



HIGH QUALITY
RETAIL SPACE

FOR LEASE

Available Units

± 546 SF to 1,745 SF

12254-12278 Perris Blvd.
Moreno Valley, CA 92553

PROPERTY FEATURES

Available Units Include:

- Suite 12254 – 1,600 SF (Previously Papa John's)
- Suite 12276B – 750 SF (Previously a Smoke Shop)
- End-Cap Unit Previously Occupied by Papa John's
- Available for Immediate Occupancy
- Zoned General Commercial (Confirm)
- High Traffic Location with 35,500 CPD
- The Moreno Valley Shops Located on high Major Street Frontage along Perris Blvd.
- Densely populated area with over 266,288 residents within a 5-mile radius
- Center Anchored by CVS, Dollar Tree & dd's Discount
- Parking 2.91:1000 SF ratio
- Excellent Access to 215, 60 & 91 Freeways



CONTACT US:

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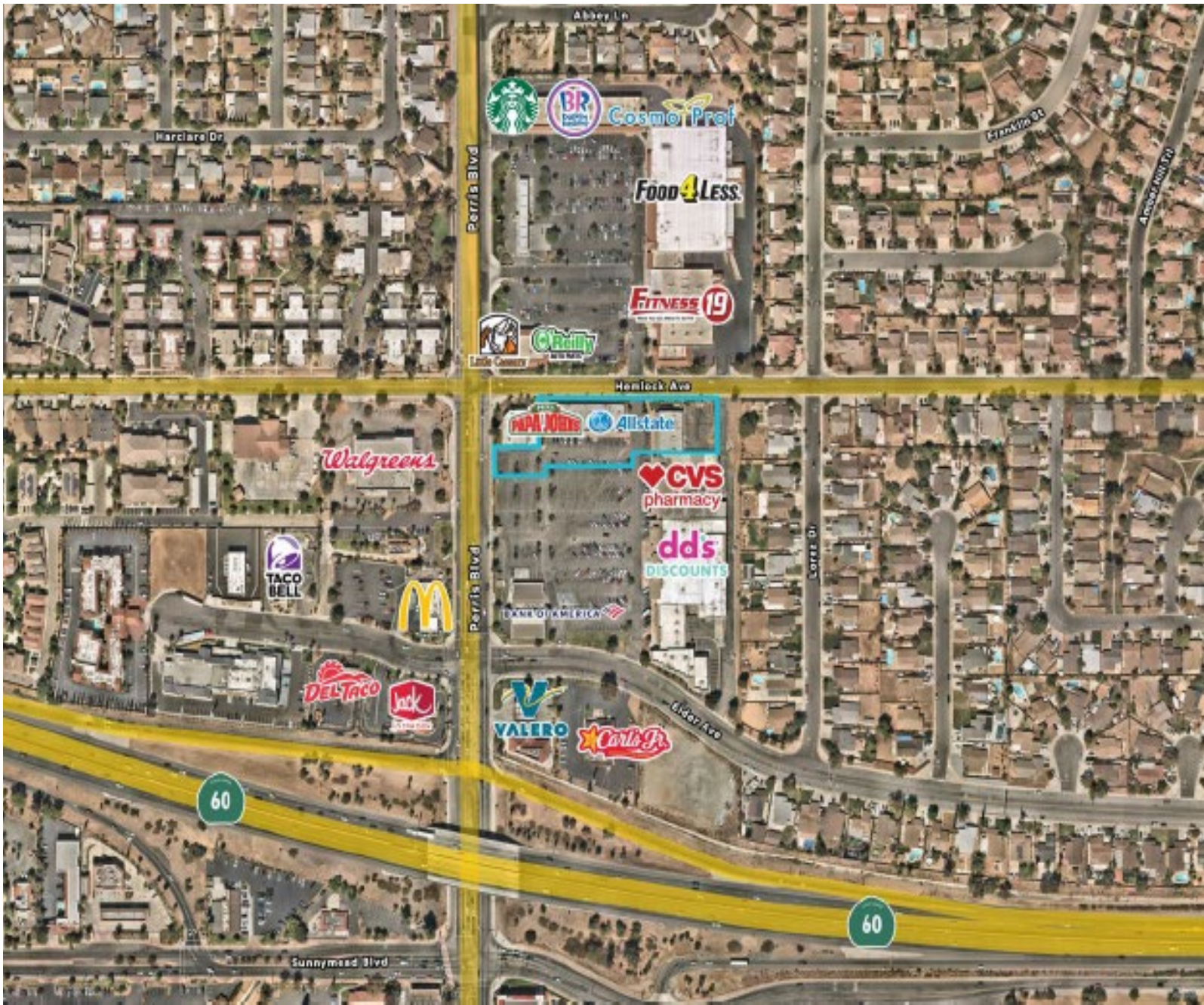
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AERIAL MAP

