FOR LEASE · SHOP SPACE AVAILABLE

CBRE



Sunnymead Towne Center

MORENO VALLEY, CALIFORNIA

EL SUPER · BURLINGTON · FIVE BELOW · ALESSANDRO & PERRIS

Six shop spaces from 942 to 5,144 square feet

01 — THE CENTER

El Super, Burlington and Five Below.

Sunnymead Towne Center sits on the signalized southwest corner of Alessandro and Perris Boulevards in the middle of Moreno Valley. El Super anchors the center. Burlington signed for the former 99 Cents Only box and Five Below for the 10,903 SF building on Alessandro. The owner is finishing a new façade with the City of Moreno Valley.

871,000

El Super visits in the last 12 months

52,400

Square feet, El Super anchor store

1.78M

Annual visits to the center

161,793

Square feet of gross leasable area

23,000

Cars a day on Alessandro Boulevard

24,800

Cars a day on Perris Boulevard



SUNNYMEAD TOWNE CENTER — MORENO VALLEY, CALIFORNIA



02 — THE RENOVATION

New façades across the center.

The owner is finishing a center-wide façade renovation with the City of Moreno Valley: new towers, storefronts and sign bands on every shop building. Rendering of the shops on Alessandro.



Aerial looking south across Alessandro Blvd, 2024, before the façade renovation.

03 — THE CORNER

The east side of Moreno Valley already shops this corner.

Burlington and Five Below add off-price apparel and discount variety next to El Super.

685K	**SMART & FINAL** Visits a year · next door
499K	**ROSS** Visits a year, up 19% · next door
151K	**DOLLAR TREE** Visits a year, up 17% · next door
2026	**DUTCH BROS** Opened at 25040 Alessandro · adjacent

Six shop spaces, 942 to 5,144 SF.



Available Leased Not a part (N.A.P.) Not to scale

1 942 SF

$3.50/SF/mo + NNN

14055 PERRIS, STE 104

Perris frontage next to nail, threading and dental tenants. Service or office.

2 1,054 SF

$2.50/SF/mo + NNN

24757 ALESSANDRO, STE 7

Inline next to La Bamba. Quick service, boba, poke or sandwich.

3 1,855 SF

$2.50/SF/mo + NNN

24757 ALESSANDRO, STE 5&6

Next to Ste 7, ±2,909 SF together. Food or service.

4 1,400 SF

Contact broker

24875 ALESSANDRO, STE 8

Inline in the T-Mobile and Aaron's building. Service, medical or retail.

5 2,400 SF

$3.00/SF/mo + NNN

24875 ALESSANDRO, STE 1

Next to Burlington, in the building with T-Mobile and Aaron's. Retail or service.

6 ±5,144 SF

Contact broker

24889 ALESSANDRO

Inline between Five Below and El Super, next to Burlington. Retail or service.

NNN est. $0.75/SF/mo (2026). Rates subject to change.

TENANT ROSTER

24899-1	El Super	52,400
24899-3	Burlington (coming)	26,056
24889	**Available**	**5,144**
24831	Five Below (coming)	10,903
24875-1	**Available**	**2,400**
24875-2	Numero Uno Income Tax	1,325
24875-2A	T-Mobile	1,475
24875-3,5,6	Aaron's	7,705
24875-8	**Available**	**1,400**
24875-9	Total Wireless	1,050
24875-10	Cricket Wireless	1,750
24875-11	Inland Oasis	1,050
24853-3	Pho Ha Vietnamese	3,105
24853-4	Unicare Health	8,714
24853-4A	ACE Cash Express	1,360
24853-5	Domino's Pizza	1,675
24853-6	Fiesta Insurance	1,340
24825-1	Wingstop	1,510
24825-2&5	Super Care Pharmacy	1,465
24825-3A	El Services	460
24825-4	M&M Cleaners	1,035
24757-1–4	MVP Beauty Plus	4,800
24757-5&6	**Available**	**1,855**
24757-7	**Available**	**1,054**
24757-8&9	La Bamba Pupuseria	2,183
24775-1,2,3	Dough Bowl Pizza	6,869
24775-4	US Laundry	1,827
14055-101	K&K Nails Spa	1,450
14055-102	Lydia's Hair Designs	700
14055-103	Brow Hut Threading	942
14055-104	**Available**	**942**
14055-105	Play Children's Dental	1,853
14055-106	Garden of Roses	1,895
14055-107A	Boost Mobile	1,000
14055-107B	Fred Loya Insurance	941



05 — WHAT'S COMING

New homes, restaurants and a hotel within three miles.

