

## New Listing

For a Complete Offering Memorandum:

Contact Michael Lai @ 206-838-5990 / [michaellai@usasiapacific.com](mailto:michaellai@usasiapacific.com)



16170 Perris Blvd, Moreno Valley, California  
(SEC. Perris Blvd. & Iris Ave.)

**\$2,230,000**  
**7.5% Cap Rate**

- ◆ Part of Iris Plaza / Supermarket - Drug Store Anchored Shopping Center
- ◆ Strong Co-Tenants Include: Walgreens, Fresh & Easy, KFC, Carl's Jr., Del Taco, AutoZone, Goodyear, and Fitness 19
- ◆ Drive-Thru Building for Arby's
- ◆ Unobstructed Street Visibility
- ◆ Ease of Management - 3 Tenants
- ◆ New 2008 Construction
- ◆ 100% Leased
- ◆ High Traffic / Over 45,000 CPD at Intersection

Lead Investment Advisor:

**Michael Lai**

*CEO*

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