

# TS MARKETPLACE - FOOD 4 LESS ANCHORED CENTER

## ±1,020 SF - ±2,040 SF FOR LEASE

12190-12240 Perris Blvd Moreno Valley, CA 92557



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**PROGRESSIVE**  
REAL ESTATE PARTNERS



## Presented By



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# PROPERTY DESCRIPTION



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- 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

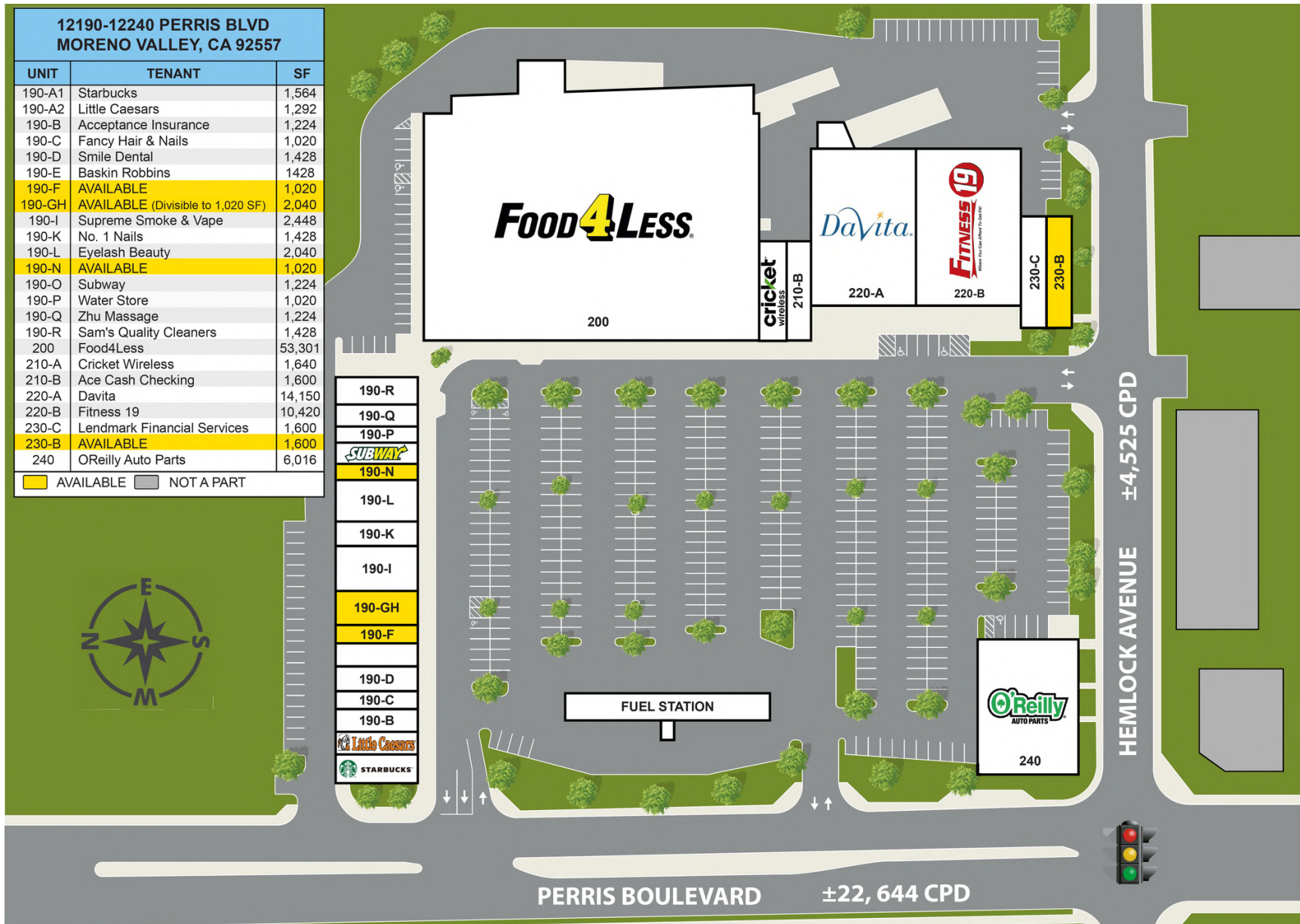


# RETAILER MAP





# 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