



OFFERING MEMORANDUM

TOBACCO ROAD INDUSTRIAL LAND

4.5 Acres | Perris, CA 925670

This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers in evaluating whether to pursue a potential acquisition of the property described herein (the "Property"). The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, eXp Commercial ("Broker") and the owner of the Property ("Owner") make no representation or warranty, express or implied, as to the accuracy or completeness of such information.

Any and all references to area, square footage, income, expenses and any other property related information are approximate. Any projections, opinions, assumptions or estimates provided in this Offering Memorandum are for example only and do not represent the current or future performance of the Property. Interested parties are strongly encouraged to conduct their own investigation and due diligence regarding this Property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Owner has been fully executed and delivered.

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ONE PAGE SALE LISTING REPORT

Tobacco Rd, Perris, CA 92570 (Riverside County)

INLAND EMPIRE EAST



PROPERTY DETAIL

Land Area (Gross)	4.54 AC
Land Area (SF)	197,762 SF
Topography	Level / Fully Usable
APN	317-270-002
Zoning	Raw Land
Jurisdiction	Unincorporated Riverside County

FOR SALE SUMMARY

Asking Price	\$4,944,060
Status	Active
Site Improvements	Asphalt Paving, Fencing, Gated Access
Property Type	Land

PROPERTY SUMMARY

Land Area (Gross)	4.54 AC
Land Area (SF)	197,762 SF
Topography	Level
Frontage	±297 FT Tobacco Rd / ±654 FT Water Ave
Utilities	At Or Near Site
Freeway Access	Immediate I-215 Corridor Proximity

SALE NOTES

4.54 AC Available In Unincorporated Riverside County.

This property offers a prime development opportunity zoned for Industrial Park use. Situated in the Moreno Valley/Perris submarket, the site features level topography and significant frontage on both Tobacco Rd and Water Ave. Ideal for industrial development or investment purposes within a rapidly growing logistics corridor.

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PROPERTY OVERVIEW





Strategically positioned in the Inland Empire East with direct I-215 access, offering a scalable development platform in a high-demand logistics corridor.

LOT SIZE

4.54 AC

Gross Land Area

ZONING

I-P

Industrial Park (CZ 7830)

Property Type

Industrial Land

Topography

Generally Flat / Raw Land

Access

Tobacco Road (Immediate I-215 Proximity)

Visibility

Excellent - Freeway Adjacent

Development Status

Fully Paved, Fenced

APN

317-270-002

Riverside County

JURISDICTION

County

Unincorporated Riverside

INVESTMENT HIGHLIGHTS



Strategic Industrial Location

4.54-acre site located in the heart of the Inland Empire East, a premier logistics hub with deep tenant demand.

Immediate Freeway Accessibility

Direct access to I-215 corridor facilitates rapid regional distribution and connectivity to SR-60, I-10, and I-15.

Flexible Zoning Profile

Zoned I-P (Industrial Park) under Riverside County jurisdiction, allowing for diverse light industrial and business park uses.

Attractive Investment Basis¹

Offered "Price Upon Request" with potential for value creation in a recalibrating market environment (Cap rates ~7.0%)

Strong Market Fundamentals

Perris submarket vacancy at 8.9% with competitive rents ~\$0.98/SF NNN, supported by sustained occupier interest.

Operational Efficiency

Rectangular parcel configuration and unincorporated county status offer streamlined development potential versus city municipalities.



This 4.54-acre industrial land offering on Tobacco Road in Perris, California presents a strategically located development opportunity with immediate access to the I-215 corridor. The site is zoned I-P (Industrial Park) under County of Riverside CZ 7830, supporting a range of light industrial and logistics uses subject to County approvals. The property sits within the Inland Empire East, one of the nation's leading logistics markets, providing efficient regional and last-mile connectivity across Southern California.

Market conditions in Q2 2025 show Inland Empire vacancy at 6.0% with average asking rents of \$1.04/SF NNN. The Perris submarket reported 8.9% direct vacancy and \$0.98/SF rents, reflecting tenant-friendly optionality with continued demand for functional, well-located product. Population growth and a strong blue-collar labor base in Perris support future occupier demand.

