

**FOR LEASE | 16,300 SF**

**14280 REBECCA ST. | BLDG. 5, STE 104 | MORENO VALLEY, CA**



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# PROPERTY HIGHLIGHTS


 **±16,300 SF**  
Industrial Building

 **±2,000 SF**  
Office Space


 **30'**  
Clear Height

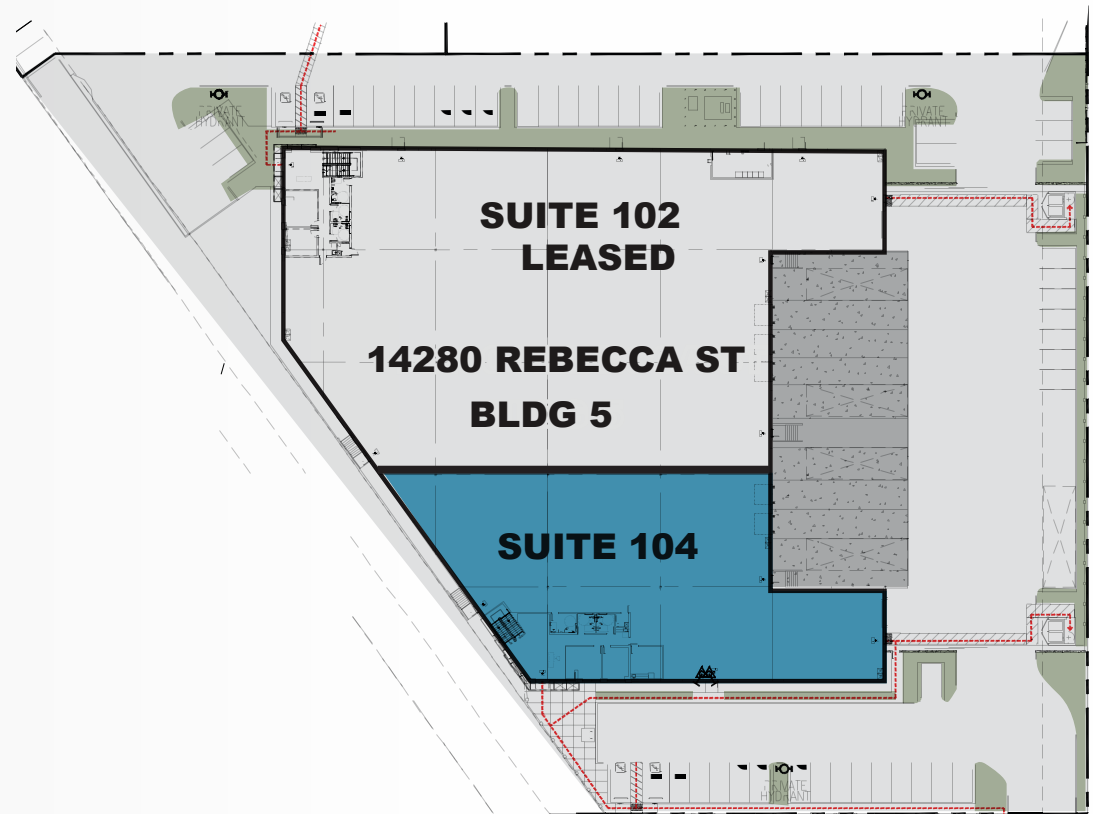
 **400 Amps**  
Power

 **ESFR**  
Sprinkler System

 Two (2) Dock High Doors  
One (1) Ground Level Doors

 **Secured**  
Shared Yard

 **16**  
Parking Stalls



# MASTER SITE PLAN

## 23855 ALESSANDRO BLVD

BLDG 1	SUITE 101	SUITE 105
Total SF	20,788	28,212
Office (SF)	2,000	2,000
DH Doors	2	4
GL Doors	1	1
Power/Amps	800	800

