

JFK Plaza

14910 Perris Boulevard
Moreno Valley, CA 92553

ENDCAP FOR LEASE



1,415± - 2,835 SF
Available



\$1.90 - \$2.15 PSF

Plus NNN

Starting Monthly Lease Rate



HIGHLIGHTS

- 1,415± - 2,835± SF Endcap position fronting busy Perris Blvd. Approximately 32,000 cars per day at intersection of Perris Blvd and JFK Drive
- Cardenas anchored shopping center
- Suites are currently demised but can be combined for 2,835± SF
- Excellent parking ratio and access to Perris Blvd and John F. Kennedy Drive
- Vibrant tenant mix of retailers and daily service operators



JOIN:  



Scott Forest

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Chad Iafate

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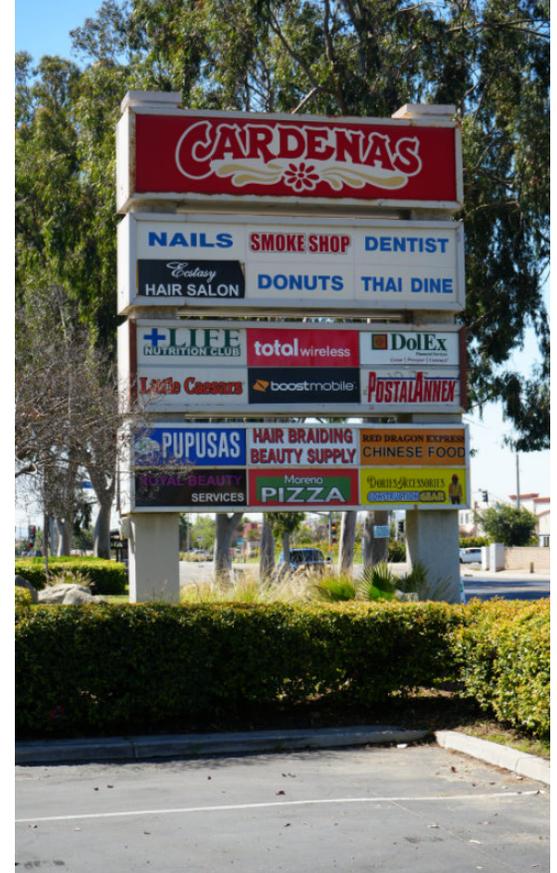
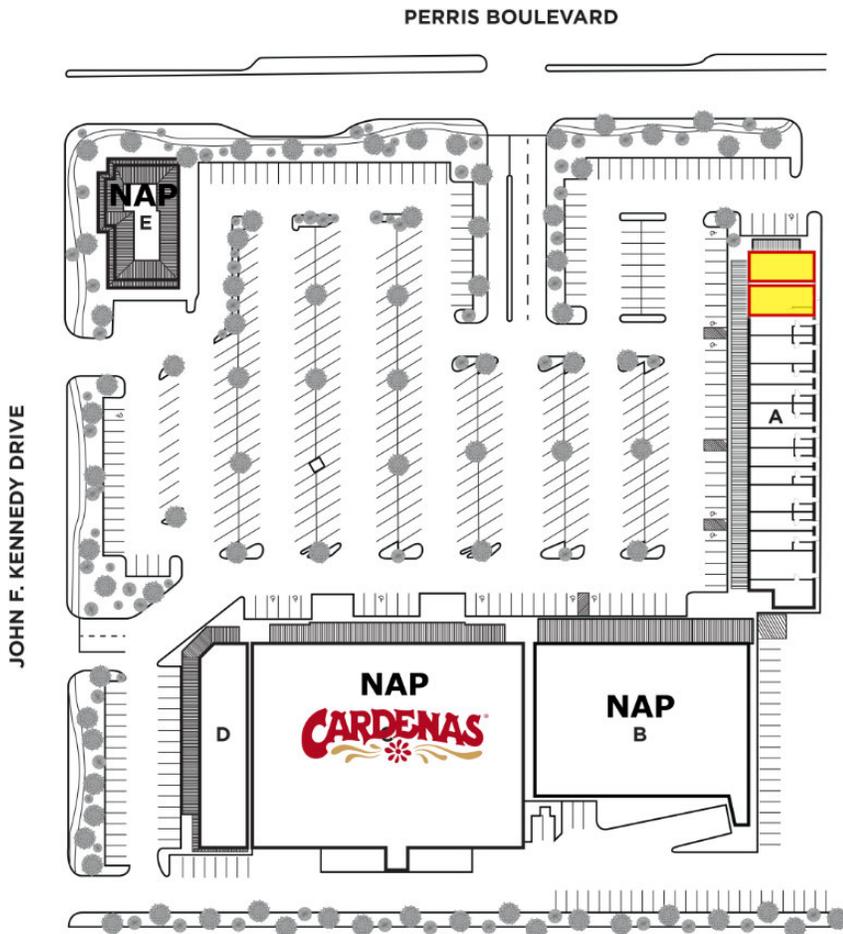
Nash Johnson

