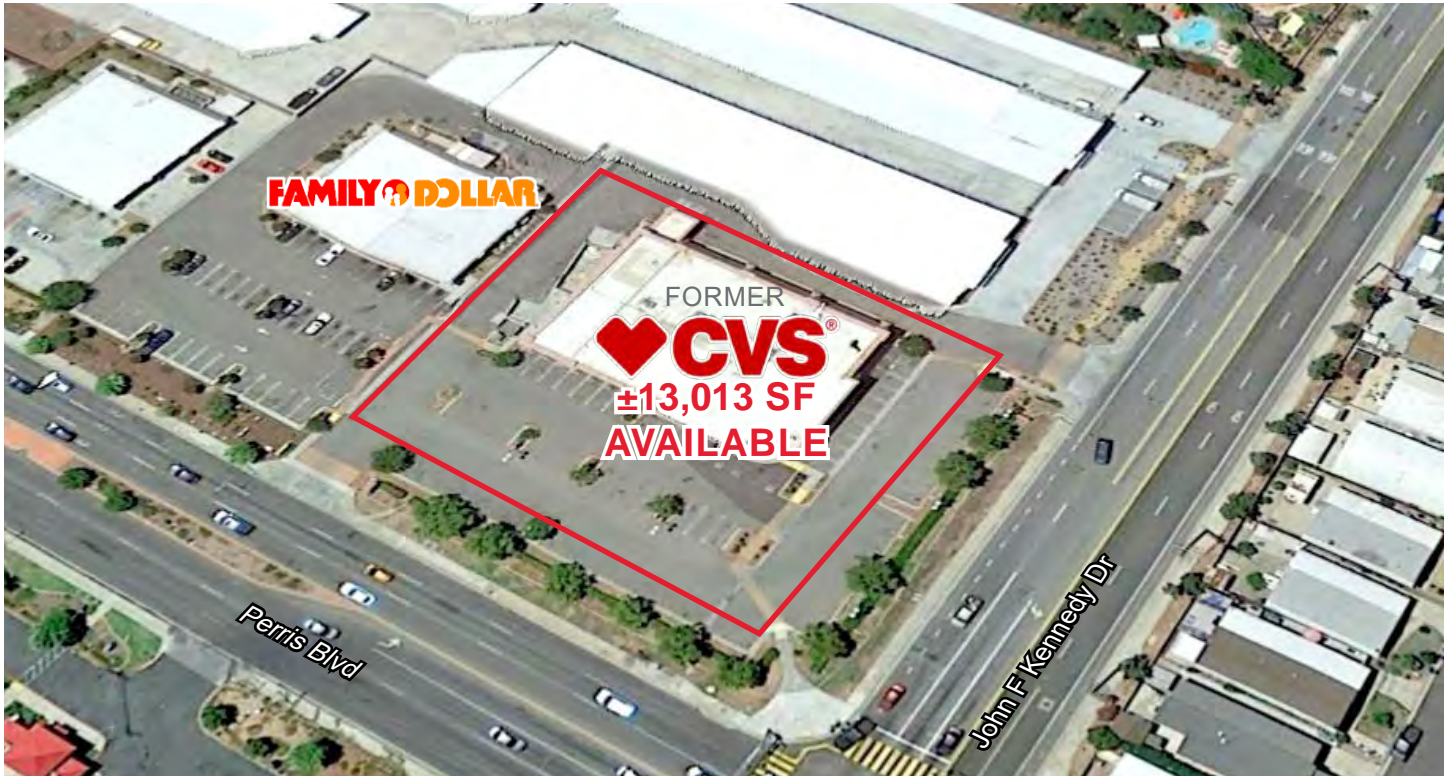


AVAILABLE FOR LEASE



FORMER CVS ±13,013 SF AVAILABLE
15025 PERRIS BLVD, MORENO VALLEY, CA 92551



PROPERTY FEATURES

- Free standing building on the signalized hard corner of John F Kennedy Dr. & Perris Blvd with ample amounts of dedicated parking.
- Traffic Counts of ±22,582 CPD on Cactus Ave. and ±31,632 CPD on Perris Blvd.
- Access to major transportation corridors including the 60 Freeway, the 215 Freeway, and the 10 Freeway.
- Growing population and demographics: Moreno Valley is one of the fastest-growing cities in California, with a diverse population of more than 210,000 people. The city has a median age of 31.4, making it an attractive location for businesses targeting younger demographics.
- Strong local economy with a mix of industries including healthcare, logistics, and manufacturing. The city is home to several major employers, including Amazon, Skechers, and Procter & Gamble.

5 MILE RADIUS DEMOS

221,198
POPULATION



\$113,212
AVERAGE
HOUSEHOLD
INCOME

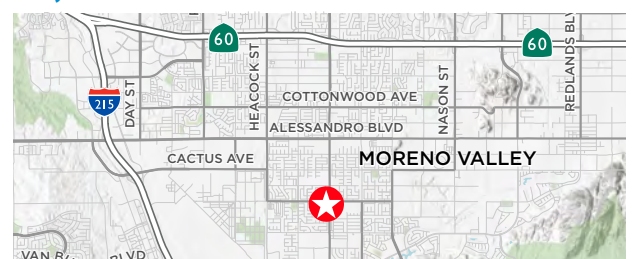
DAYTIME
DEMOGRAPHICS

106,658

TRAFFIC COUNTS

On Perris Blvd:

31,632 CPD



John Jennings

Partner

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Jay Nichols

Managing Partner

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15025 PERRIS BLVD, MORENO VALLEY, CA 92551**

SITE DEMOS

15025 Perris Blvd Moreno Valley, CA 92551	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	29,902	130,549	221,198
2030 Projected Population	29,999	130,852	222,003
2020 Census Population	30,960	134,046	226,023
2010 Census Population	28,072	125,190	209,640
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.4%
2025 Median Age	30.7	31.4	32.1
Households			
2025 Estimated Households	7,513	33,659	59,603
2030 Projected Households	7,677	34,382	61,035
2020 Census Households	7,631	34,073	60,431
2010 Census Households	6,936	31,967	55,772
Projected Annual Growth 2025 to 2030	0.4%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.5%
Race and Ethnicity			
2025 Estimated White	24.3%	24.3%	26.9%
2025 Estimated Black or African American	13.9%	16.1%	15.6%
2025 Estimated Asian or Pacific Islander	5.7%	7.6%	7.8%
2025 Estimated American Indian or Native Alaskan	1.8%	1.8%	1.8%
2025 Estimated Other Races	54.2%	50.2%	48.0%
2025 Estimated Hispanic	66.4%	61.3%	58.7%
Income			
2025 Estimated Average Household Income	\$95,560	\$105,502	\$113,212
2025 Estimated Median Household Income	\$84,925	\$89,365	\$95,907
2025 Estimated Per Capita Income	\$24,094	\$27,280	\$30,571
Business			
2025 Estimated Total Businesses	337	2,622	4,952
2025 Estimated Total Employees	1,868	19,809	43,024
2025 Estimated Employee Population per Business	5.5	7.6	8.7
2025 Estimated Residential Population per Business	88.6	49.8	44.7



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