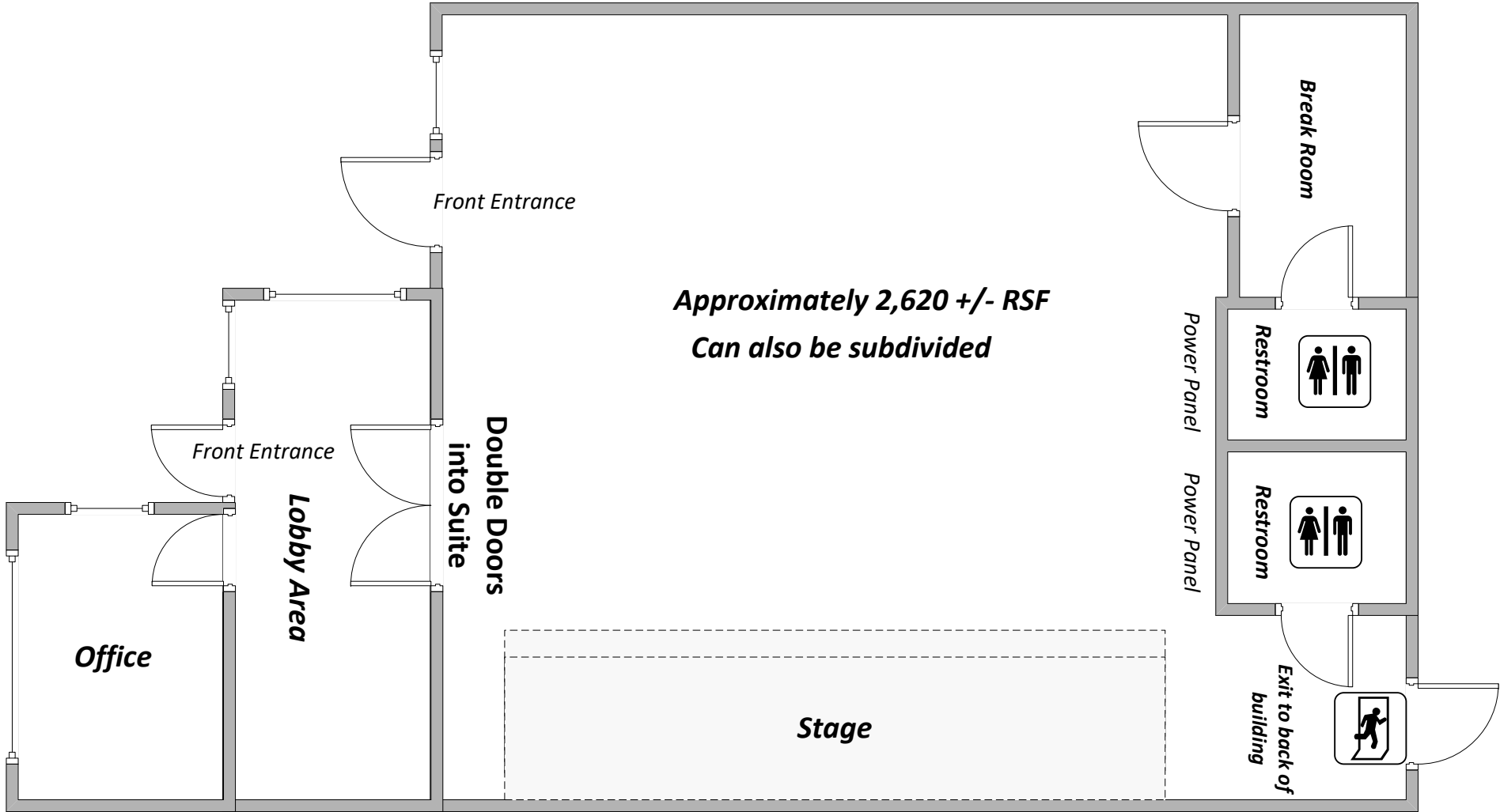
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# 23750 Alessandro Blvd., suite L-115 & L-116, Moreno Valley

## Floor Plan

(Floor Plan Not to Scale)



