

# 13027 Perris Blvd

13027 Perris Blvd, Moreno Valley CA 92553



OFFERING MEMORANDUM

# 13027 Perris Blvd

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*Inquire today:*

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# 13027 PERRIS BLVD

- 01 Executive Summary
- Investment Summary
- Location Summary



## OFFERING SUMMARY

ADDRESS	13027 Perris Blvd Moreno Valley CA 92553
BUILDING SF	20,000 SF
LAND SF	56,628 SF
YEAR BUILT	1988

## FINANCIAL SUMMARY

OFFERING PRICE	\$4,000,000
PRICE PSF	\$200.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	28,049	153,555	218,514
2020 Median HH Income	\$50,912	\$58,599	\$65,959
2020 Average HH Income	\$65,476	\$74,524	\$82,518







02 **Property Description**

Property Features

Aerial Map

Parcel Map

Stacking Plan

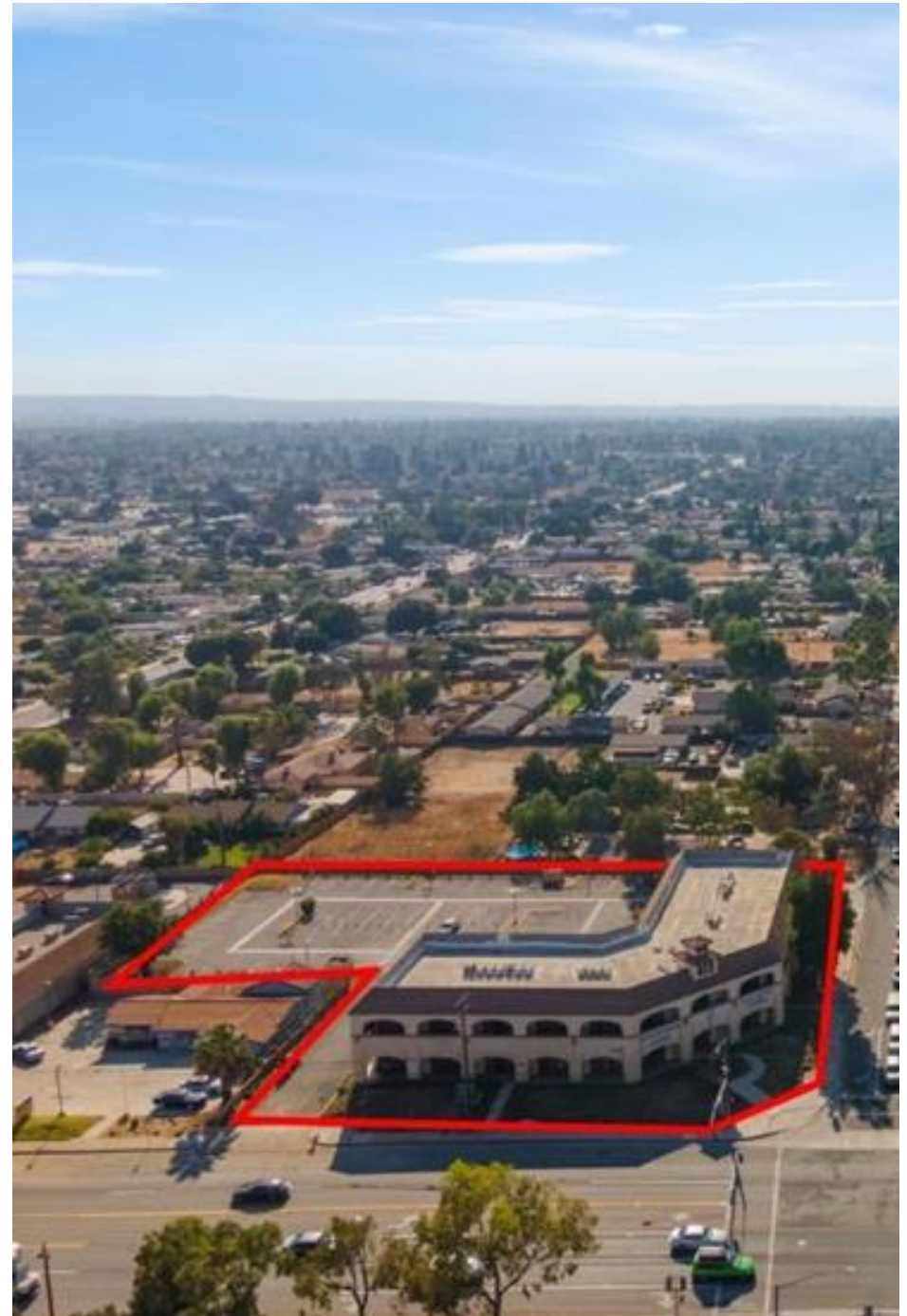
Additional Maps

Pictures with Captions

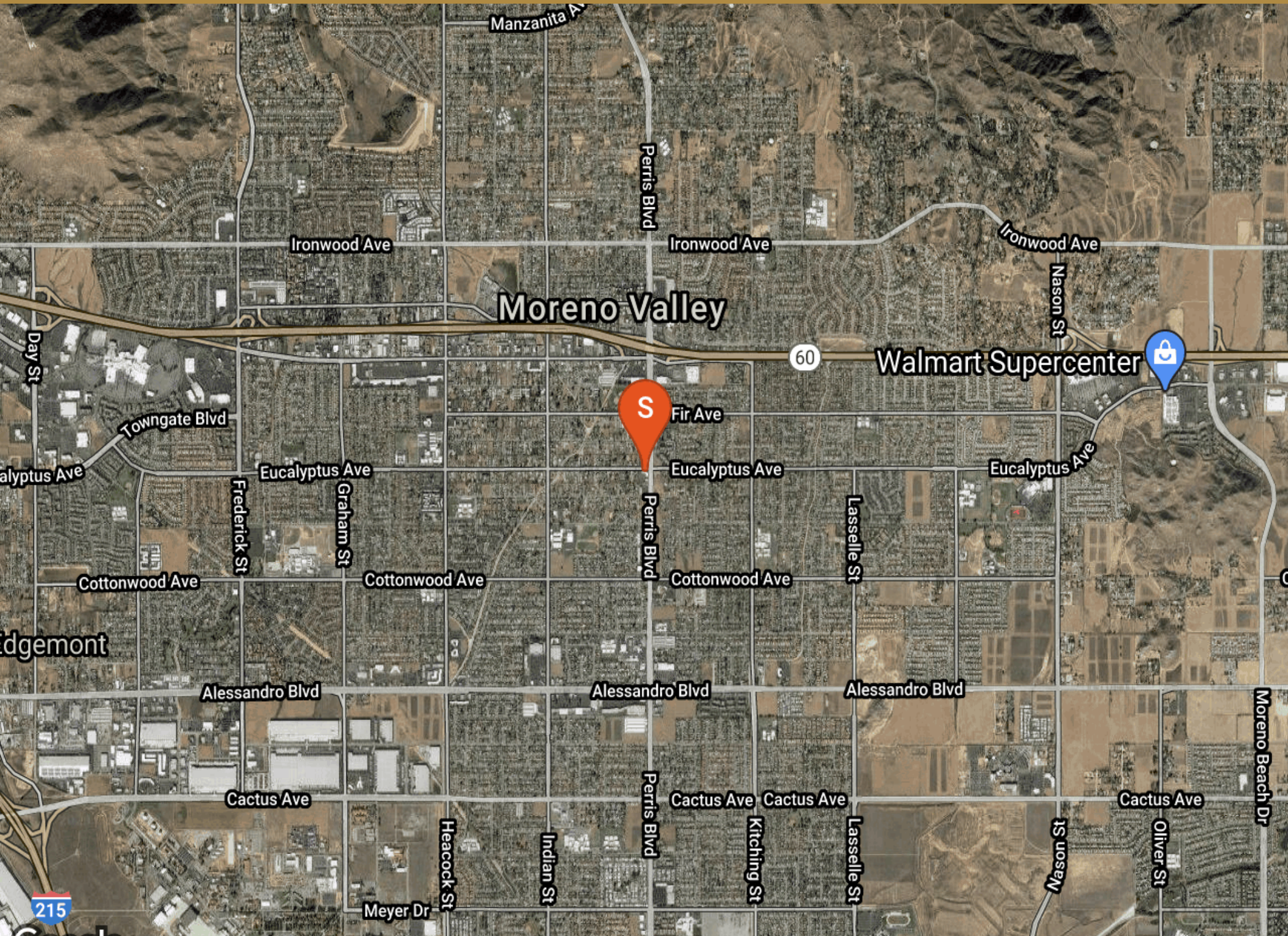
# 13027 PERRIS BLVD

**PROPERTY FEATURES**

BUILDING SF	20,000
LAND SF	56,628
LAND ACRES	1.30
YEAR BUILT	1988
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	75
PARKING RATIO	4.14/1000 Sf