## 23801 ALESSANDRO BLVD

BLDG 2		
Total SF		49,000
Office (SF)		2,000
DH Doors		6
GL Doors		2
Power/Amps		800

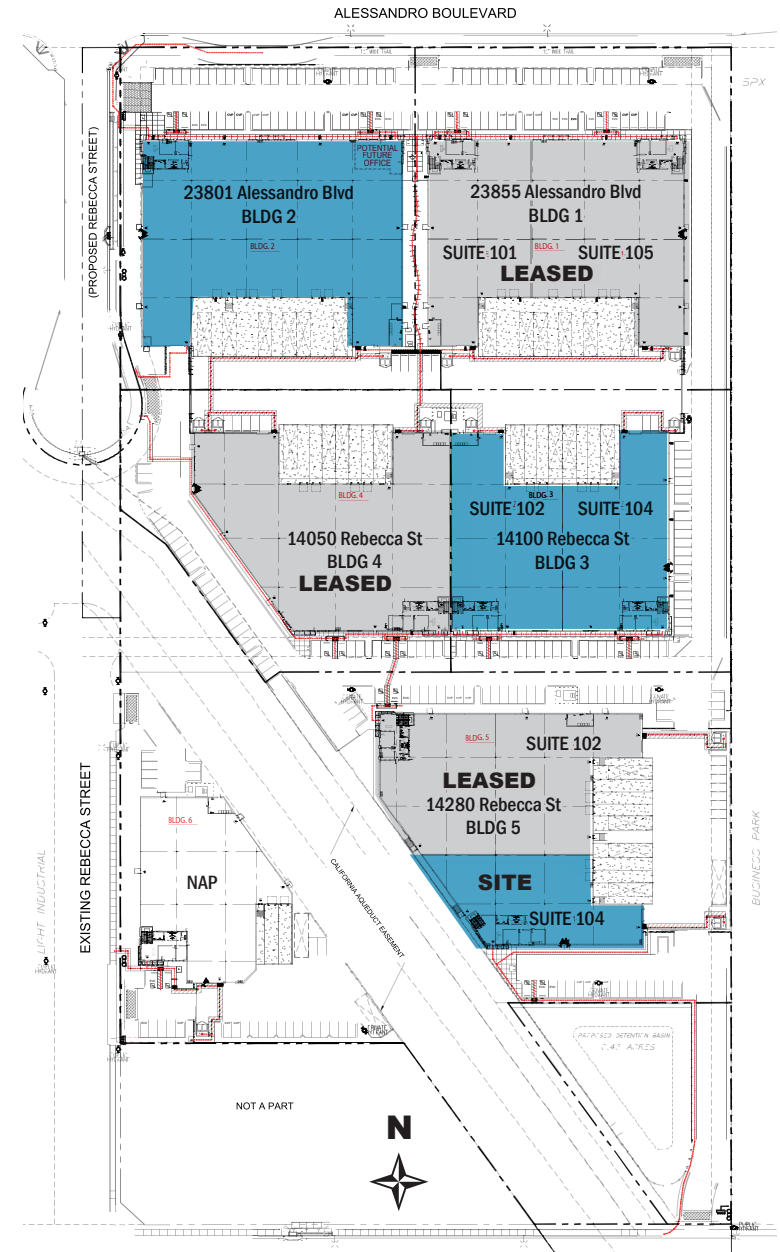
## 14100 REBECCA ST

BLDG 3	SUITE 102	SUITE 104
Total SF	21,000	20,000
Office (SF)	2,000	2,000
DH Doors	2	2
GL Doors	1	1
Power/Amps	800	800

## 14280 REBECCA ST

BLDG 5	LEASED	SUITE 104
Total SF	33,700	16,300
Office (SF)	2,000	2,000
DH Doors	3	2
GL Doors	1	1
Power/Amps	800	400

