

AVAILABLE FOR LEASE



FREESTANDING DRIVE-THRU OPPORTUNITIES AVAILABLE
 OR ENDCAP DRIVE-THRU WITH MULTI-TENANT SHOP SPACE AVAILABLE
 SEQ RAMONA EXPRESSWAY & NEVADA ROAD, PERRIS, CA 92571



PROPERTY FEATURES

- Located on the main artery of Ramona Expressway and the 215 Freeway with a combined traffic count of around 123,673 CPD.
- Strong exposure to 215 Freeway.
- Massive development taking place in the surrounding trade area.
- Estimated entitled completion date Q1 2024.
- Millions of square feet of Industrial in close proximity to site.
- Ever expanding trade area.
- Widely used as a commuter route for the surrounding area.

3 MILE RADIUS DEMOS

65,065
POPULATION



\$86,695
AVERAGE
HOUSEHOLD
INCOME

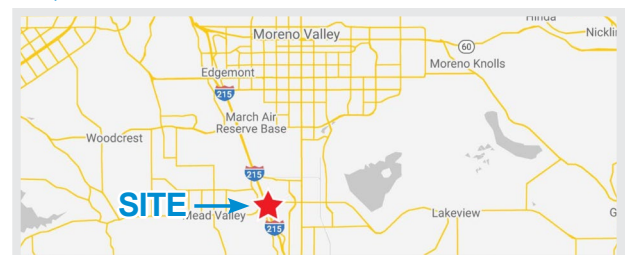
DAYTIME
DEMOGRAPHICS

29,620

TRAFFIC COUNTS

On Ramona Expressway:

36,339 CPD



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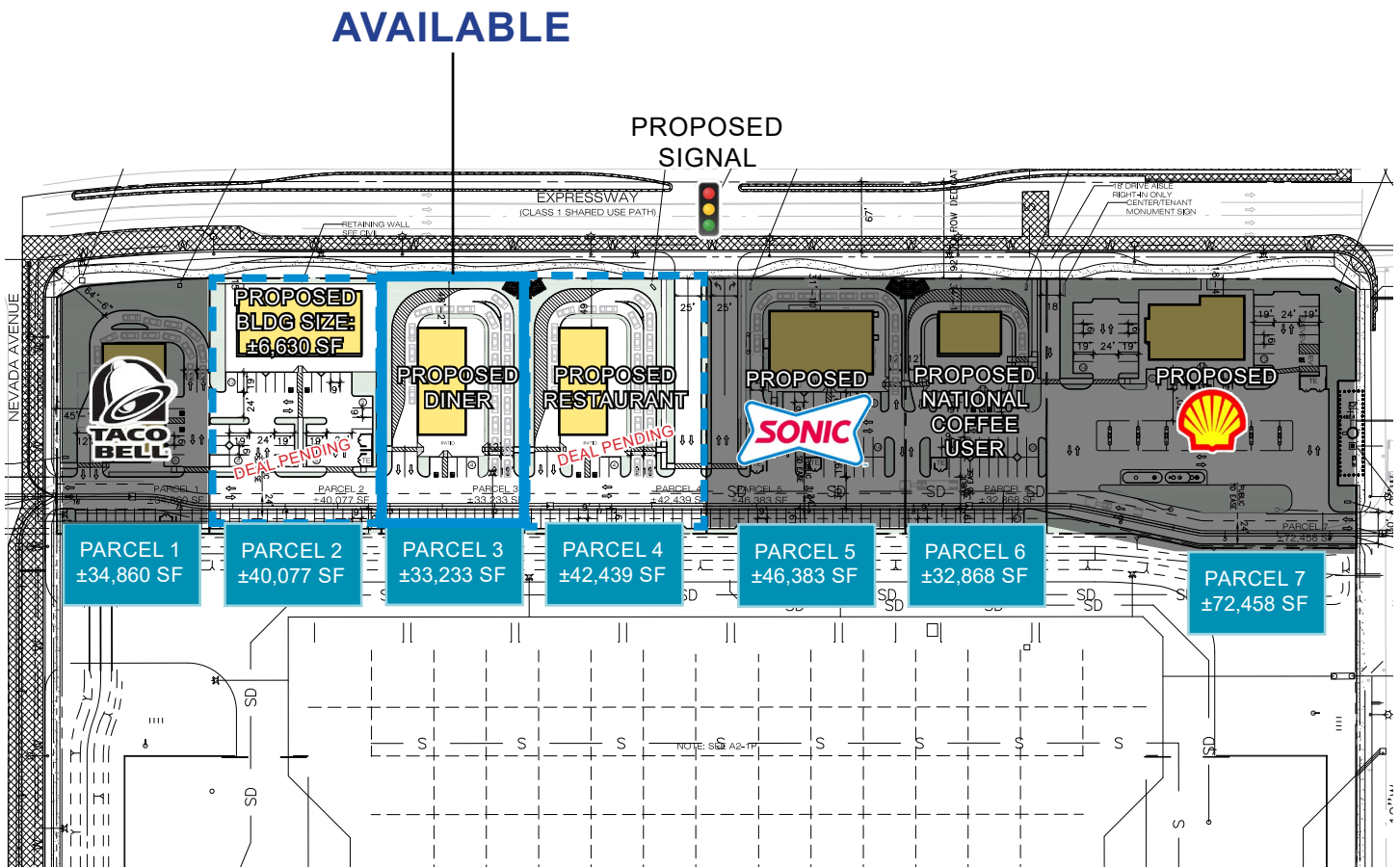
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Conceptual Site Plan



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