

WESTGATE SHOPPING CENTER

15928, 15952 AND 15974 PERRIS BOULEVARD, MORENO VALLEY, CALIFORNIA 92551



RETAIL OR OFFICE SPACE FOR LEASE

PROPERTY DESCRIPTION

- Two-story mixed use strip center with second floor office/retail space available
- Two entrances at Perris Boulevard and Iris Avenue
- Located near new Stater Bros., Farmer Boys and Home Depot
- Located on high traffic route, Perris Boulevard
- Space Available: $\pm 6,080$ SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Pop 2010:	21,468	82,595	197,262
Pop 2015 (Est):	22,899	88,801	214,953
HH Income:	\$67,831	\$63,224	\$65,778

TRAFFIC COUNTS

- Perris Boulevard at Iris Avenue: **25,900 ADT**
- Iris Avenue at Perris Boulevard: **18,700 ADT**

COLDWELL BANKER COMMERCIAL

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Temecula, CA 92590
(951) 200-7683
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For More Information, please contact:

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PHOTOS



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LOCATION

Westgate Shopping Center is located on the corner of Perris Boulevard and Iris Avenue in Moreno Valley, CA. Easy access to I-215 freeway via Cactus Avenue to the North. Westgate Shopping Center is surrounded by numerous residential and commercial developments, restaurants and retail establishments.



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