**Approximately 2,620 +/- RSF**  
**Can also be subdivided**

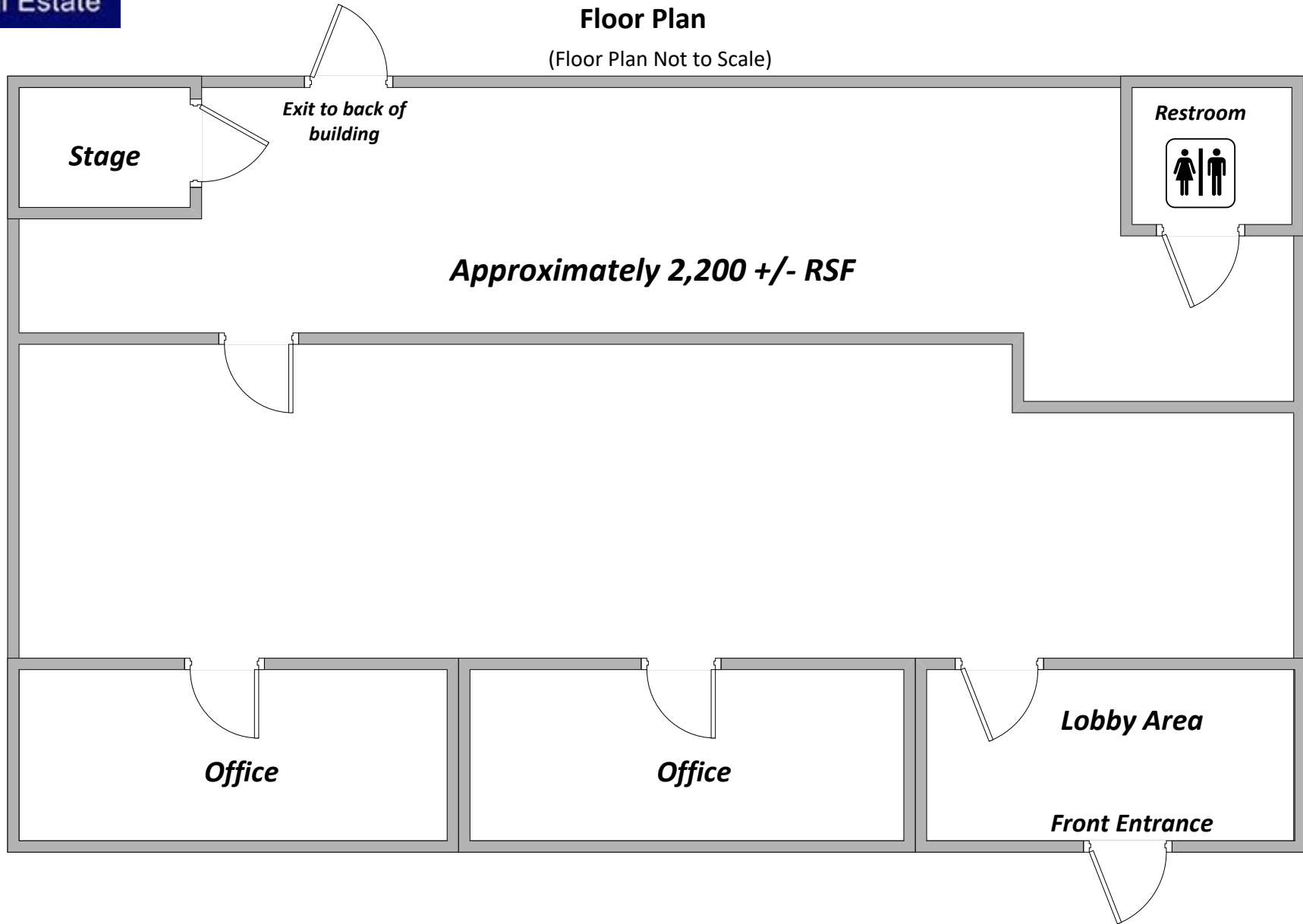
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# 23750 Alessandro Blvd., suite O-101, Moreno Valley

