

±1,300 SF RETAIL FOR LEASE IN MORENO VALLEY

14090 Perris Blvd, Moreno Valley, CA 92551



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PROGRESSIVE
REAL ESTATE PARTNERS

PROPERTY FEATURES



PROPERTY HIGHLIGHTS

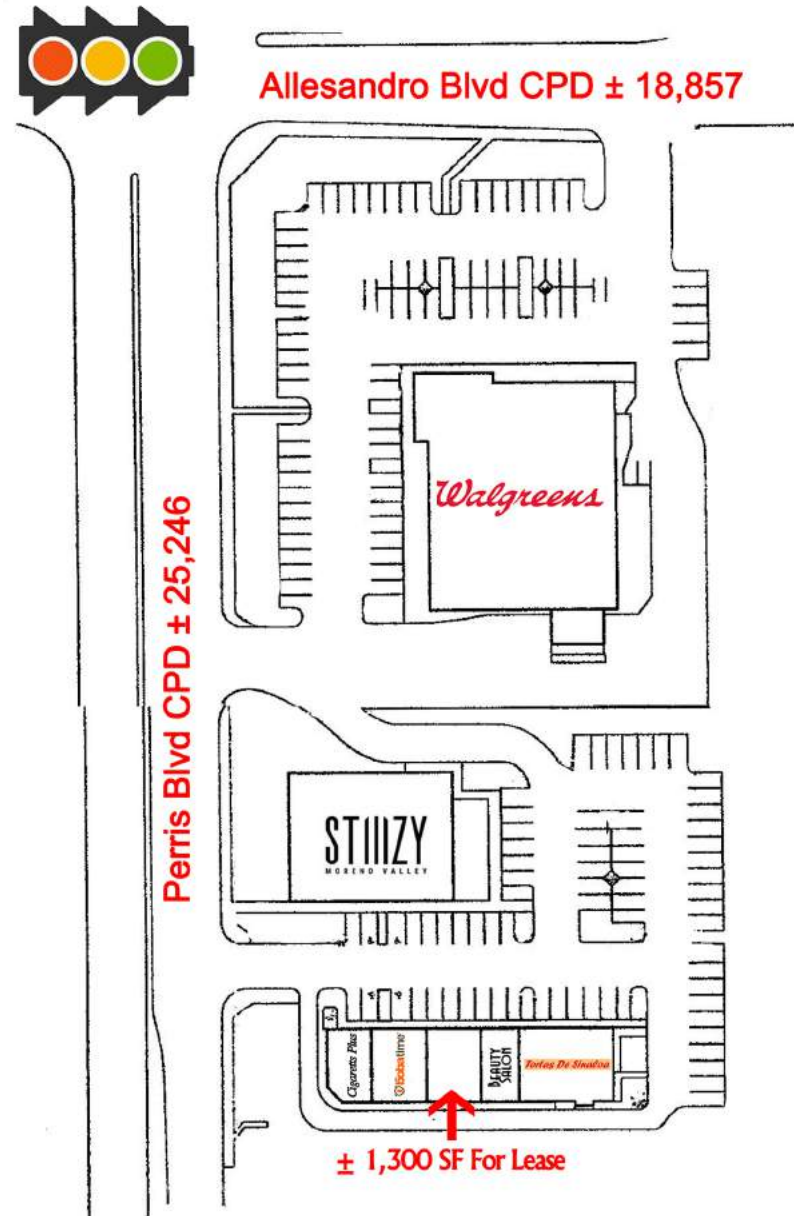
- $\pm 1,300$ SF Retail Space Available
- Over 44,100 CPD at the intersection of Alessandro Blvd & Perris Blvd
- $\pm 228,589$ Population within a 5 mile radius

LOCATION DESCRIPTION

- Centrally located in Moreno Valley
- Close to a large number of industrial distribution centers including Amazon, Lowe's, Walgreens, & More
- Approximately 3.4 miles from March Air Reserve Base. Reservists, guardsmen, and active duty from all branches of the military have a presence on March ARB. The number of assigned personnel is well over 8,000 with a Civilian population of 1,750



