

## Professional Office / Retail Space for Lease

12981 Perris Blvd., Moreno Valley



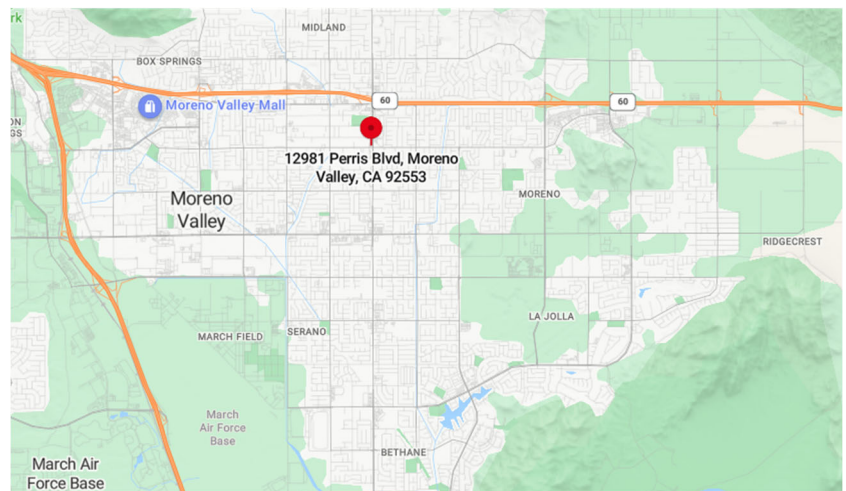
### PROPERTY HIGHLIGHTS

- ◆ 4,875 SF Available Space
- ◆ Professionally Maintained
- ◆ Monument signage available
- ◆ Abundant parking spaces
- ◆ Signalized Intersection
- ◆ Great Street Visibility

### CLOSE PROXIMITY TO

- ◆ Interstate 60 Freeway
- ◆ Kaiser Permanente
- ◆ Lake Perris State Recreation Area

### STREET MAP



## Retail Space FOR LEASE

For leasing information, please contact:

**Fred Barajas**  
Commercial Associate  
909.725.3434  
fbarajas@mgrrealestate.com  
Lic #01994577

**Warren Sali**  
Commercial Associate  
909.297.8427  
wsali@mgrrealestate.com  
Lic #01144859

**MGR**  
Real Estate

Lic. # 01841921

3800 Concours St., Ste. 350  
Ontario, CA. 91764

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Lease Rate:

\$1.55/SF MG Lease

Availability:

4,875 RSF



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### Traffic Count / Demographics

**Elite Professional Center**  
12981 Perris Blvd, Moreno Valley, CA 92553

Building Type: Class B Office  
Class: B  
RBA: 26,250 SF  
Typical Floor: 13,125 SF  
Total Available: 5,775 SF  
% Leased: 78%  
Rent/SF/Mo: \$1.55

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Perris Blvd	Myers Ave	0.04 S	2022	29,531	MPSI	.14
2 Eucalyptus Ave	Bridle TrIRd	0.05 E	2022	4,789	MPSI	.19
3 Fir Ave	Shiray Ranch Rd	0.01 W	2022	4,356	MPSI	.29
4 Eucalyptus Ave	Indian St	0.19 W	2016	4,800	MPSI	.30
5 Eucalyptus Ave	Indian St	0.19 W	2022	4,540	MPSI	.30
6 Dracaea Ave	Ben Cliff Ave	0.02 E	2022	3,775	MPSI	.31
7 Dracaea Ave	Ben Cliff Ave	0.02 E	2016	4,000	MPSI	.32
8 Dracaea Ave	Moreno Way	0.03 E	2018	5,344	MPSI	.37
9 Dracaea Ave	Moreno Way	0.03 E	2022	4,509	MPSI	.37
10 Perris Blvd	Dracaea Ave	0.12 N	2022	27,525	MPSI	.40

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	27,713	158,087	222,542
2023 Estimate	27,640	157,659	222,148
2010 Census	25,072	142,953	202,638
Growth 2023 - 2028	0.26%	0.27%	0.18%
Growth 2010 - 2023	10.24%	10.29%	9.63%

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