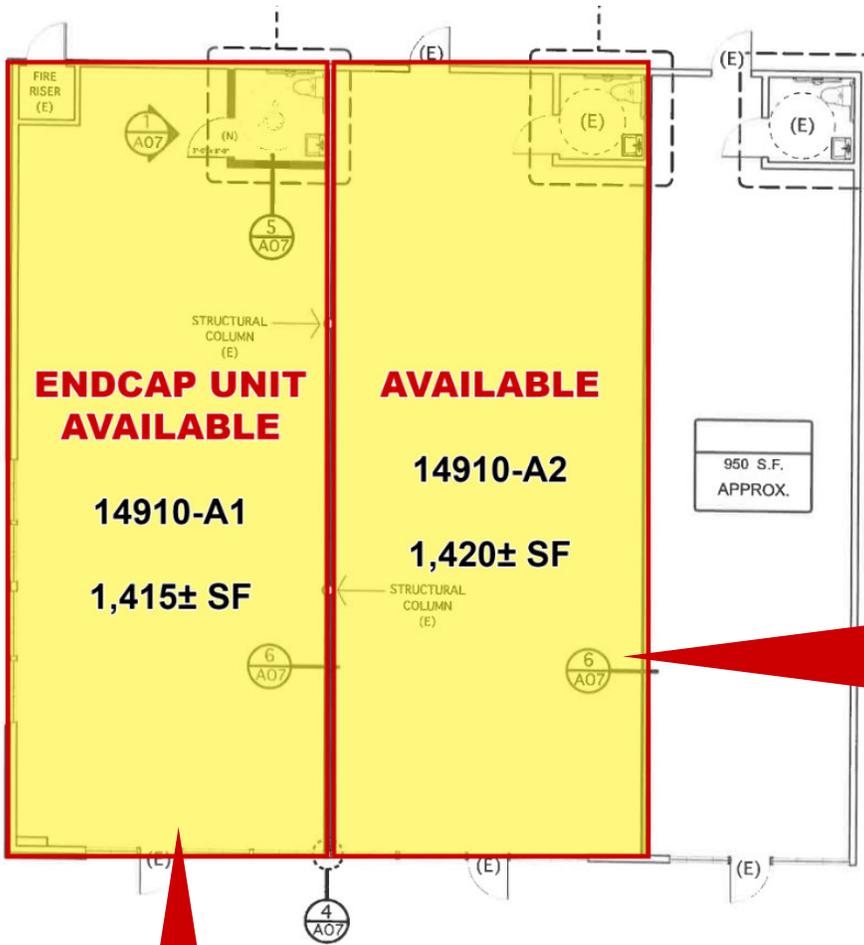
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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

SUITE	TENANT	SF	RATE (PSF/MONTH)
I4910-A1	AVAILABLE - ENDCAP POSITION	1,415±	\$2.15 Plus NNN**
I4910-A2	AVAILABLE	1,420±	\$1.90 Plus NNN**
I4910-B	Postal Annex	950±	—
I4910-C	El Chivito	1,440±	—
I4910-E	Total by Verizon	2,040±	—
I4910-F	Metro by T-Mobile	1,080±	—
I4910-G	Bonifacio Cuellar	960±	—
I4910-H	Ecstasy Hair Design	960±	—
I4910-I	Mr. Blue Donuts	960±	—
I4910-J	Fade Avenue Barbershop	1,440±	—
I4910-K	Boost Mobile	960±	—
I4910-L	Wonder Nails	950±	—
I4910-M	Michoacana Tradicion & Sabor	1,750±	—
I4940-A	DolEx Dollar Express, Inc.	1,446±	—
I4940-B	Little Caesar's Pizza	1,591±	—
I4940-C	Moreno Valley Dental Group	1,125±	—
I4940-D	Apollo Realty	2,070±	—
I4940-F	Happy Puppy Groomer	1,080±	—