- Homes
- Retail
- Restaurants
- Hotel & jobs

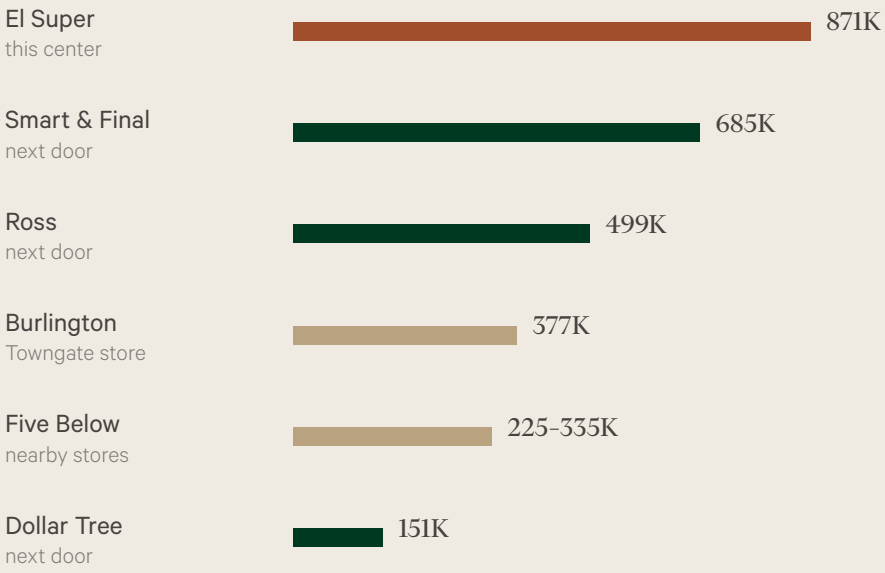
1	2.0 MI	Moreno Valley Town Center, Alessandro & Nason. Up to 800 homes, 150–220K SF retail
2	ADJACENT	Dutch Bros, 25040 Alessandro. Open
3	1.1 MI	Casita Sonora, 23962 Alessandro. Under construction
4	1.5 MI	Fifty Burger Shop, 23550 Alessandro. Under construction
5	2.5 MI	Elsworth Plaza, Elsworth & Alessandro. 31,000 SF, plan check
6	1.1 MI	Tru by Hilton, Sunnymead Blvd. Hotel under construction
7	2.0 MI	The District, SR-60 & Heacock. Sprouts, Floor & Decor, new shops
8	3.0 MI	Moreno Valley Mall. New uses under construction
9	2.0 MI	Belago Park, Cactus & Nason. 310 homes, in planning
10	1.8 MI	Riverside University Health System Medical Center. Major employer
11	2.1 MI	Mama Woods Kitchen, 16110 Perris. Under construction

06 — THE MARKET

1.78 million visits a year, before Burlington and Five Below open.

El Super carries the center today. The stores around the corner pull from the same households. Burlington's Towngate store draws 377,000 visits a year, and Five Below stores in Jurupa Valley and Montclair draw 225,000 to 335,000.

VISITS IN THE LAST 12 MONTHS, THOUSANDS



Sand bars are other stores of the incoming anchors, for comparison. They are not forecasts for this center.

WHO SHOPS HERE

WITHIN 3 MILES

Population	164,110
Households	43,307
Average household income	$98,451
Daytime population	133,407

TRADE AREA

Median household income	$90,700
People per household	3.9
Hispanic population	66%



Sunnymead Towne Center

24805–24899 ALESSANDRO BLVD · MORENO VALLEY, CALIFORNIA

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