Moreno Valley

Walmart Supercenter























03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,059	115,247	149,811
2010 Population	25,882	143,763	203,776
2020 Population	28,049	153,555	218,514
2025 Population	29,315	159,676	228,588
2020 African American	4,412	26,157	38,188
2020 American Indian	272	1,443	1,921
2020 Asian	1,125	8,417	14,620
2020 Hispanic	19,153	94,373	125,659
2020 Other Race	9,761	47,312	62,101
2020 White	10,691	60,225	87,220
2020 Multiracial	1,591	9,063	13,228
2020-2025: Population: Growth Rate	4.45 %	3.90 %	4.55 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	868	3,625	4,615
\$15,000-\$24,999	886	3,466	4,420
\$25,000-\$34,999	776	3,615	4,638
\$35,000-\$49,999	921	5,783	7,362
\$50,000-\$74,999	1,503	8,516	11,557
\$75,000-\$99,999	832	5,785	8,992
\$100,000-\$149,999	698	6,247	10,563
\$150,000-\$199,999	411	2,217	4,037
\$200,000 or greater	178	1,287	2,570
Median HH Income	\$50,912	\$58,599	\$65,959
Average HH Income	\$65,476	\$74,524	\$82,518

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,496	33,427	44,177
2010 Total Households	6,554	38,146	55,155
2020 Total Households	7,074	40,542	58,756
2025 Total Households	7,354	41,899	61,102
2020 Average Household Size	3.95	3.78	3.71
2000 Owner Occupied Housing	3,587	21,562	29,597
2000 Renter Occupied Housing	2,493	10,061	12,138
2020 Owner Occupied Housing	3,753	24,465	37,838
2020 Renter Occupied Housing	3,321	16,077	20,917
2020 Vacant Housing	345	2,176	3,342
2020 Total Housing	7,419	42,718	62,098
2025 Owner Occupied Housing	3,961	25,487	39,331
2025 Renter Occupied Housing	3,393	16,412	21,772
2025 Vacant Housing	402	2,503	3,803
2025 Total Housing	7,756	44,402	64,905
2020-2025: Households: Growth Rate	3.90 %	3.30 %	3.95 %



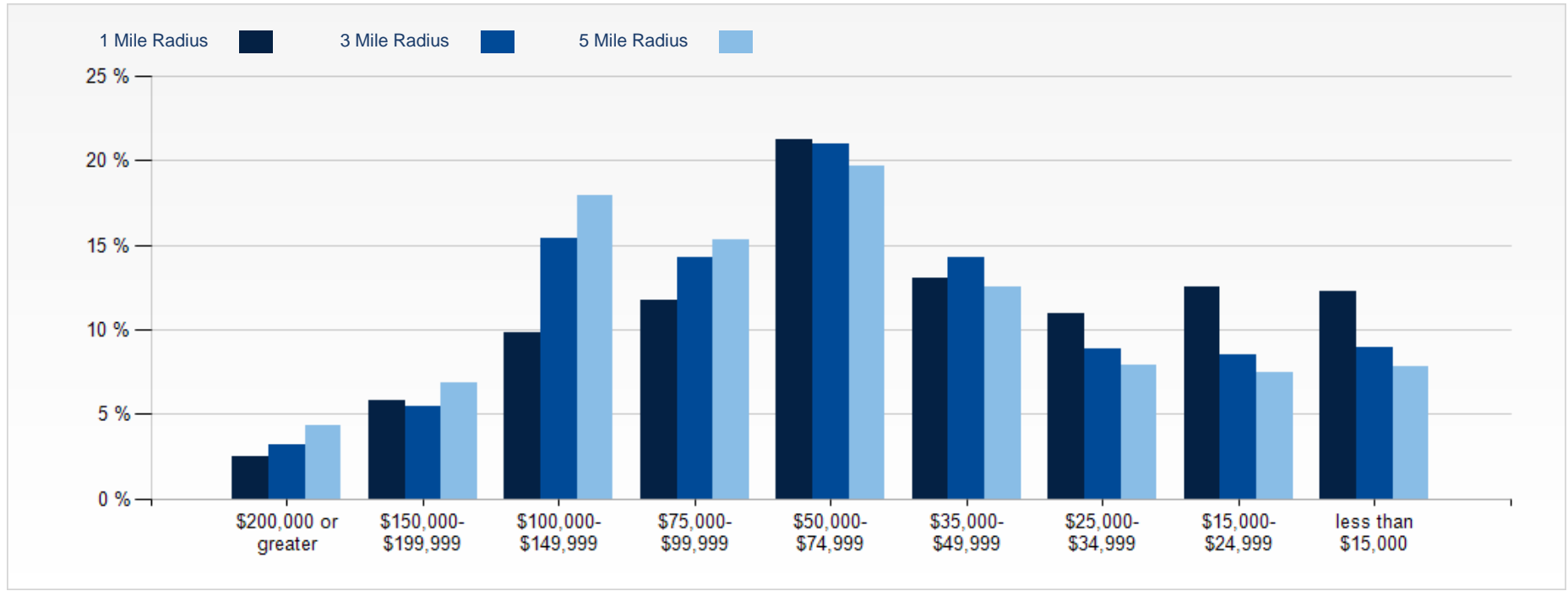
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,361	13,844	20,415
2020 Population Age 35-39	1,806	10,556	15,267
2020 Population Age 40-44	1,533	8,577	12,551
2020 Population Age 45-49	1,533	8,339	11,950
2020 Population Age 50-54	1,453	8,136	11,766
2020 Population Age 55-59	1,417	7,890	11,636
2020 Population Age 60-64	1,222	7,240	10,679
2020 Population Age 65-69	892	5,377	7,981
2020 Population Age 70-74	633	3,686	5,454
2020 Population Age 75-79	382	2,190	3,229
2020 Population Age 80-84	237	1,322	1,873
2020 Population Age 85+	193	1,279	1,755
2020 Population Age 18+	19,605	110,262	158,953
2020 Median Age	29	31	31

