



CARDENAS

RETAIL PAD
AVAILABLE

HWY 60: ±91,000 VPD

25211 SUNNYMEAD BLVD | MORENO VALLEY, CA 92553

RETAIL PAD/DRIVE-THRU AVAILABLE

FOR GROUND LEASE

BUTTERFIELD VALLEY VILLAGE | GROCERY ANCHORED CENTER

LEASING HIGHLIGHTS

\$175,000/YR NNN
ASKING RENT

GROUND LEASE
TYPE

±30,000 SF
LOT SIZE



SUITE	TENANT	SIZE
25065	Cardenas Market	44,128
25211	Rio Rancho Supermall	100,750
25035	Sizzler	8,090
25045	Dukes Liquor	3,000
25125AA	Boost Mobile	2,697
25125 BB	Coming Soon!	2,300
25173	Shake Up Fitness	1,500
25173BB	Speed Wash	3,000
25155G-1A	Spa Bello	1,320
251556-1B	Mongolian BBQ	2,680
251556-2	Aqua Pura Drinking	960
25155G-3	#1 Express IncomeTax	900

SUITE	TENANT	SIZE
25155G-4	Fred Loya Insurance	900
25155G-5&6	El Dfectuoso	2,040
25155G-7	Tea Be Honest	960
25155G-8	LA Nails	900
25155G-9	Customized Streetwear	1,080
25155G-10	Magnifique Beauty Salon	960
25155G-11	Customized Streetwear	960
250730-12	T-Mobile	1,200
250730-13	Finest Fadez Barbershop	1,200
250730-14&15	Alvizo's Tacos	2,400
250730-16	Van's Floral Design	1,200
250730-17	LAXCA OF Inc.	1,200



Smart & Final.
OLD NAVY
BEST BUY
Marshalls.
Michael's
petco
LA FITNESS

MORENO VALLEY MALL
Harkins THEATRES
JCPenney
sears HOME SERVICES
macy's
TILLYS
FOREVER 21
AÉROPOSTALE
Bath & Body Works

STATER BROS. markets.

HONEY HOLLOW ELEMENTARY
633 STUDENTS

Starbucks
BR baskin robbins
Food 4 Less
Davita Kidney Care
O'Reilly AUTO PARTS

FLOOR DECOR & IHOP
WSS SPROUTS FARMERS MARKET
KFC Starbucks jiffy lube

dd's DISCOUNTS CVS pharmacy
SMILES west BANK OF AMERICA
DOLLAR TREE

LOWE'S

THE HOME DEPOT

± 136,000 VPD

60 ± 91,000 VPD

Bowlero



SUBJECT
PROPERTY

INTERSTATE 215
± 119,000 VPD

TARGET HOBBY LOBBY
Walmart Supercenter
PET SMART
sam's club
five BELOW

COSTCO WinCo WHOLESALE FOODS
ALDI 24 FITNESS

T.J. maxx
HomeGoods
ROSS DRESS FOR LESS
ULTRA BEAUTY
planet fitness
DOLLAR TREE
Burlington

FREDERICK ST ± 25,700 VPD

SUPERIOR Office DEPOT GROCERS
HARBOR FREIGHT
NAPA LESLIE'S BIG 5 SPORTING GOODS

Auto Zone 7 ELEVEN Speedway

MARCH MOUNTAIN HIGH
220 STUDENTS

MORENO VALLEY HIGH
2,232 STUDENTS

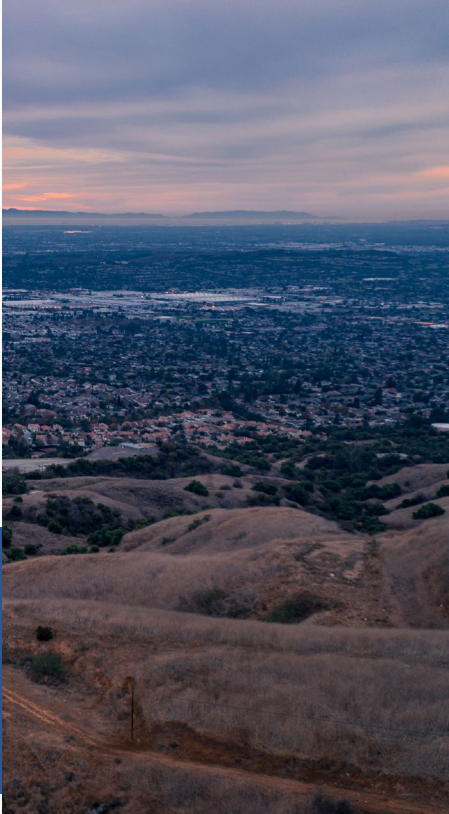
PERRIS BLVD ± 28,200 VPD

MORENO VALLEY, CA

Moreno Valley is a rapidly growing city in Riverside County, located along major transportation corridors, including Interstate 215 and State Route 60. These routes provide seamless access to the Inland Empire, Southern California, and beyond, making the city a strategic hub for businesses.

The area is characterized by a diverse population and a steadily increasing demand for retail, dining, and service-oriented businesses. Moreno Valley's retail sector is bolstered by its proximity to regional attractions such as the Moreno Valley Mall and popular big-box retailers, ensuring high levels of consumer traffic. The city's commitment to economic development has attracted national and regional tenants, further enhancing the area's commercial appeal.

MARKET OVERVIEW



\$91,022 HH INCOME
WITHIN 1-MILE OF SUBJECT PROPERTY

37,224 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

142,340 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.3B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY



BUTTERFIELD VALLEY VILLAGE

25211 SUNNYMEAD BLVD | MORENO VALLEY, CA 92553



EXCLUSIVELY LISTED BY



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