

Moreno Valley Center

12252 PERRIS BOULEVARD, MORENO VALLEY

±2,520 SF END-CAP SUITE
AVAILABLE FOR LEASE



PROPERTY FEATURES:

- Rare ±2,520 SF Endcap Suite Available at the Signalized Intersection of Perris Boulevard and Hemlock Avenue
- ±1.1 Million Visits During the Previous 12 Months, Representing 9.9% Year-Over-Year Growth
- Approximately 226,000 Annual Visitors with an Average Visit Frequency of 4.86 Times
- Average Customer Dwell Time of Approximately 30 Minutes
- Located on a Highly Visible Outparcel along Perris Boulevard, with Approximately 31,600 Cars Per Day and Direct Access to the 60 Freeway
- Strong Surrounding Co-Tenancy, Including CVS, Dollar Tree, dd's DISCOUNTS, Food 4 Less, DaVita, Bank of America, Fitness 19 and O'Reilly Auto Parts
- Ideal for Medical, Med-Spa, Wellness, Service, Retail and Neighborhood Food Uses

*Source: Placer.AI, July 1, 2025 - June 30, 2026

DEMOGRAPHICS:



*Source: City of Moreno Valley

JOIN MAJOR TENANTS:



FRANK VORA, CCIM
951.276.3645
fvora@leeriverside.com
DRE# 01793683

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE# 01269887

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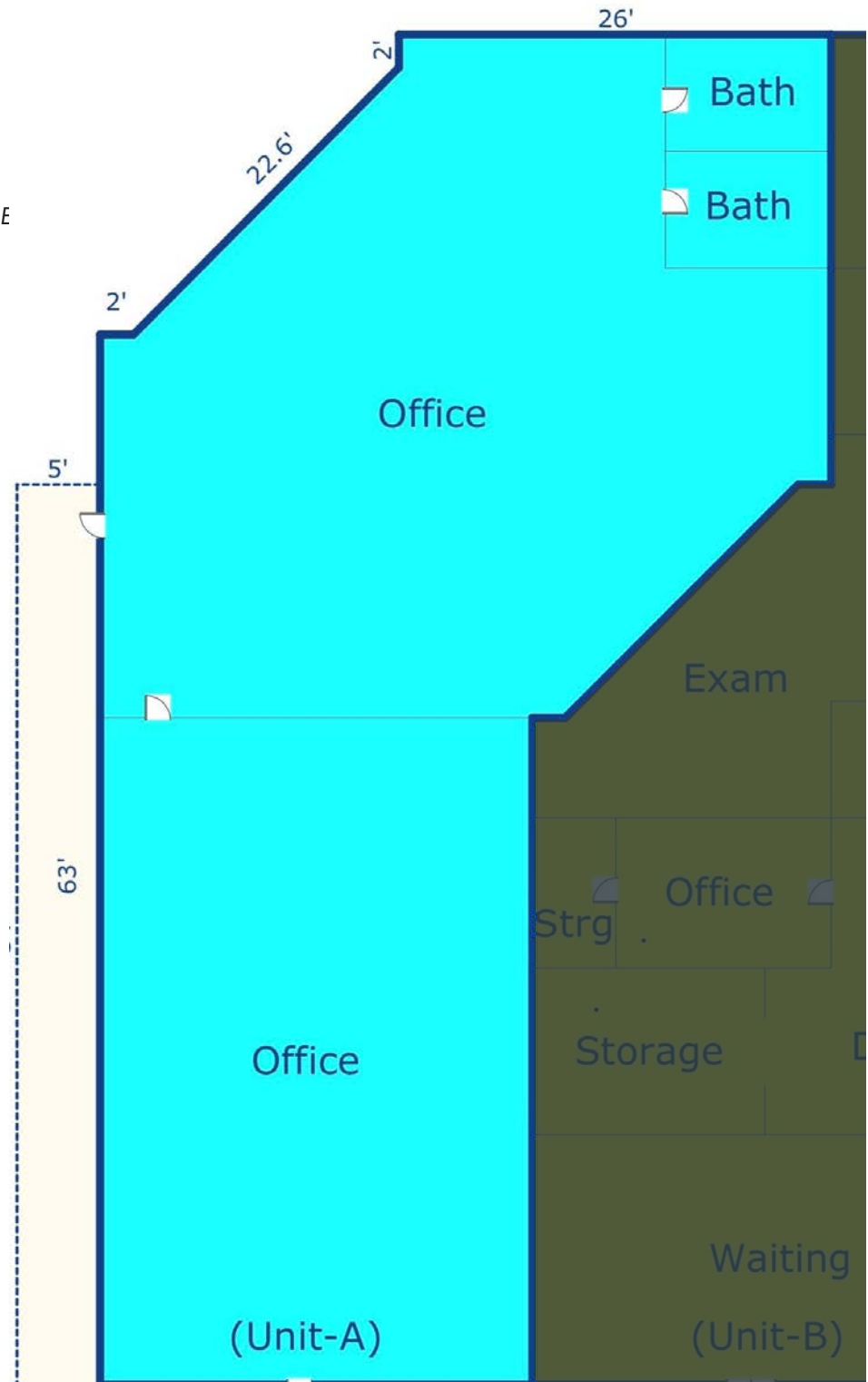
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SITE PLAN*