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,330	\$57,529	\$63,422
Average Household Income 25-34	\$66,194	\$71,091	\$77,414
Median Household Income 35-44	\$55,343	\$65,120	\$76,278
Average Household Income 35-44	\$75,996	\$81,949	\$90,302
Median Household Income 45-54	\$57,931	\$67,352	\$76,890
Average Household Income 45-54	\$74,401	\$83,135	\$92,305
Median Household Income 55-64	\$52,975	\$62,964	\$72,193
Average Household Income 55-64	\$66,489	\$77,815	\$87,204
Median Household Income 65-74	\$37,623	\$51,554	\$57,460
Average Household Income 65-74	\$50,542	\$67,164	\$75,432
Average Household Income 75+	\$34,539	\$49,604	\$52,896

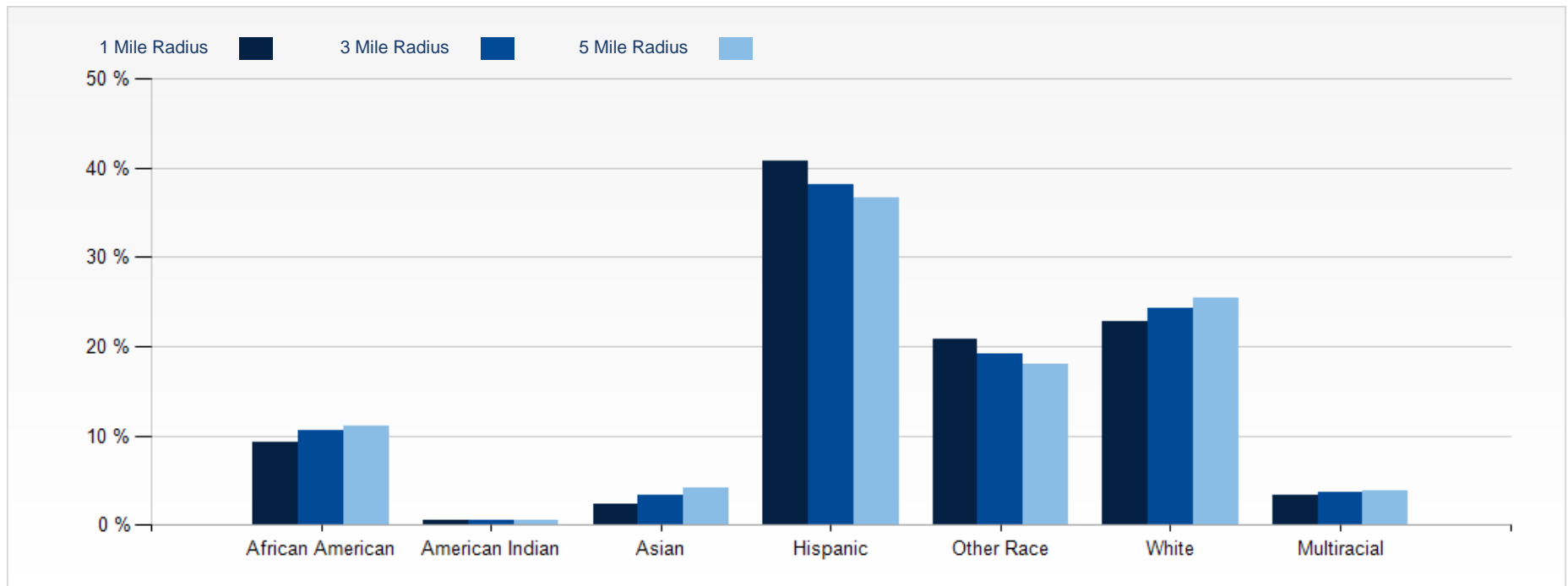
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,648	15,645	23,447
2025 Population Age 35-39	2,387	14,106	21,277
2025 Population Age 40-44	1,816	10,319	14,971
2025 Population Age 45-49	1,508	8,180	11,873
2025 Population Age 50-54	1,454	7,743	10,987
2025 Population Age 55-59	1,348	7,381	10,580
2025 Population Age 60-64	1,274	6,952	10,189
2025 Population Age 65-69	1,063	6,169	9,099
2025 Population Age 70-74	733	4,533	6,652
2025 Population Age 75-79	511	2,992	4,368
2025 Population Age 80-84	275	1,570	2,295
2025 Population Age 85+	213	1,400	1,918
2025 Population Age 18+	20,470	114,279	165,718
2025 Median Age	31	32	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,208	\$62,323	\$69,970
Average Household Income 25-34	\$72,520	\$79,153	\$86,387
Median Household Income 35-44	\$64,349	\$76,718	\$86,327
Average Household Income 35-44	\$86,907	\$93,789	\$103,939
Median Household Income 45-54	\$62,329	\$75,472	\$83,554
Average Household Income 45-54	\$83,885	\$94,280	\$104,170
Median Household Income 55-64	\$56,803	\$68,760	\$77,764
Average Household Income 55-64	\$75,291	\$87,365	\$97,114
Median Household Income 65-74	\$42,595	\$55,746	\$62,589
Average Household Income 65-74	\$58,409	\$76,706	\$86,214
Average Household Income 75+	\$39,571	\$55,427	\$58,936