Offered on an investment basis with price upon request, the site is positioned for users, developers, or long-term land investors seeking exposure to a prime logistics corridor. The combination of freeway accessibility, supportive zoning, and solid market fundamentals makes this a compelling acquisition target in the current cycle.



FIGURE 1 Aerial view showing property location and I-215 freeway proximity



FIGURE 2 Aerial view showing property and adjacent industrial facilities



FIGURE 3 Aerial view looking northwest perspective



FIGURE 4 Aerial view with adjacent logistics facilities



[▶ Watch Video](#)

[🌐 Visit Website](#)



FIGURE 4

The site benefits from frontage along Tobacco Road and Water Avenue, with convenient access to Harvill Avenue, Placentia Avenue, and the I-215 corridor. Placentia Avenue functions as a secondary highway supporting truck traffic and regional industrial circulation.

SITE INFORMATION



PROJECT SITE

Planned Industrial Development

- 1: PPT22004 4: PP26241
- 2: PPT220047 5: PP21207
- 3: PPT220002

Potential Industrial Development

- 6: GPA240082 9: GPA240012
- 7: GPA240022 10: GPA240046
- 8: GPA240012 11: GPA240049

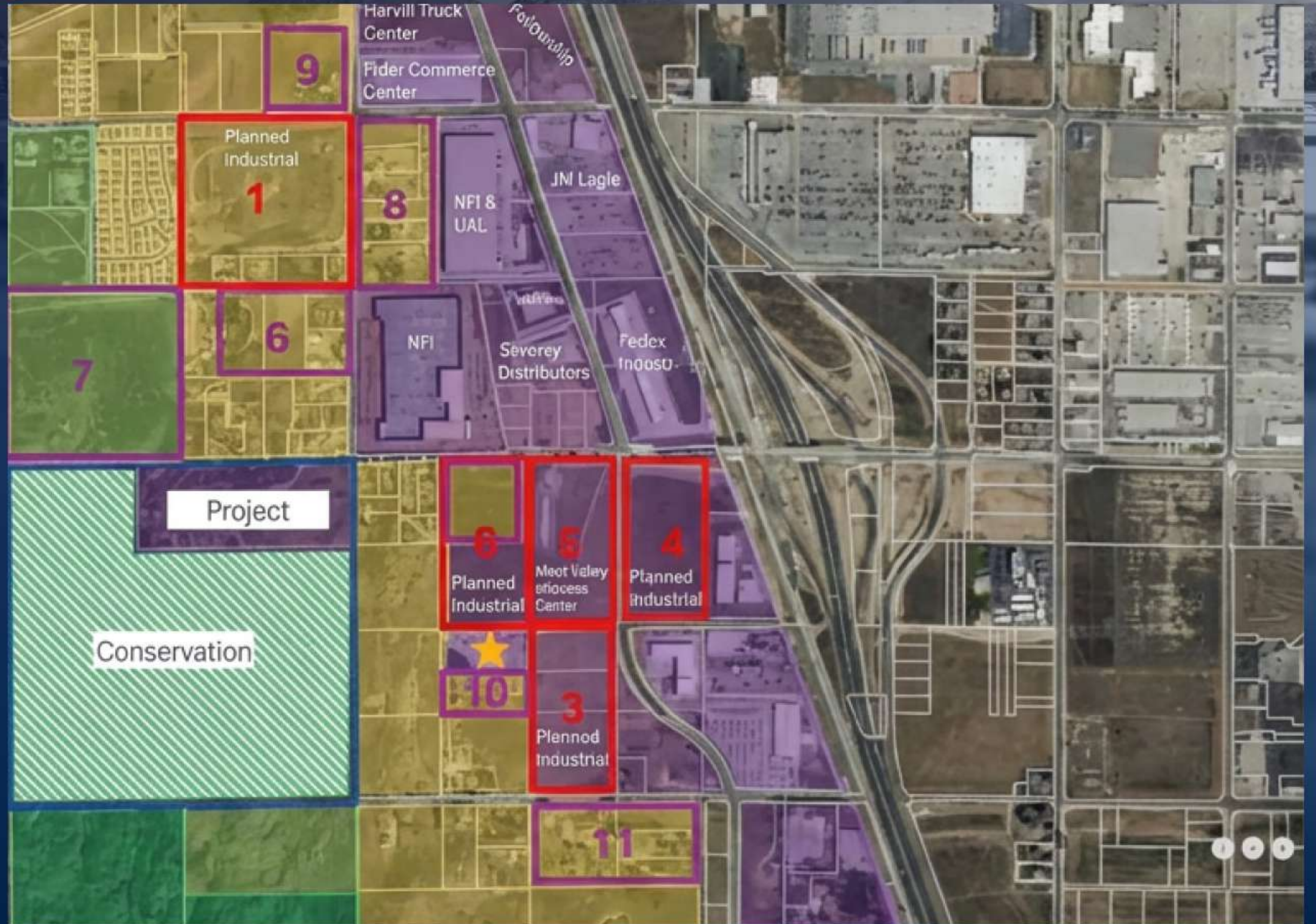
Site

Light Industrial / Business Park

Residential

Conservation

Proposed Conservation



Change In Conditions Along The I-215 Corridor Since 2016

I-215 CORRIDOR TRANSFORMATION



2023



2026

I-215 CORRIDOR TRANSFORMATION

This surrounding development momentum strengthens the subject property's position as a functional industrial land opportunity with immediate proximity to I-215, Harvill Avenue, Water Avenue, and Placentia Avenue.

Nearby industrial conversion area **162 AC**

GPA240026 application **04**

Speculative Industrial Building **01**

Nearby entitlement activity and industrial buildout support long-term demand for paved yard, truck parking, trailer storage, outdoor storage, and light industrial uses. Buyer to verify all development applications, zoning, approvals, timing, and permitted uses with Riverside County

UTILITIES MAP

Infrastructure Availability

Water Service

Water main infrastructure (blue lines) is readily available at the property boundary along Tobacco Rd and Water Ave, providing immediate connection for future development.

Sewer Service

Sewer main infrastructure (brown lines) runs adjacent to the property along Water Ave, offering direct connection for industrial wastewater management.

