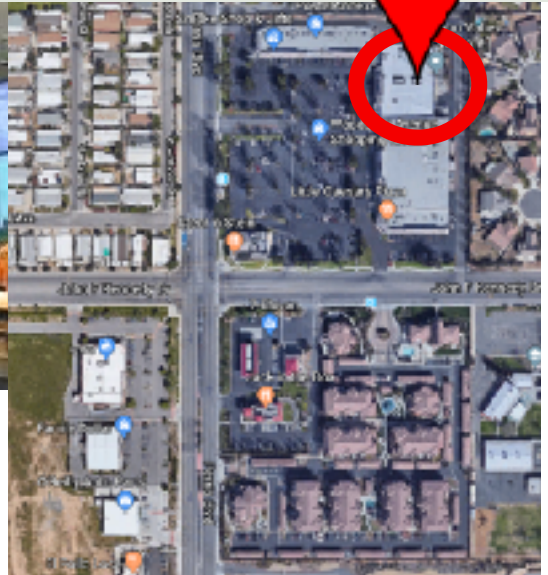


14920 Perris Blvd Moreno Valley, CA 92553

13 units restaurants/food and 8 units retail/office



PERRIS MARKETPLACE

- **21 BRAND NEW mixed use food court and retail spaces (from \$13.20-\$21.60 /SF/YR triple net)**
- **pre installed 2,000 gallon grease trap for the whole marketplace**
- **400 parking spaces with 7+ electric car charging spaces**
- **Located next to Gardenas supermarket and popular chain stores/restaurants**
- **Sizes ranging from 335 SF - 2,101 SF**
- Consumers: Plentiful, Youthful, & Driven
- 2nd largest city in Riverside County, 21st in California
- Three colleges attract more than 41,000 students
- Number of households that earn more than \$75,000: 21,000.
- Employment Centers: Booming

Prestige Enterprises

12606 Central Ave, Chino CA 91710

Richard Tseng

Office: 909-364-8117

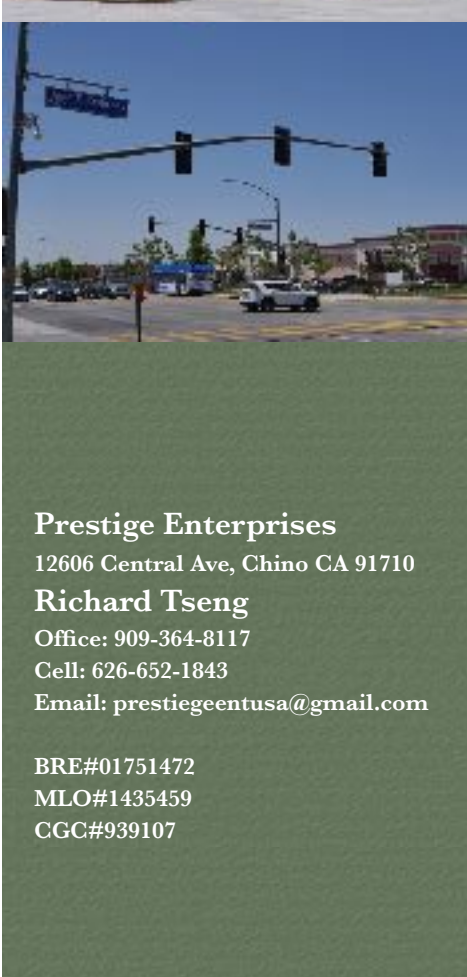
Cell: 626-652-1843

Email: prestiegentusa@gmail.com

BRE#01751472

MLO#1435459

CGC#939107



DEMOGRAPHICS (2016)

Population 205,516

Population density 3,941 per sq. mile

Median age 29.7

English speakers 50% Spanish Speakers 44%

43.17% Caucasian, 18.02% African American, 5.82% Asian

Median household income \$64,008

Mean price of all housing units: \$289,226

Households With Children

30,134

Households Without Children 23,606



Home to numerous Fortune 500 companies, Moreno Valley proudly celebrates daytime workforce growth by new corporate neighbors: Aldi, Amazon, Deckers Outdoor Corporation, Karma Automotive, Harbor Freight Tools, Harman Kardon, O'Reilly Automotive, Procter & Gamble, ResMed, Ross Dress For Less, Serta Simmons Bedding, Skechers USA, Solaris Paper, Trademark Plastics, United Natural Foods, Walgreens, and more.

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TRAFFIC CAR COUNTS (Moreno Valley city data)

- **41,700 combined count for Perris Blvd and John F. Kennedy**
- **more than 56.2 million people drive State Route 60 each year**