

PERRIS BLVD

15025 Perris Blvd., Moreno Valley, CA



PROPERTY FEATURES

- Free standing building on the signalized hard corner of John F Kennedy Dr & Perris Blvd.
- Ample amount of dedicated parking.
- Traffic Counts of $\pm 8,051$ CPD on John F. Kennedy Drive and $\pm 24,850$ CPD on Perris Blvd.

WITHIN A 3-MILE RADIUS OF PROPERTY...



\$72,561

Average HH Income



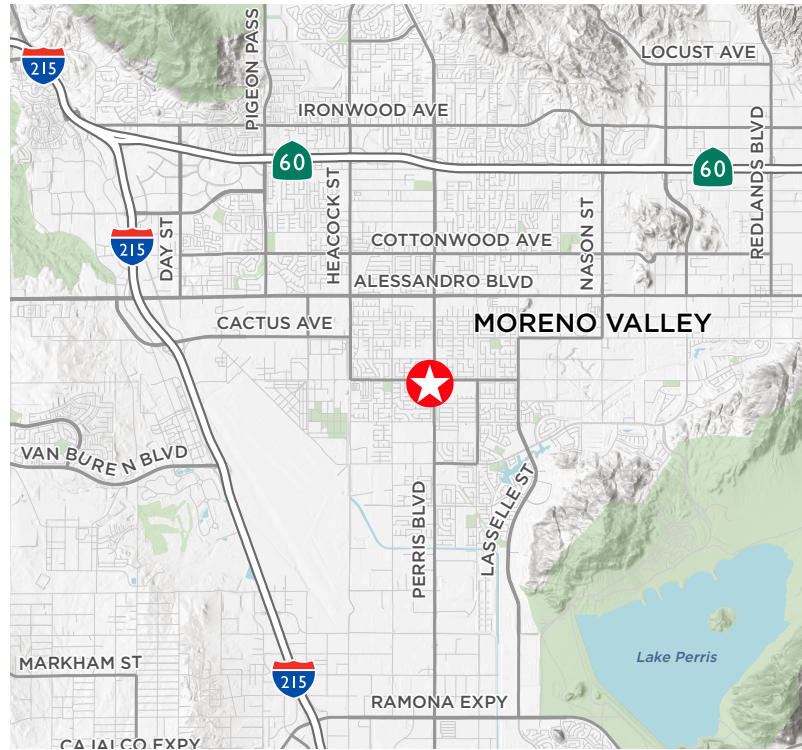
140,897

Est. Population



36,443

Estimated HH



TENANT AERIAL



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SITE PLAN



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SITE DEMOS

15025 Perris Blvd

Moreno Valley, CA 92551

1 mi
radius

3 mi
radius

5 mi
radius

Population

2021 Estimated Population	32,268	140,897	235,397
2026 Projected Population	34,193	147,386	246,042
2010 Census Population	27,795	125,800	211,235
2000 Census Population	24,263	89,673	149,759
Projected Annual Growth 2021 to 2026	1.2%	0.9%	0.9%
Historical Annual Growth 2000 to 2021	1.6%	2.7%	2.7%
2021 Median Age	31.0	31.1	32.1

Households

2021 Estimated Households	8,037	36,443	63,490
2026 Projected Households	8,515	38,217	66,519
2010 Census Households	6,880	32,125	56,208
2000 Census Households	6,283	23,910	41,564
Projected Annual Growth 2021 to 2026	1.2%	1.0%	1.0%
Historical Annual Growth 2000 to 2021	1.3%	2.5%	2.5%

Race and Ethnicity

2021 Estimated White	38.4%	37.5%	40.5%
2021 Estimated Black or African American	17.4%	19.0%	18.0%
2021 Estimated Asian or Pacific Islander	5.3%	7.0%	7.3%
2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2021 Estimated Other Races	38.1%	35.6%	33.4%
2021 Estimated Hispanic	63.5%	59.8%	56.4%

Income

2021 Estimated Average Household Income	\$67,781	\$72,561	\$78,193
2021 Estimated Median Household Income	\$60,793	\$69,256	\$74,747
2021 Estimated Per Capita Income	\$16,921	\$18,811	\$21,131

Education (Age 25+)

2021 Estimated Elementary (Grade Level 0 to 8)	15.2%	12.4%	10.8%
2021 Estimated Some High School (Grade Level 9 to 11)	14.8%	12.7%	11.2%
2021 Estimated High School Graduate	31.5%	29.1%	28.0%
2021 Estimated Some College	21.9%	22.7%	23.5%
2021 Estimated Associates Degree Only	5.0%	7.4%	8.2%
2021 Estimated Bachelors Degree Only	8.8%	10.4%	11.9%
2021 Estimated Graduate Degree	2.9%	5.2%	6.4%

Business

2021 Estimated Total Businesses	274	2,240	4,283
2021 Estimated Total Employees	1,599	23,315	48,850
2021 Estimated Employee Population per Business	5.8	10.4	11.4
2021 Estimated Residential Population per Business	117.6	62.9	55.0



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