Additional Utilities

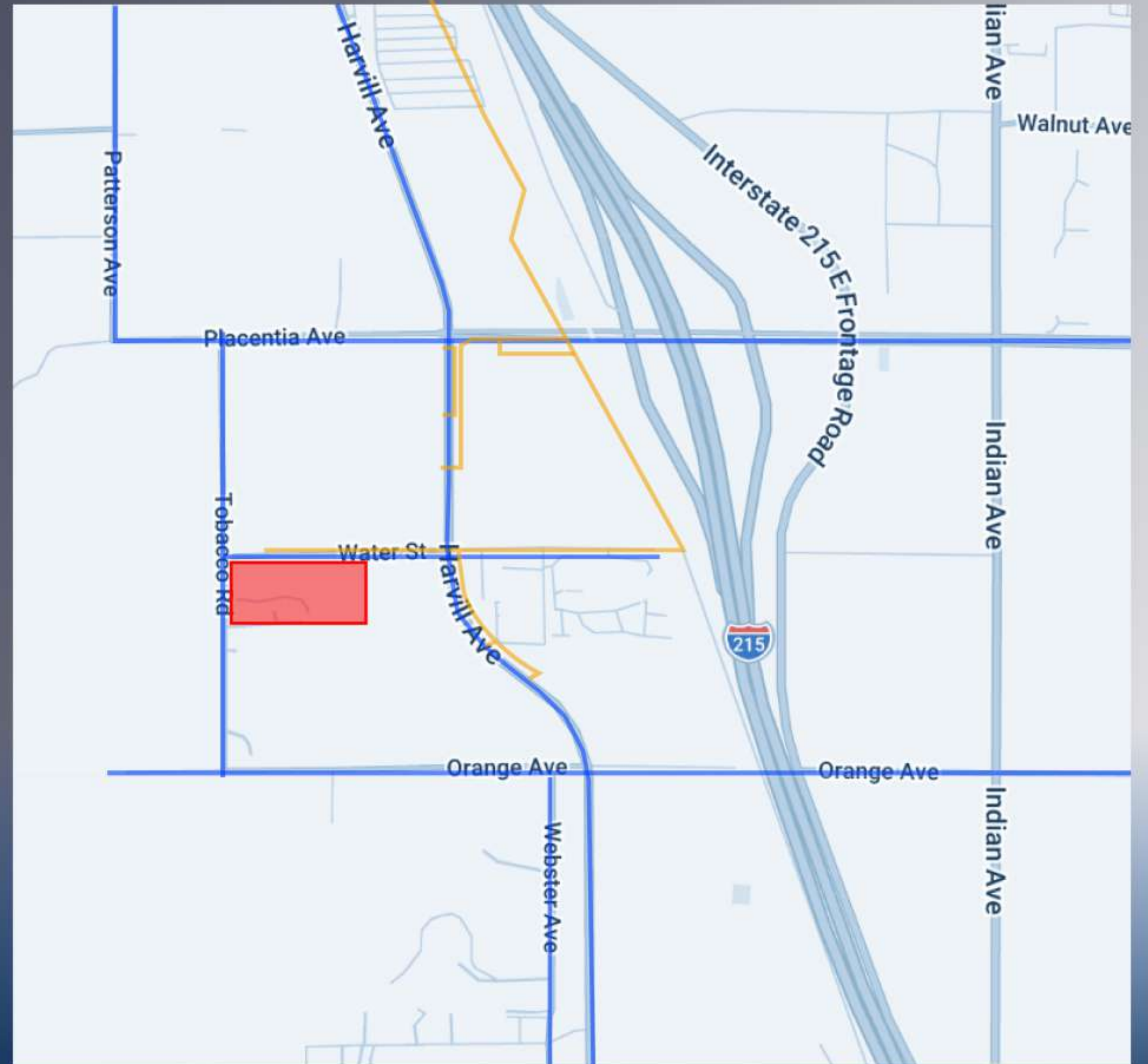
The site also has access to electrical, gas, and telecommunications services necessary for industrial operations, with all utilities located at or near the property boundaries.

Map Legend

Water Main 

Sewer Main 

Site Location 



Link For Utilities Map

[Click here](#)

ZONING MAP

Infrastructure Availability

INDUSTRIAL PARK ZONING

The subject property is zoned I-P — Industrial Park under Riverside County jurisdiction. The I-P designation supports a range of light industrial, warehouse, distribution, storage, manufacturing, and business park uses, subject to Riverside County review and required approvals.


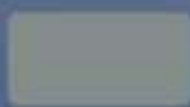


SURROUNDING ZONING CONTEXT

The surrounding I-P, M-SC, M-H, and A-1 zoning mix supports the area's continued shift toward industrial, logistics, yard, storage, and light industrial uses along the I-215 corridor.