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ABOUT CITY OF MORENO VALLEY

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Moreno Valley, California, offers an ideal location at the intersection of Interstate 215 and State Route 60, enabling same day access to Los Angeles, Orange County, San Diego, Northern California, Nevada, and Arizona.

Moreno Valley distinguishes itself from other locations with a pro-business philosophy, affordable land and lease rates, a motivated workforce, and many attractive incentives. The City is also a designated Foreign Trade Zone.

Moreno Valley consistently proves to be the best industrial market for business in the region with four robust industrial development areas to choose from including: Moreno Valley Industrial Area, Centerpointe Industrial Area, SR-60 Freeway Corridor, and the newly approved 40.6 million sq. ft. World Logistics Center. These zones feature some of the biggest names in logistics and the industrial market such as Amazon, Procter & Gamble, Skechers USA, Philips Electronics, Harman Kardon, Walgreens, Aldi Foods, Karma Automotive, Serta Simmons Mattress, Deckers Outdoor, O'Reilly Automotive, Fisher & Paykel, Harbor Freight Tools, LeGrand, Solaris Paper, and Keeco.

Moreno Valley is home to the largest industrial logistics business park in California history. The World Logistics Center is a master-planned development encompassing up to 40.6 million square feet of building area on 2,610 acres in the eastern portion of Moreno Valley. It is specifically designed to support next generation logistics, advanced manufacturing, and e-commerce facilities in a world class corporate park environment, supportive to the unique operational needs of international companies and corporate users.



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Key Advantages

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STRATEGIC LOCATION AND CONVENIENT ACCESS

- Centrally located in southern California at the junction of I-215 and SR-60 with access to key markets.
- Second largest city in Riverside County with a population of approximately 214,000 and 2.3 million in a 20-mile trade radius.
- Lower sale and lease rates.
- Air Service: Served by March Inland Port Airport in Moreno Valley for private charter flights and cargo transport capacity. Ontario International Airport is about 30 minutes away for passenger service.
- Rail & Ports: An inter-modal facility is 18 miles away and two major ports (the Port of Los Angeles and the Port of Long Beach) are easily accessed via the freeway system.

PRO-BUSINESS PHILOSOPHY

- Pro-business environment and concierge business service.
- Fast track development service with unparalleled plan check turnaround.
- 4,500 businesses strong.

MORENO VALLEY MARKET

- Home to Fortune 500 and international companies, including Amazon, Procter & Gamble, Skechers USA, Philips Electronics, Harman Kardon, Walgreens, Aldi Foods, etc.
- Approved World Logistics Center (WLC) - Largest industrial logistics business park in California history (40.6 million SF).
- Highly skilled and motivated workforce, with 53% of residents in white collar industries.
- Served by University of California, Riverside, Cal Baptist University, and Moreno Valley College with student populations exceeding 40,000, plus more than 40 colleges and universities within 50 miles.
- Served by two major medical facilities: Riverside University Health System Medical Center and Kaiser Permanente.

ATTRACTIVE INCENTIVES

- City-owned Electric Utility company with electric rate discounts ranging from 7% to 30.5%.
- Foreign Trade Zone designation.
- Workforce recruitment and training subsidy.
- Time & Material program.