 **UNIT A: ±2,520 SF**

*NOT TO SCALE,
EXACT DIMENSIONS TO BE VERIFIED



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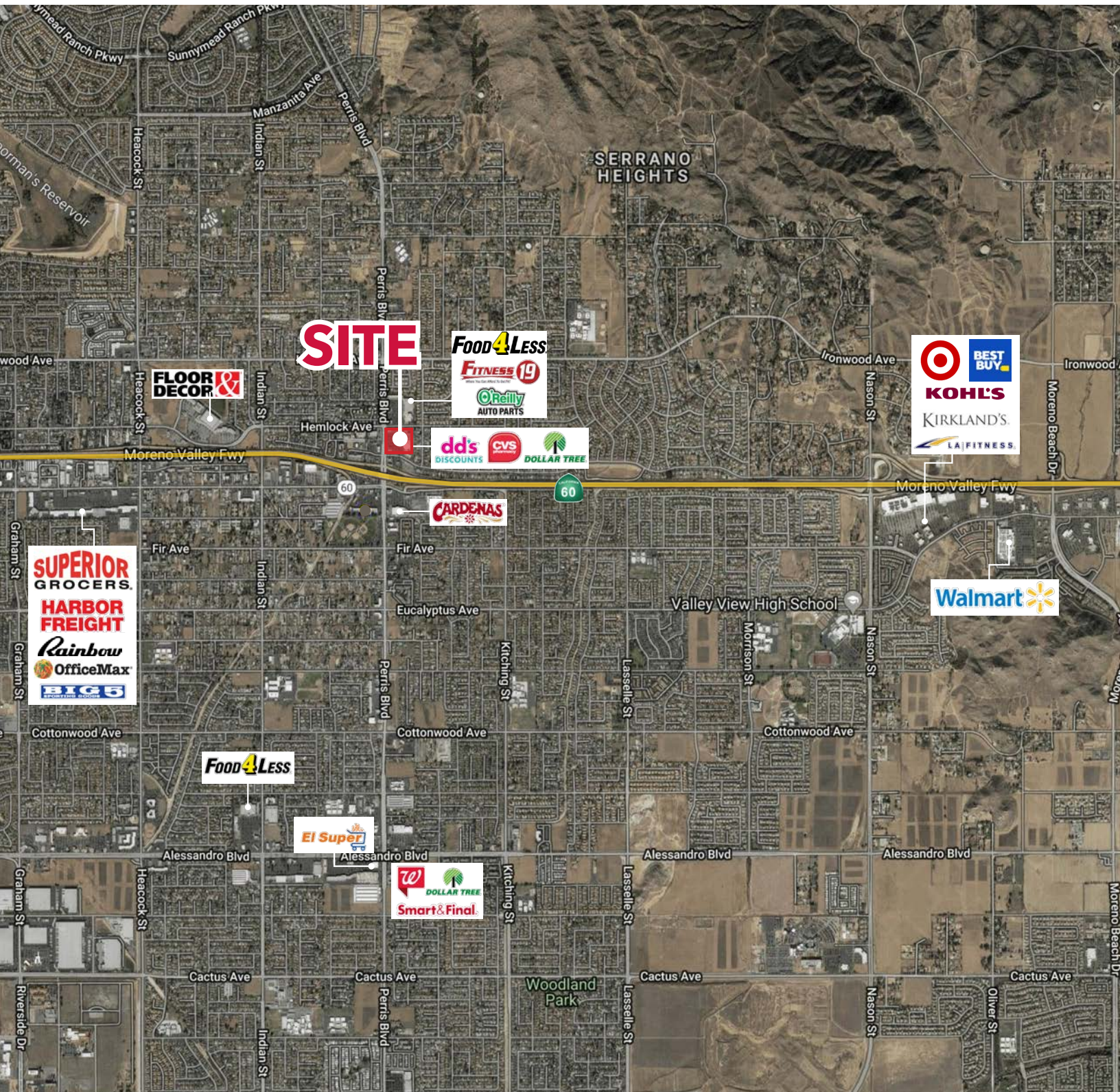
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside, CA 92507 | Corporate ID# 01048055