DEVELOPMENT CONSIDERATIONS

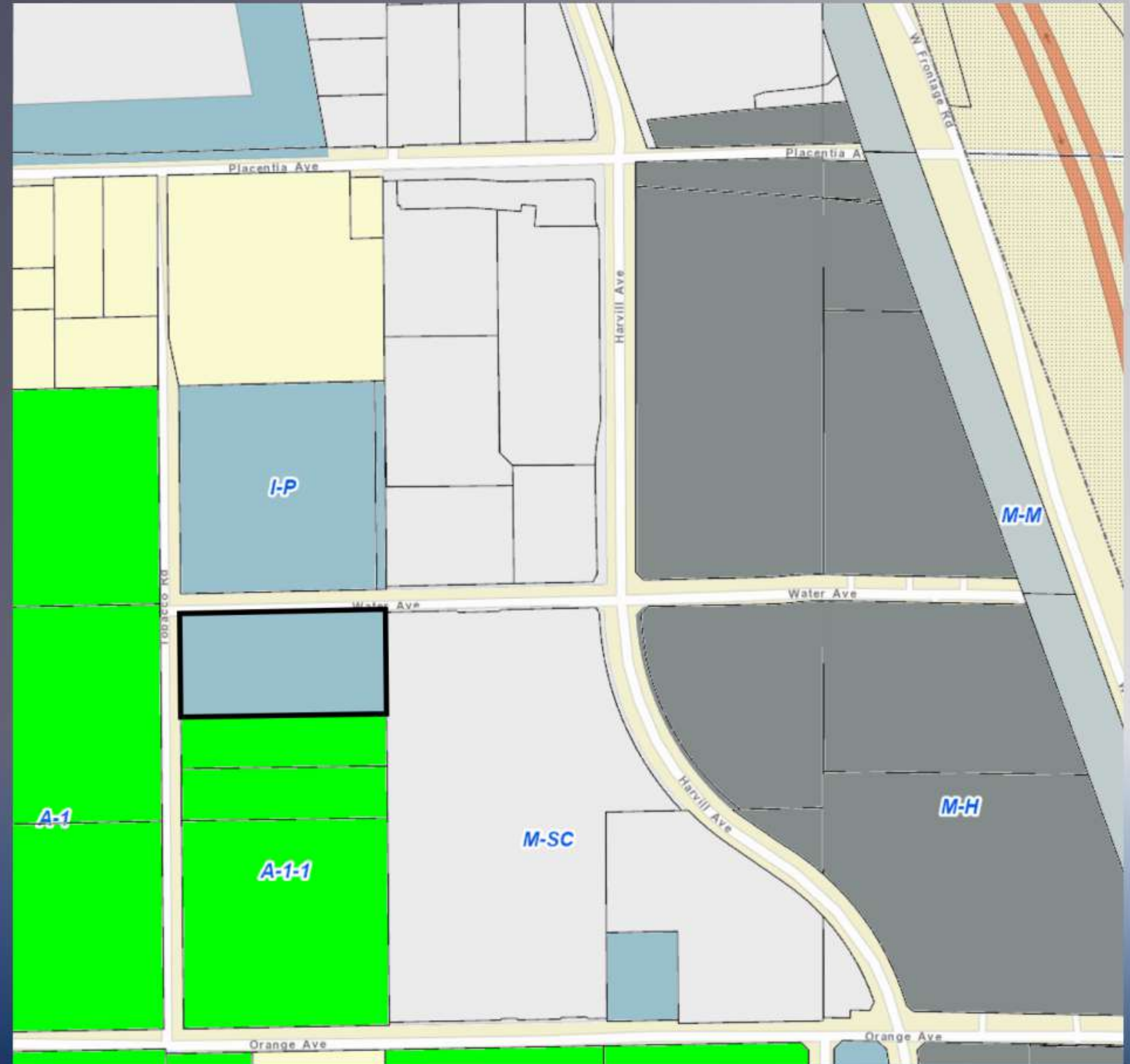
Future use may require plot plan approval, site review, environmental review, utility and drainage confirmation, and compliance with Riverside County standards. Buyer to verify all use and entitlement requirements.

Map Legend

I-P		M-H	
A-1		M-SC	

Link For Zoning Map

[Click here](#)



MANUFACTURING

By Right

Food, Textile, Chemical, Metal

WAREHOUSING

Fully Permitted

Inc. Mini-Warehouse & Cold Storage

VEHICLE STORAGE

Permitted

Enclosed Buildings Only

PARKING STANDARDS

Section 18.12

Strict Screening Required

CONDITIONAL USES

CUP Required

Airports, Solar, Recycling

Permitted Industrial Uses (By Right)

Permitted subject to Industrial Park Plot Plan approval (Ordinance No. 348, Sec 18.30):

- ✔ Warehousing and distribution
- ✔ Furniture & Cabinet Manufacturing
- ✔ Electrical Components & Devices
- ✔ Textile, Leather & Apparel Products
- ✔ Communication/Navigation Systems
- ✔ Pharmaceutical Research/Mfg
- ✔ Printing, Publishing & Binding
- ✔ Telephone exchanges
- ✔ Data Processing Equipment
- ✔ Food, Bakery & Grain Products
- ✔ Cold Storage Facilities
- ✔ Public utility substations