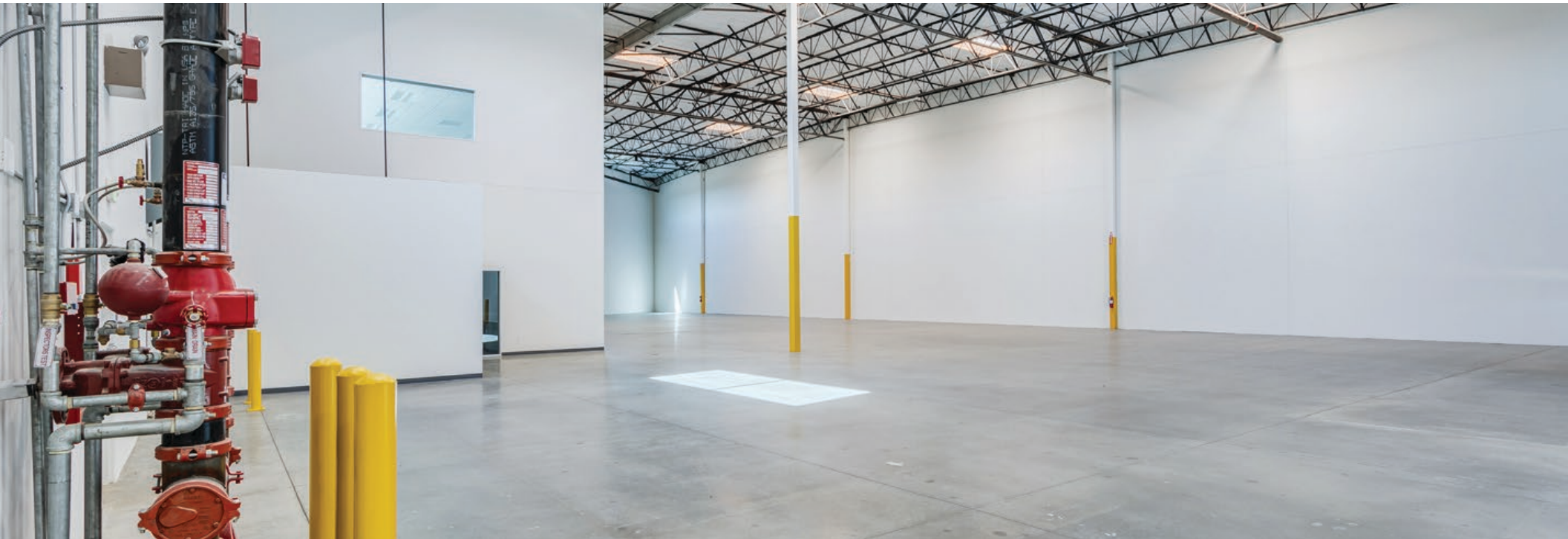
Total SF includes finished 2nd floor mezzanine space.









