

RETAIL & OFFICE SPACES FOR LEASE
WESTGATE SHOPPING CENTER
 15928 PERRIS BLVD | MORENO VALLEY, CA 92551



JOIN:



HIGHLIGHTS:

- ±1,000 SF - ±6,000 SF Retail & Office Spaces For Lease
- Along busy retail intersection
- Strong daytime and nighttime traffic
- Also at intersection are: Home Depot, Walgreens, Fitness 19, Farmer Boys, Carl's Jr. IHOP and KFC



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population:	24,994	104,844	237,726
Daytime Population:	1,514	18,535	47,999
Avg. Household Income:	\$75,468	\$76,850	\$78,869

Source: Regis Online

TRAFFIC COUNTS
27,723 CPD

Perris Blvd.
 Source: Regis Online

19,891 CPD

Iris Ave.

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 951.445.4522
 DRE #01932821

Nick Earle
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

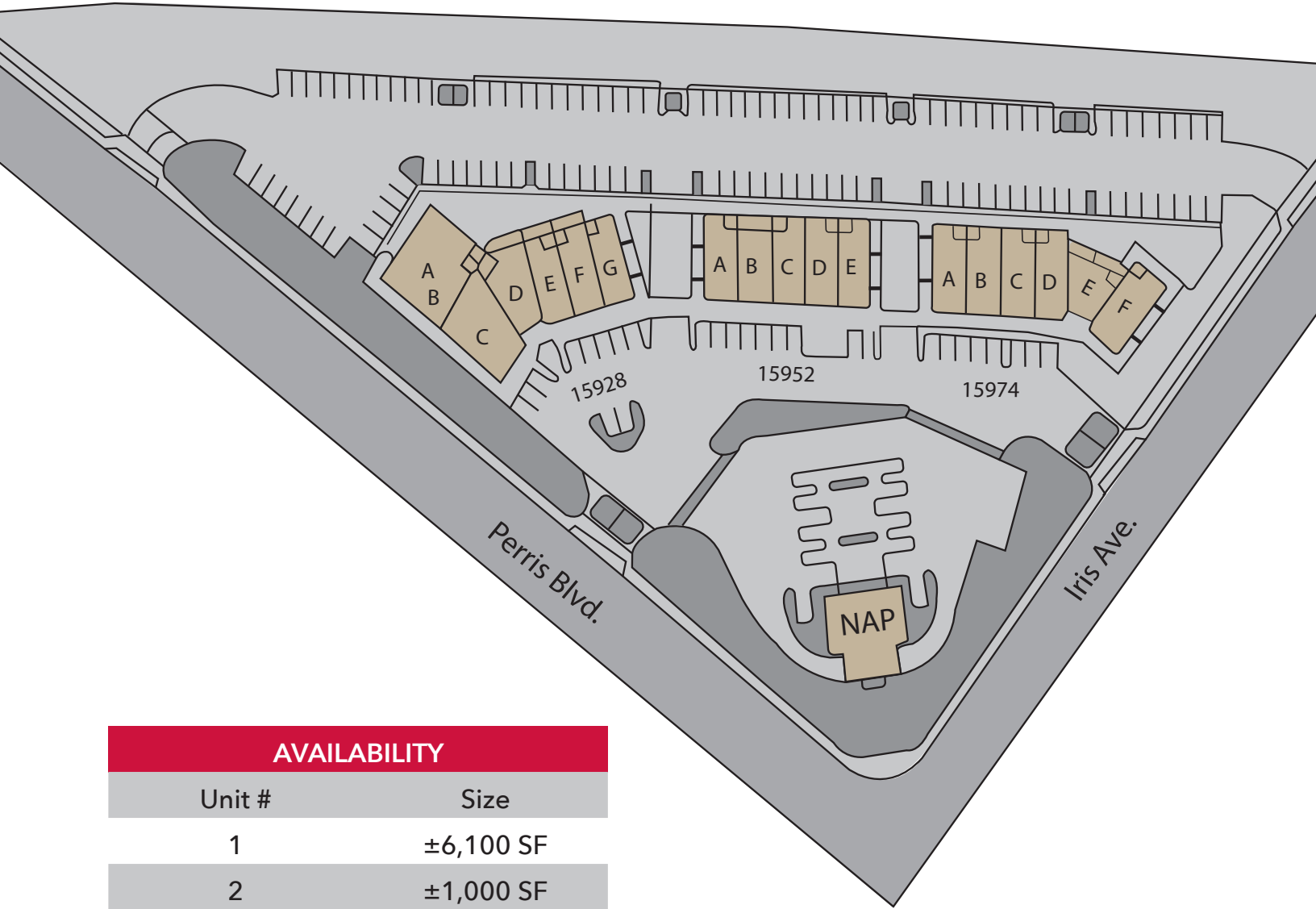
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AVAILABILITY

Unit #	Size
1	±6,100 SF
2	±1,000 SF

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RS1

15928 Perris Blvd		1 mi radius	3 mi radius	5 mi radius
Moreno Valley, CA 92551				
POPULATION	2020 Estimated Population	24,994	104,844	237,726
	2025 Projected Population	26,020	109,812	249,410
	2010 Census Population	21,435	93,511	213,282
	2000 Census Population	17,007	65,059	143,333
	Projected Annual Growth 2020 to 2025	0.8%	0.9%	1.0%
	Historical Annual Growth 2000 to 2020	2.3%	3.1%	3.3%
	2020 Median Age	30.8	31.0	31.5
HOUSEHOLDS	2020 Estimated Households	6,170	26,827	62,696
	2025 Projected Households	6,407	28,057	65,673
	2010 Census Households	5,257	23,735	55,769
	2000 Census Households	4,427	17,201	39,545
	Projected Annual Growth 2020 to 2025	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2020	2.0%	2.8%	2.9%
RACE AND ETHNICITY	2020 Estimated White	37.0%	37.1%	40.1%
	2020 Estimated Black or African American	19.4%	19.4%	17.5%
	2020 Estimated Asian or Pacific Islander	6.2%	7.1%	7.1%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2020 Estimated Other Races	36.5%	35.6%	34.5%
	2020 Estimated Hispanic	60.4%	59.3%	58.5%
INCOME	2020 Estimated Average Household Income	\$75,468	\$76,850	\$78,869
	2020 Estimated Median Household Income	\$69,655	\$72,149	\$74,832
	2020 Estimated Per Capita Income	\$18,656	\$19,706	\$20,842
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	13.1%	12.1%	11.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	12.3%	11.9%	11.3%
	2020 Estimated High School Graduate	29.9%	28.5%	28.4%
	2020 Estimated Some College	23.4%	23.8%	23.5%
	2020 Estimated Associates Degree Only	6.8%	7.8%	8.0%
	2020 Estimated Bachelors Degree Only	10.7%	10.7%	11.6%
	2020 Estimated Graduate Degree	3.8%	5.3%	5.9%
BUSINESS	2020 Estimated Total Businesses	250	1,468	4,190
	2020 Estimated Total Employees	1,514	18,535	47,999
	2020 Estimated Employee Population per Business	6.1	12.6	11.5
	2020 Estimated Residential Population per Business	100.0	71.4	56.7

This report was prepared using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.