Truck Parking & Loading Regulations

- ✔ **Storage:** Enclosed buildings for trucks/RVs
- ✔ **Screening:** Mandatory for all service areas
- ✔ **Noise:** Located to minimize nuisance
- ✔ **PAR CZ 7830 :** GPA to MSC

Conditional Uses

The following uses are distinct from permitted uses and require a Conditional Use Permit (CUP) approved by the County:

- ✔ Airports & Heliports
- ✔ Recycling Processing Facilities
- ✔ Solar Power Plants (on lots 10+ acres)
- ✔ Recycling Collection Facilities

Zoning Note: While I-P zoning offers broad industrial rights, Conditional Uses generally require public hearings and discretionary approval. Buyers should verify specific operational requirements with Riverside County Planning.

INLAND EMPIRE VACANCY

6.0%

Regional Average (Q2 2025)

PERRIS SUBMARKET VACANCY

8.9%

Direct Vacancy Rate

ASKING RENT (NNN)

\$1.04 PSF

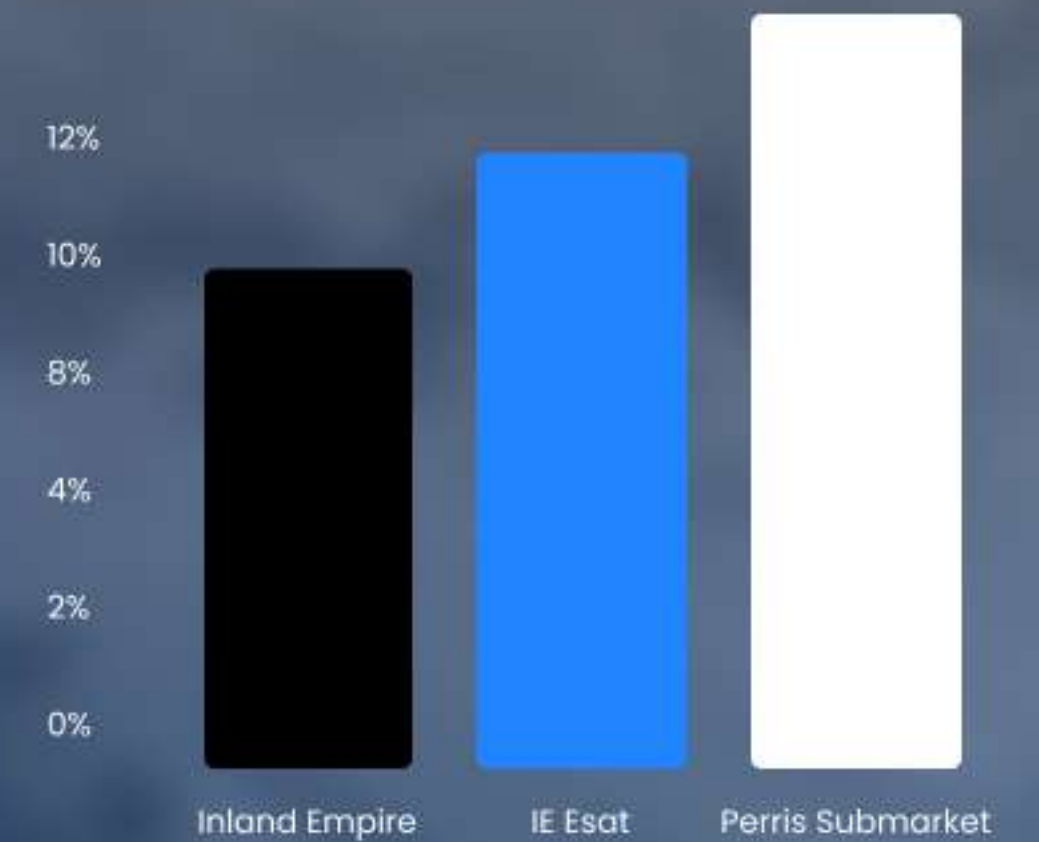
Inland Empire Average

UNDER CONSTRUCTION

14.2M SF

Regional Pipeline

VACANCY RATE COMPARISON



The Inland Empire Industrial Powerhouse

The Inland Empire remains one of the nation's premier industrial markets, driven by its proximity to the Ports of Los Angeles and Long Beach. Despite normalizing demand, the region continues to command strong rents and high occupancy relative to historical averages.

