

# 22761 CAJALCO RD

Perris, CA 92570



**VACANT LAND**

**10 ACRES**

**FOR SALE**



**DEVELOPMENT  
OPPORTUNITY**

Cajalco Rd & Seaton Ave

## ASKING

# \$6,500,000

**PRIME DEVELOPMENT OPPORTUNITY** CURRENTLY ZONED **RESIDENTIAL** TO BE DELIVERED **LIGHT INDUSTRIAL**.

**TWO PARCELS APN** 317-090-023 & 024

## DESCRIPTION

**10 acres of flat usable land**, potential property on **Cajalco Rd**, in growing **Perris area**. The property is **currently zoned for residential use**, in addition, the area is undergoing planning and development changes, with **future potential for light Industrial zoning**, making this parcel especially attractive for investors and developers.

Conveniently **located near major highways including I-215 and Highway 74**, the property offers easy access and strong visibility in a **corridor experiencing rapid growth and industrial expansion**.

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Est Population	6,323	22,370	122,771
2029 Projected Population	6,526	22,887	126,229
2024 Average HH Income	\$97,665	\$104,112	\$120,126
2024 Daytime Population	4,660	26,752	109,959

## TRAFFIC COUNTS

Cajalco Rd – **20,633 CPD**



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# TENANT AERIAL MAP



## DEVELOPMENT OPPORTUNITY

Cajalco Rd & Seaton Ave



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