

IRIS PLAZA

FORMER GROCERY STORE AVAILABLE 15,000 SF

SEC Iris Avenue & Perris Boulevard | 16020-16210 Perris Boulevard, Moreno Valley, CA 92551

FOR LEASE



FEATURES

- Located on the signalized intersection of Perris Boulevard & Iris Avenue
- Visible to over 40,000 CPD
- Surrounded by dense residential population with over 220,330 people within 5 miles
- Situated on major corridor leading to the
- Rancho Belago area, Moreno Valley's prestigious and higher end community
- Surrounded by new housing, retail & office developments in progress
- 1.25 miles from Moreno Valley College
- 2 miles from Kaiser Hospital
- Co-tenants include: Walgreens, KFC, Fitness 19, Goodyear, Autozone, Del Taco & Carl's Jr.

Demographics	1 mile	3 miles	5 miles
Average Income	\$62,613	\$65,925	\$69,900
Population	22,726	96,541	220,330

Traffic Counts
23,100 CPD on Perris Blvd
16,836 CPD on Iris Ave

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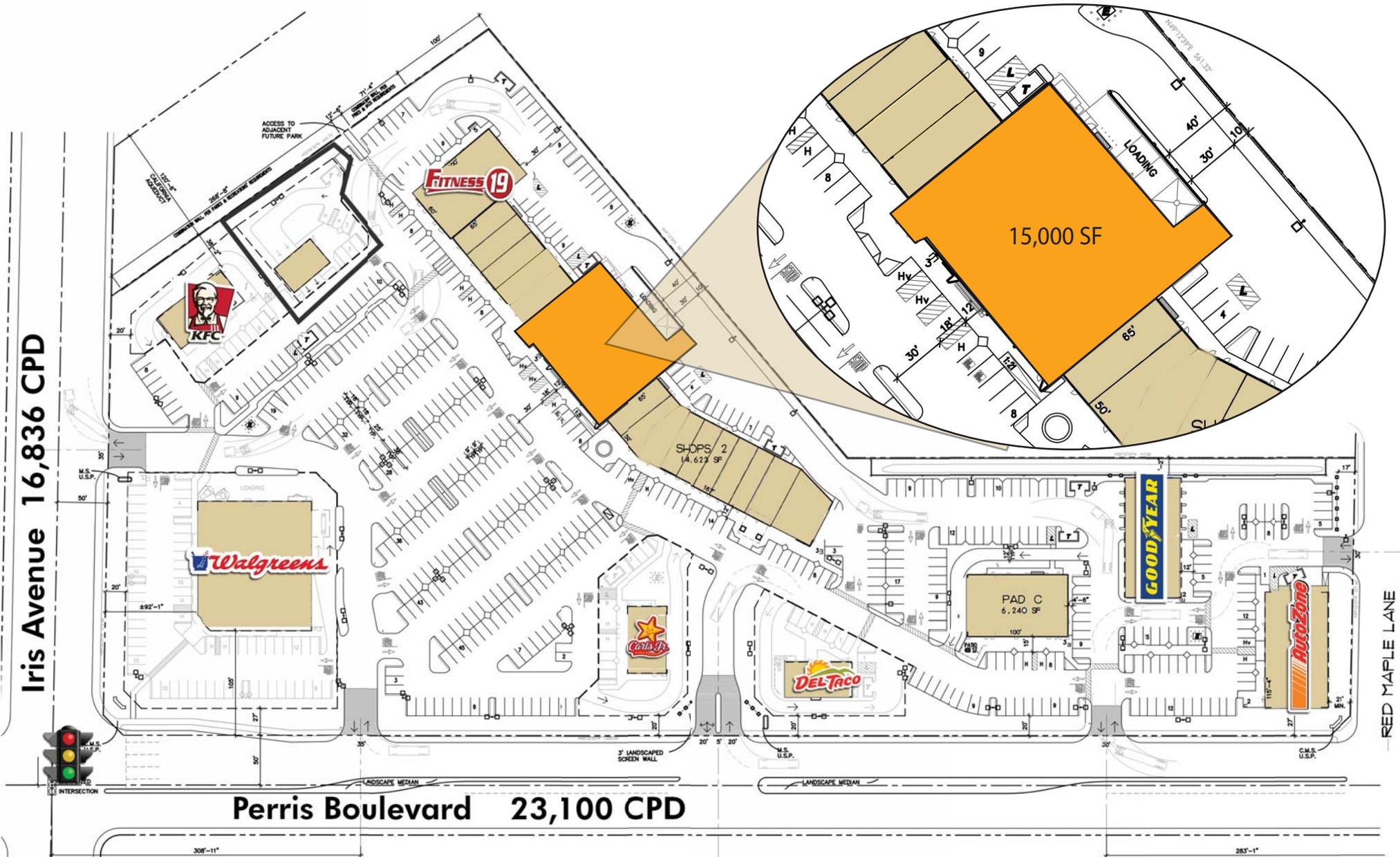
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PROGRESSIVE

REAL ESTATE PARTNERS

9471 Haven Ave Suite 110 | Rancho Cucamonga, CA 91730

Site Plan: Anchor Space | 16020-16210 Perris Boulevard, Moreno Valley, CA



why moreno valley?



2nd
largest city in
Riverside County



21st
largest city in
CALIFORNIA



51.3 square
MILES

203,859
Moreno Valley
Population 2015



20-mile
radius population
2,274,939



5.27%
annual growth
RATE



Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG



Median
AGE:
30.3



SERVED BY
60 **215**



Served by
metrolink



PRIVATE AIR FLIGHTS FROM MARSH INLAND PORT IN
MORENO VALLEY
AND INTERNATIONAL FLIGHTS FROM
Ontario Airport

Aerial View | 16020-16210 Perris Boulevard, Moreno Valley, CA 92551