Perris Submarket Dynamics

Perris has evolved into a core logistics hub within the IE East. The submarket offers a strategic balance of availability and infrastructure.

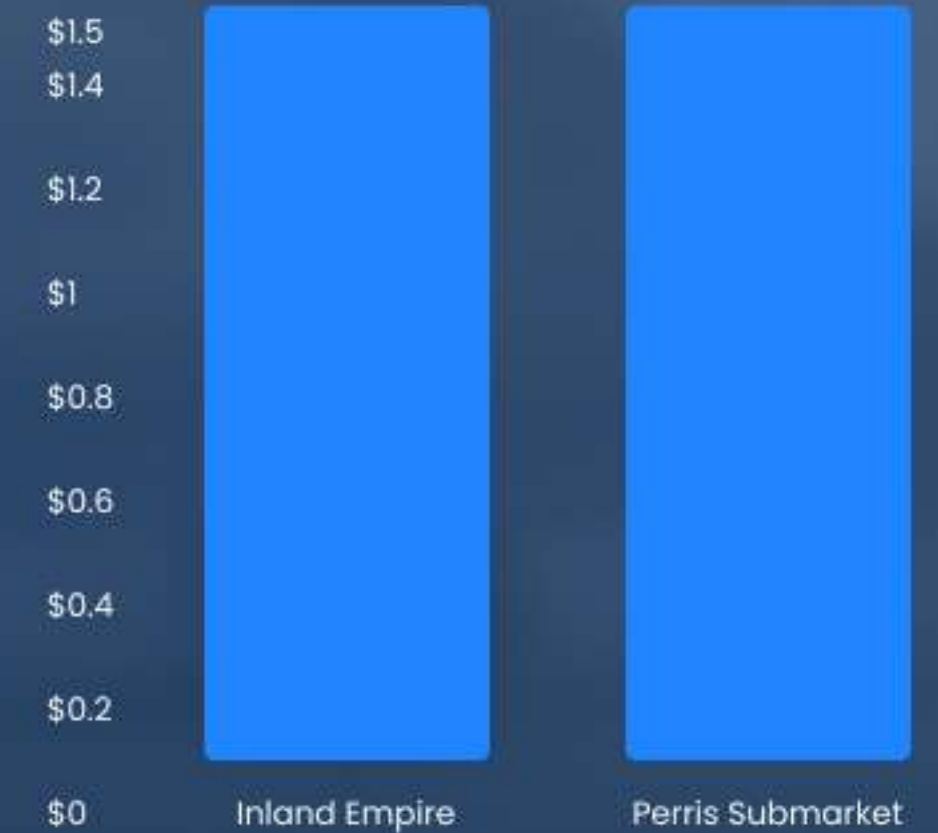
Strong Demand:

Continued absorption from major 3PLs and national retailers seeking big-box distribution space.

Competitive Rents:

Perris offers value relative to the tighter IE West market, attracting cost-sensitive occupiers.

