

**SPACE  
AVAILABLE FOR  
SALE or LEASE**

**BEAR VALLEY SHOPPING CENTER  
25070 Alessandro Blvd  
Moreno Valley, CA**



**PROPERTY INFORMATION**

**FEATURES:**

- **BUSY CENTER WITH STRONG TRAFFIC COUNTS**
- **SIGNAGE AVAILABLE ON THE TWO CENTER PYLON SIGNS**
- **EXCELLENT LOCATION WITHIN A SMART & FINAL ANCHORED CENTER.**

- **ENDCAP LOCATION**

**SPACES AVAILABLE:**

- **25,889 SQ FT AVAILABLE**

**NEIGHBORING TENANTS:**

- **SMART & FINAL, EL SUPER, 99 CENT ONLY, and WALGREENS**

**DEMOGRAPHICS**

**2017 ESTIMATED POPULATION**

<b>1 Mile:</b>	<b>26,948</b>
<b>3 Mile:</b>	<b>159,933</b>
<b>5 Mile:</b>	<b>215,382</b>

**2017 ESTIMATED MED. HH INCOME**

<b>1 Mile:</b>	<b>\$47,889</b>
<b>3 Mile:</b>	<b>\$53,802</b>
<b>5 Mile:</b>	<b>\$58,731</b>

**2017 ESTIMATED TRAFFIC COUNTS**

**27,300 CPD – PERRIS BLVD.  
20,458 CPD – ALESSANDRO BLVD.**

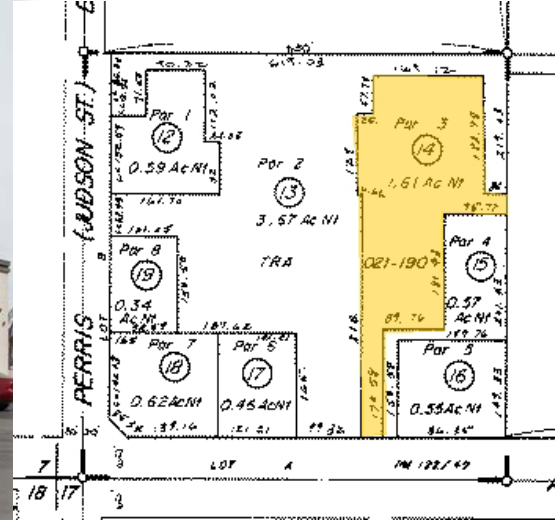
**FOR MORE INFORMATION PLEASE CONTACT**

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