

TS MARKETPLACE - FOOD 4 LESS ANCHORED CENTER

±1,020 SF - ±2,040 SF FOR LEASE

12190-12240 Perris Blvd Moreno Valley, CA 92557



ALBERT LOPEZ

Senior Retail Specialist

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ALBERT LOPEZ
Senior Retail Specialist

T 909.230.4500 | **C** 909.900.8922
Albert@progressiverep.com
CaIDRE #01409003

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.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

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.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

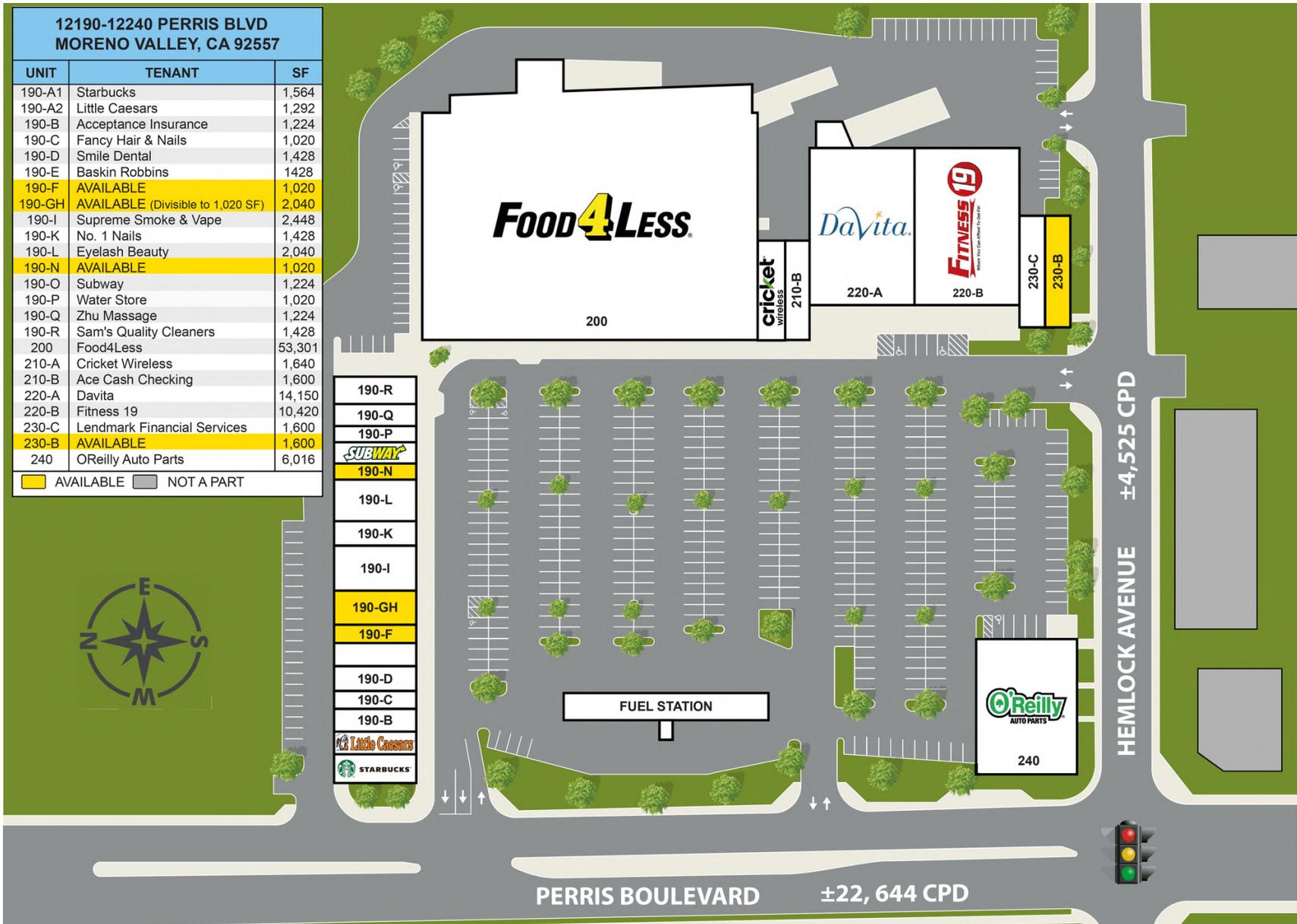
- Food 4 Less Anchored Center with a high Volume Gas Station
- Multiple $\pm 1,020$ SF - $\pm 2,040$ SF shop spaces available
- $\pm 1,600$ SF end cap available with outdoor patio seating
- Located on NEC of Perris Blvd and Hemlock the center is visible to over 27,000 CPD
- Property is approximately .20 miles from 60 FWY and accessible to a population of 20,752 within 1 mile
- Major Tenants include Food 4 Less, Starbucks, O'Reilly Auto Parts, Fitness 19, Little Caesars, T-Mobile, Subway and more

RETAILER MAP



Map data ©2022 Google Imagery ©2022 , County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

SITE PLAN



ADDITIONAL PHOTOS



DEMOGRAPHICS

	1 mi	2 mi	3 mi
POPULATION			
2023 Total Population	20,752	78,152	133,823
2023 Median Age	33.4	32.6	32.4
2023 Total Households	5,434	20,335	34,848
2023 Average Household Size	3.8	3.8	3.8
INCOME			
2023 Average Household Income	\$119,271	\$109,034	\$106,547
2023 Median Household Income	\$90,730	\$83,426	\$82,532
2023 Per Capita Income	\$31,297	\$28,421	\$27,807
BUSINESS SUMMARY			
2023 Total Businesses	590	1,455	2,580
2023 Total Employees	3,650	8,782	18,493