

AVAILABLE FOR LEASE



FORMER CVS ±13,013 SF AVAILABLE
15025 PERRIS BLVD, MORENO VALLEY, CA 92551



PROPERTY FEATURES

- Free standing building on the signalized hard corner of John F Kennedy Dr. & Perris Blvd with ample amounts of dedicated parking.
- Traffic Counts of ±22,582 CPD on Cactus Ave. and ±31,632 CPD on Perris Blvd.
- Access to major transportation corridors including the 60 Freeway, the 215 Freeway, and the 10 Freeway.
- Growing population and demographics: Moreno Valley is one of the fastest-growing cities in California, with a diverse population of more than 210,000 people. The city has a median age of 31.4, making it an attractive location for businesses targeting younger demographics.
- Strong local economy with a mix of industries including healthcare, logistics, and manufacturing. The city is home to several major employers, including Amazon, Skechers, and Procter & Gamble.

3 MILE RADIUS DEMOS

137,976
POPULATION



\$78,660

AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

65,577

TRAFFIC COUNTS

On Perris Blvd:

31,632 CPD



John Jennings
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SITE DEMOS

15025 Perris Blvd Moreno Valley, CA 92551	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	32,030	137,976	232,371
2027 Projected Population	34,945	147,791	247,607
2020 Census Population	30,987	134,046	226,184
2010 Census Population	28,097	125,190	209,796
Projected Annual Growth 2022 to 2027	1.8%	1.4%	1.3%
Historical Annual Growth 2010 to 2022	1.2%	0.9%	0.9%
2022 Median Age	31.2	31.0	32.0
Households			
2022 Estimated Households	7,932	35,210	62,341
2027 Projected Households	9,058	39,485	69,524
2020 Census Households	7,644	34,073	60,479
2010 Census Households	6,948	31,967	55,818
Projected Annual Growth 2022 to 2027	2.8%	2.4%	2.3%
Historical Annual Growth 2010 to 2022	1.2%	0.8%	1.0%
Race and Ethnicity			
2022 Estimated White	24.2%	23.9%	27.0%
2022 Estimated Black or African American	14.2%	16.6%	15.9%
2022 Estimated Asian or Pacific Islander	4.8%	6.7%	7.0%
2022 Estimated American Indian or Native Alaskan	1.9%	1.8%	1.8%
2022 Estimated Other Races	55.0%	51.1%	48.4%
2022 Estimated Hispanic	67.3%	62.5%	59.5%
Income			
2022 Estimated Average Household Income	\$71,056	\$78,660	\$83,172
2022 Estimated Median Household Income	\$69,730	\$74,185	\$79,299
2022 Estimated Per Capita Income	\$17,651	\$20,128	\$22,360
Business			
2022 Estimated Total Businesses	324	2,472	4,668
2022 Estimated Total Employees	1,729	23,896	51,585
2022 Estimated Employee Population per Business	5.3	9.7	11.1
2022 Estimated Residential Population per Business	98.8	55.8	49.8



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