## Floor Plan

(Floor Plan Not to Scale)



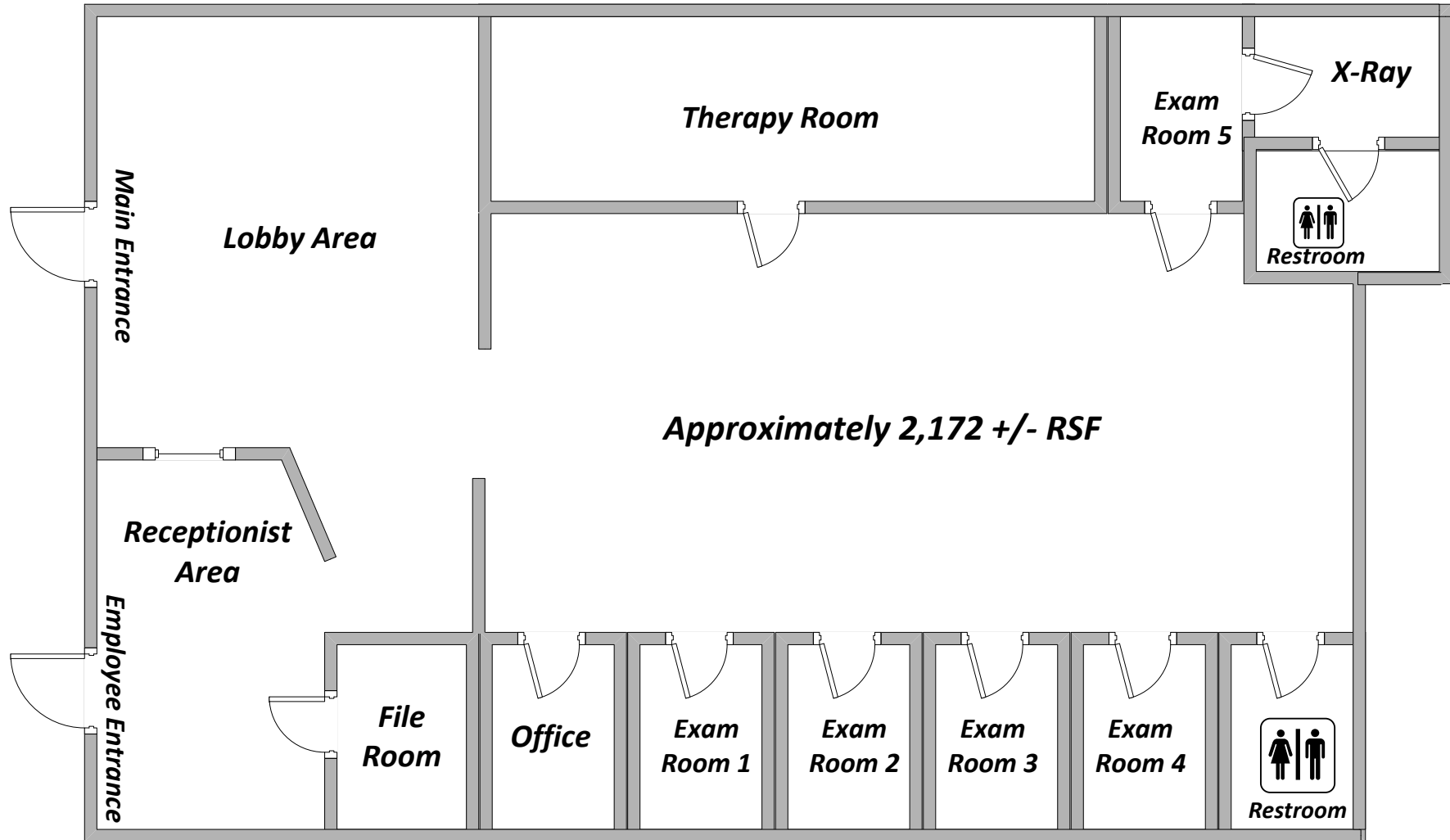
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# 23750 Alessandro Blvd., suite I-102, Moreno Valley

## Floor Plan

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