SITE PLAN

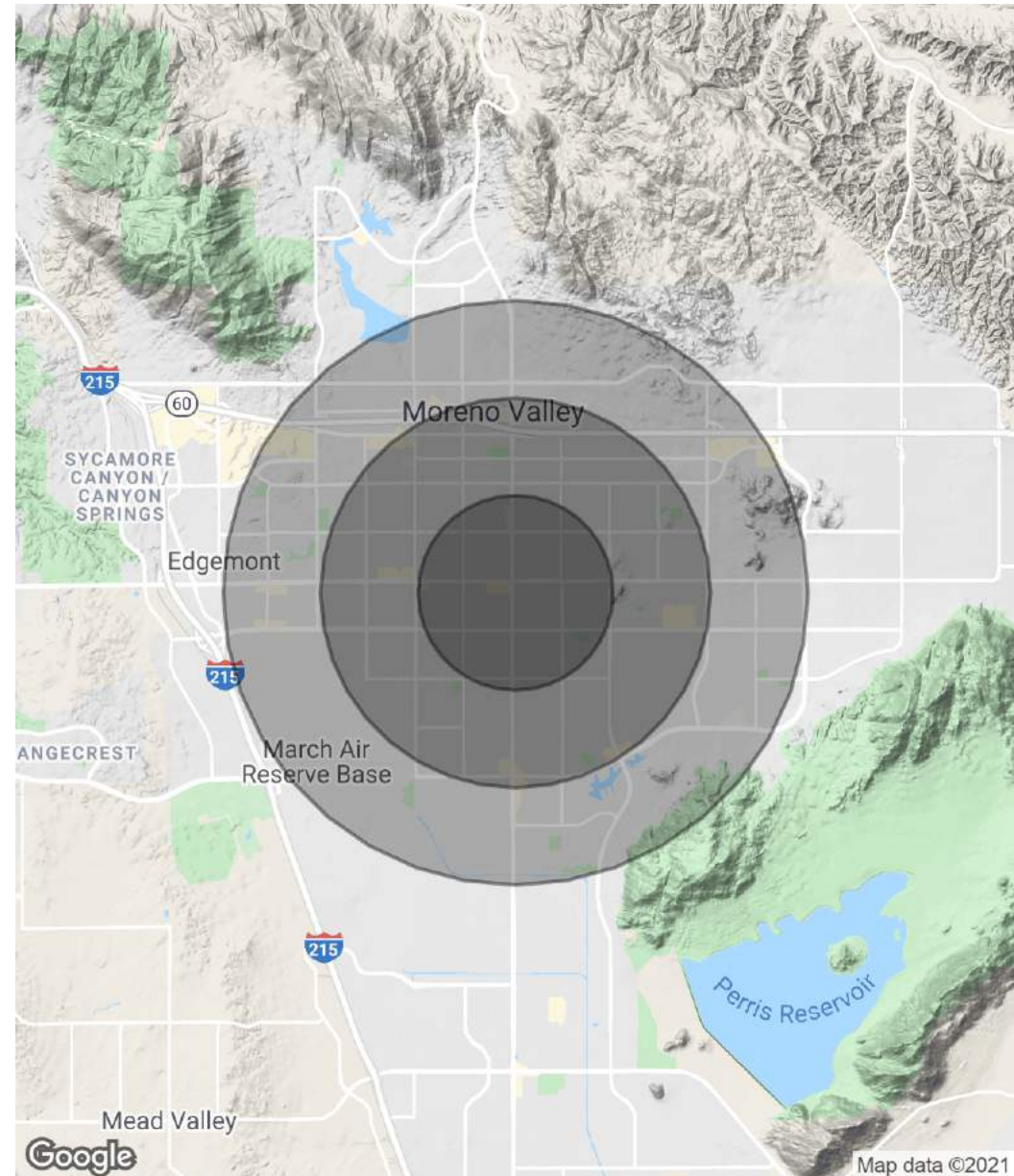


RETAILER & TRAFFIC GENERATOR MAP



DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi |
|-------------------------------|----------|----------|----------|
| POPULATION | | | |
| 2021 Total Population | 26,873 | 161,389 | 221,646 |
| 2021 Total Households | 6,649 | 42,594 | 60,237 |
| 2021 Average Household Size | 4.0 | 3.8 | 3.7 |
| 2021 Median Age | 30.9 | 31.2 | 32.1 |
| INCOME | | | |
| 2021 Average Household Income | \$69,647 | \$76,026 | \$82,326 |
| 2021 Median Household Income | \$60,560 | \$69,471 | \$76,607 |
| 2021 Per Capita Income | \$17,299 | \$20,115 | \$22,420 |





TRADE AREA INFORMATION

CITY OF MORENO VALLEY

- Surpassing 214,000 in population, Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the region. We understand that your success depends on connecting with consumers. Here's a sampling of information about Moreno Valley's residents, workforce, and culture.
- Moreno Valley's amenities include: more than 540 acres of parks and trails, and 6,000 acres of open space at Lake Perris; recreational facilities, major medical, and educational facilities; quality housing at affordable prices, open spaces, abundant retail centers, industrial developments, social and cultural activities.
- In 2021, the City opened the Civic Center Amphitheater creating an exciting new venue for community activities such as concerts and movies, in addition to serving as the premier home to marquee events like Day of the Dead, El Grito and Snow Day.
- Moreno Valley has two public school districts and a Community College: Moreno Valley Unified School District has 23 Elementary Schools, 6 Middle Schools, 4 Comprehensive High Schools, 1 Adult School, and 9 alternative schools, with a total of 32,763 students enrolled Districtwide in the 2019-2020 school year.
- Val Verde Unified School District (includes Perris, Mead Valley and Moreno Valley) has 22 schools with over 20,000 students enrolled. Moreno Valley is proud to be home to the 111th Community College in California. Moreno Valley College has approximately 104,000 students enrolled.
- Employment Centers are Booming with over 104,000 in workforce population; 20-miles radius offers 1,148,798. White Collar Workers make up 50%. Average Commute is 38 minutes. Home to numerous Fortune 500 and International companies the Top 5 Employers include: March Air Reserve Base, Amazon, Moreno Valley Unified School District, Riverside University Health Systems Medical Center, Ross Dress For Less Distribution.



Moreno Valley

214,982

City Population

56,608

Households

104,000

Workforce Population

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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