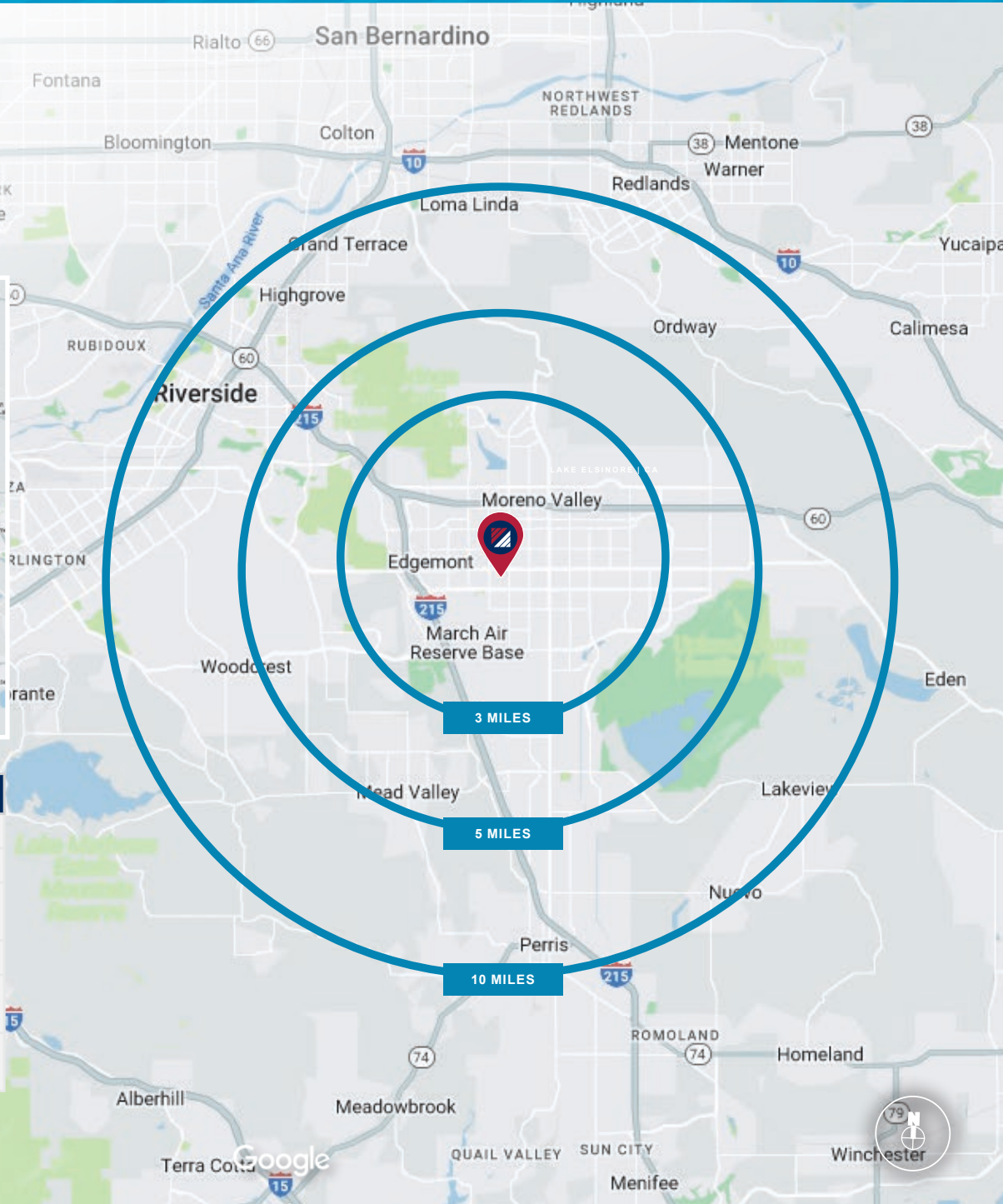








# LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	134,521	229,241	546,077
2022 Population	151,445	254,587	609,183
2027 Population Projection	161,338	270,694	646,505
Avg Household Income	\$75,758	\$91,883	\$93,070
Median Household Income	\$63,046	\$76,079	\$73,835
Total Specified Consumer Spending (\$)	\$1.4B	\$2.6B	\$6.5B



# AMENITIES MAP



UNIS ALESSANDRO

UNFI

VALUE WINDOWS & DOORS

SKETCHERS

GATE CITY BEVERAGE

HARBOR FREIGHT TOOLS

UTTERMOST

ALESSANDRO BLVD.

BRODIAEA AVE.

HARBOR FREIGHT TOOLS

CACTUS AVE.

WEBER LOGISTICS

RIVERSIDE DR

HEACOCK ST.



RIVAS NOTARY

**ON/OFF RAMP**

CONCORDANCE HEALTHCARE SOLUTIONS

CUBEWORK

SAFCO PRODUCTS



UNFI RIVERSIDE

ALBERTSONS MANUFACTURING PLANT

CAPITOL LOGISTICS

ARMY NATIONAL GUARD

MARCH ARB COMMISSARY

MARCH AIR RESERVE BASE