

Professional Office / Retail Space for Lease

12981 Perris Blvd., Moreno Valley



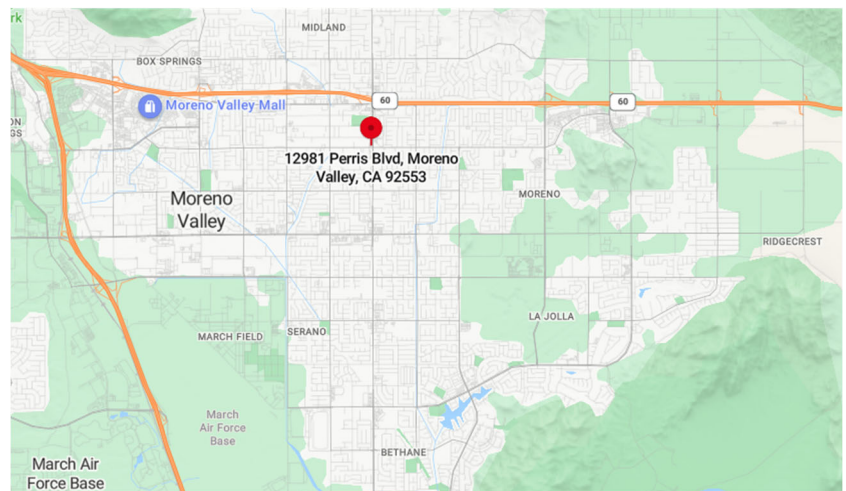
PROPERTY HIGHLIGHTS

- ◆ 833—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:

833—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
Population			
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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