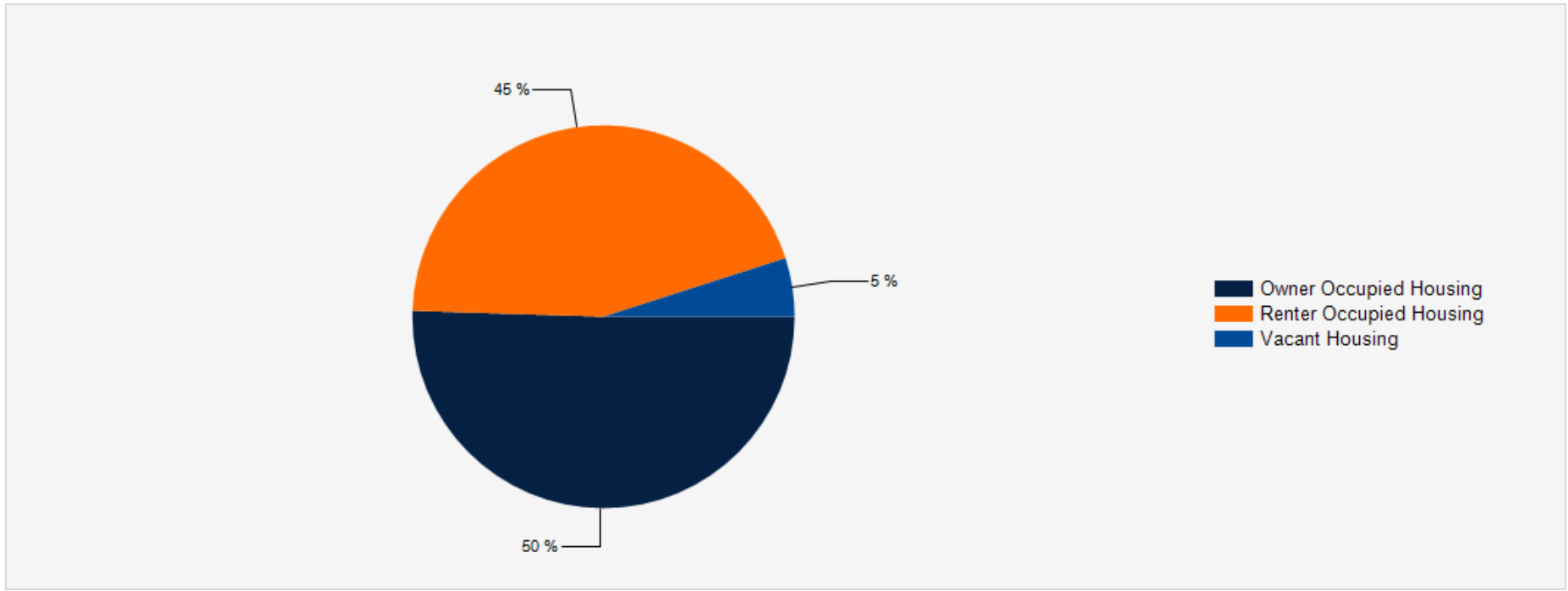
### 2020 Household Income



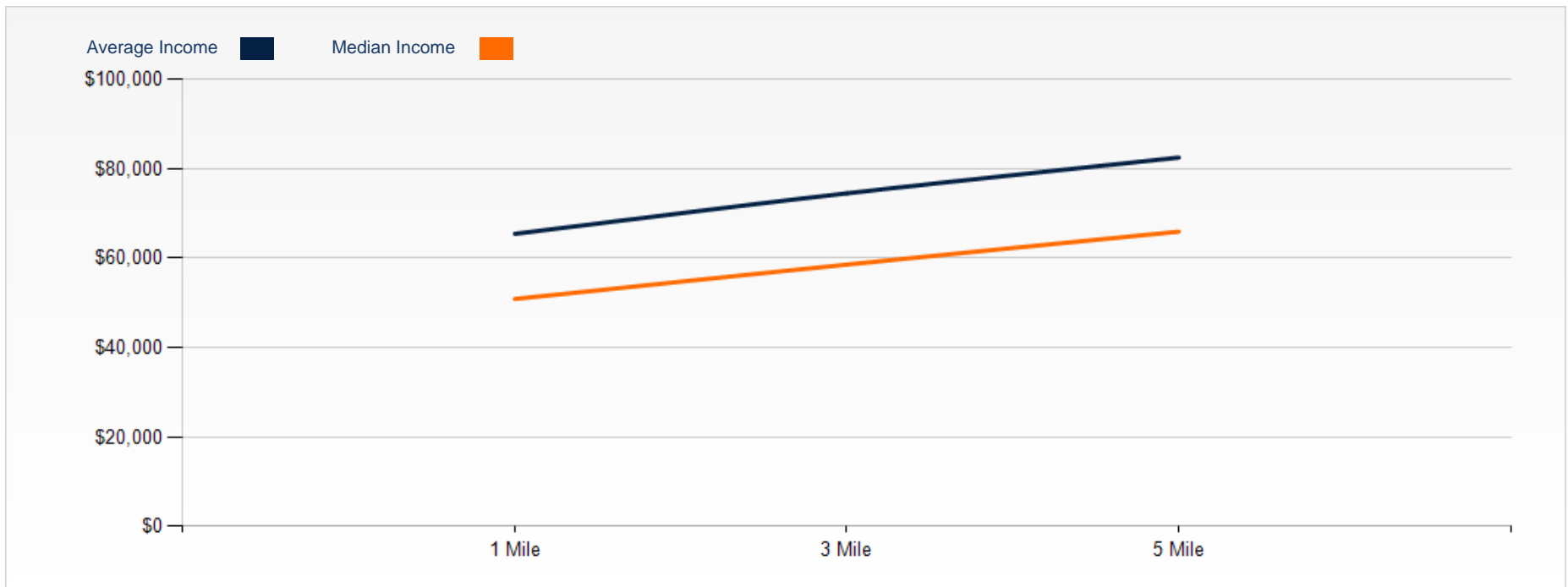
### 2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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