**2025 NNN Budget estimated at \$0.89 PSF monthly





Suite A-2

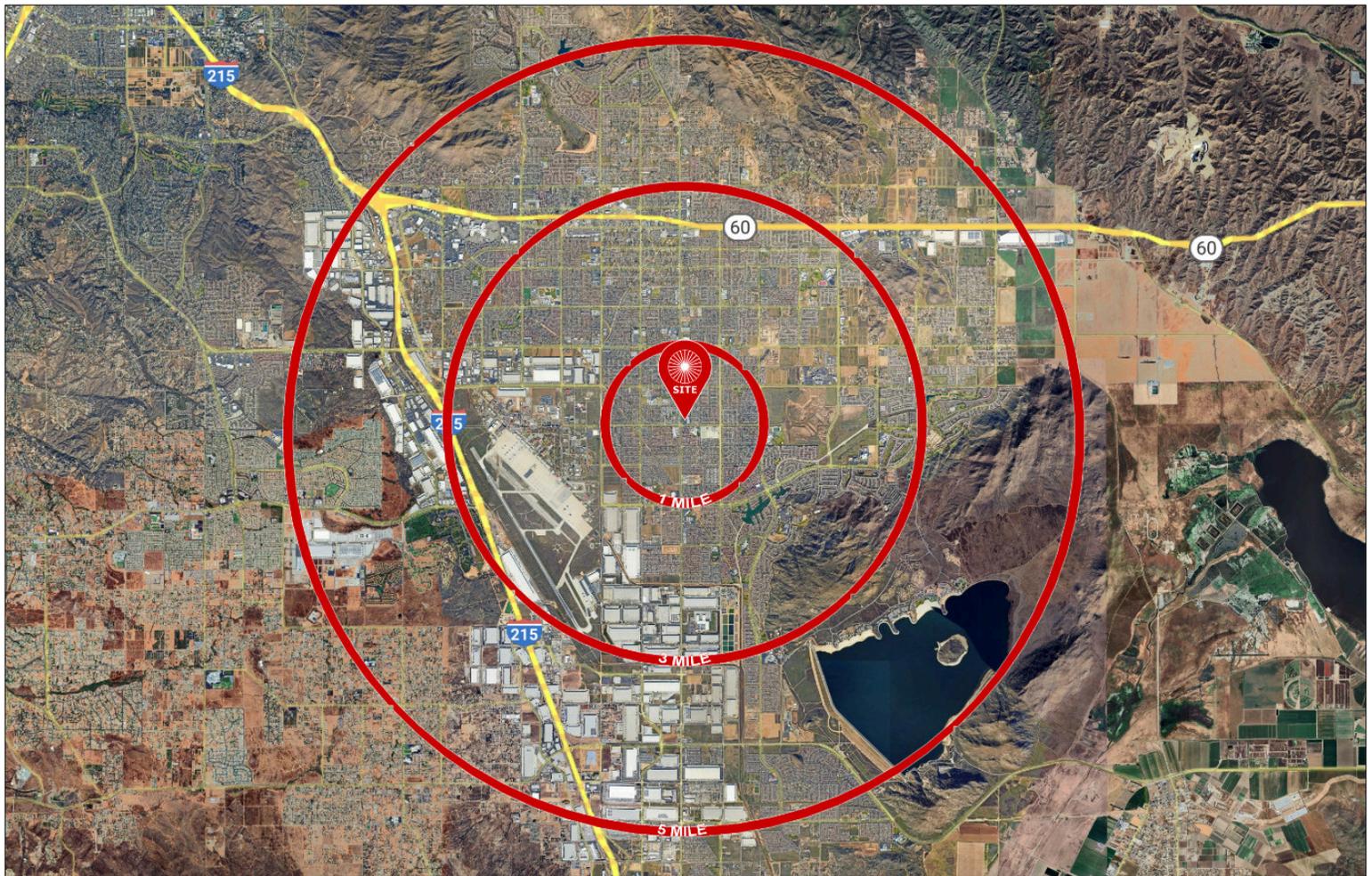


Suite A-1





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2024 ESTIMATED POPULATION



30,435 **136,207** **221,362**
 1 mile 3 miles 5 miles

DAYTIME EMPLOYEE POPULATION



2,506 **27,941** **57,872**
 1 mile 3 miles 5 miles

2029 PROJECTED POPULATION



32,050 **142,866** **232,308**
 1 mile 3 miles 5 miles

AVERAGE HOUSEHOLD INCOME



\$79,176 **\$87,818** **\$93,710**
 1 mile 3 miles 5 miles

Source: CoStar 2024

TRAFFIC COUNTS



Perris Boulevard North of John F. Kennedy Drive	21,771
John F. Kennedy Drive East of Perris Boulevard	10,995

Source: CoStar 2024