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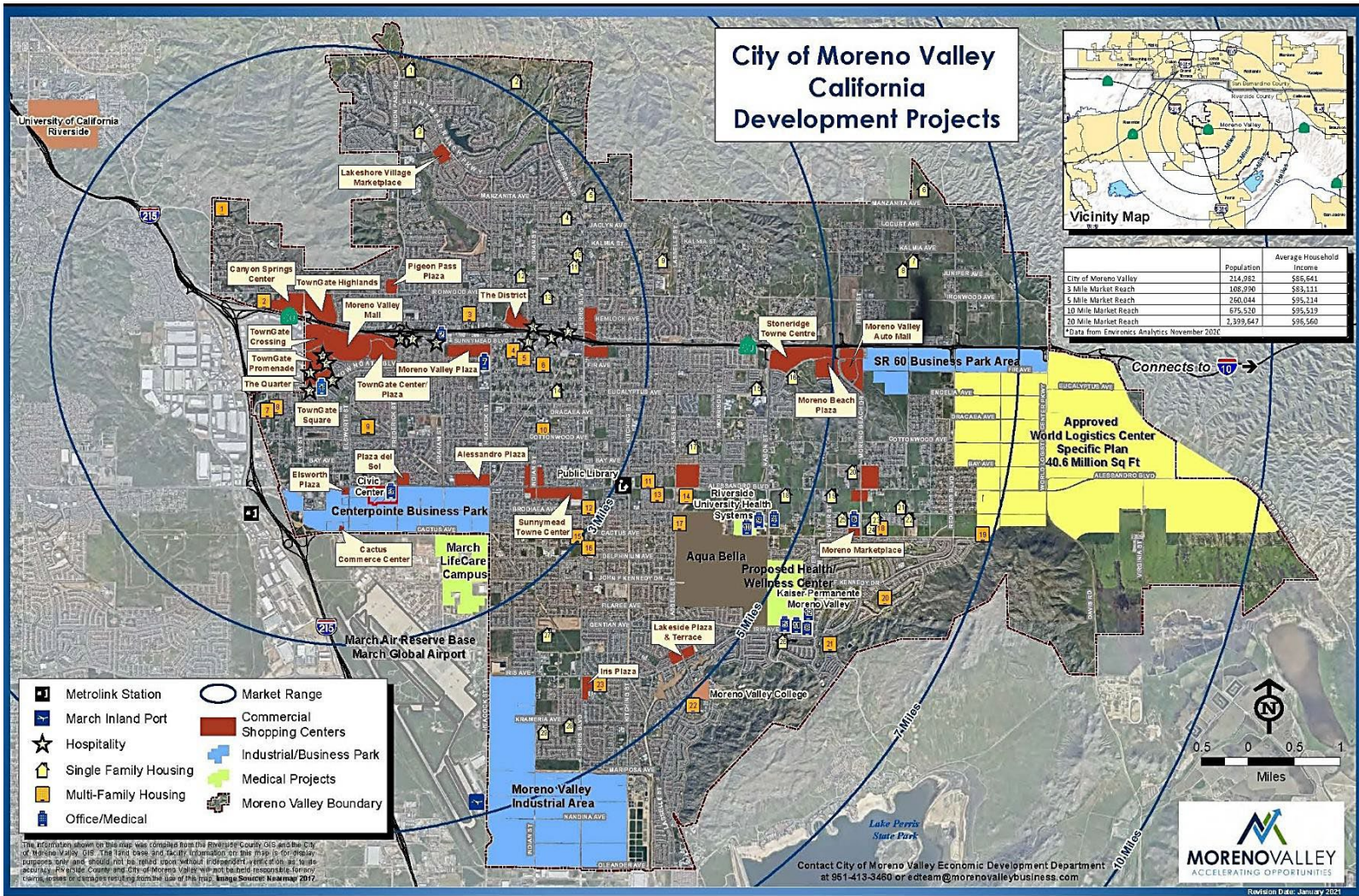
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DEVELOPMENT MAP

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<https://www.morenovalleybusiness.com/wp-content/uploads/2017/03/Development-Map-1-30-17.pdf>



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