RENT & AVAILABILITY SNAPSHOT



COMPARABLE LAND SALES

LOCATION	ZONING	ACRES	SALE PRICE	PRICE/AC	DATE
2940 Wilson Ave	SP - LI	4.73	\$7,460,672	\$1,577,308	04 / 30 / 26
0 Harvill St	IP	17.04	\$15,000,000	\$880,282	04 / 30 / 26
SEC Watson Road & Mapes Road Perris CA 92570 @ Watson & Mapes...	M2	64.10	\$115,000,000	\$1,794,072	04 / 30 / 26
22950 Peregrine Way	MSC	1.03	\$1,275,000	\$1,237,859	04 / 30 / 26

AREA MAPS

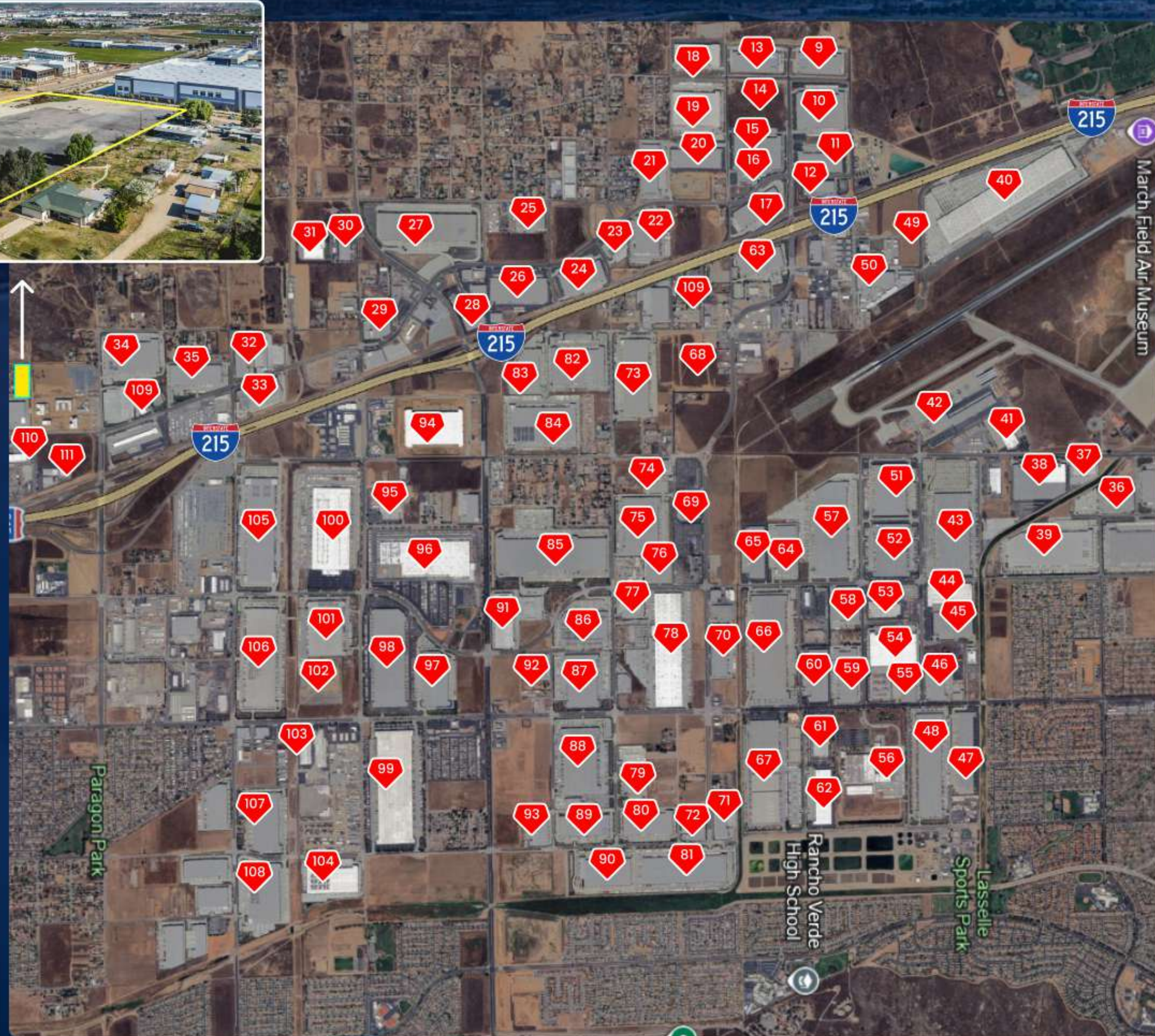


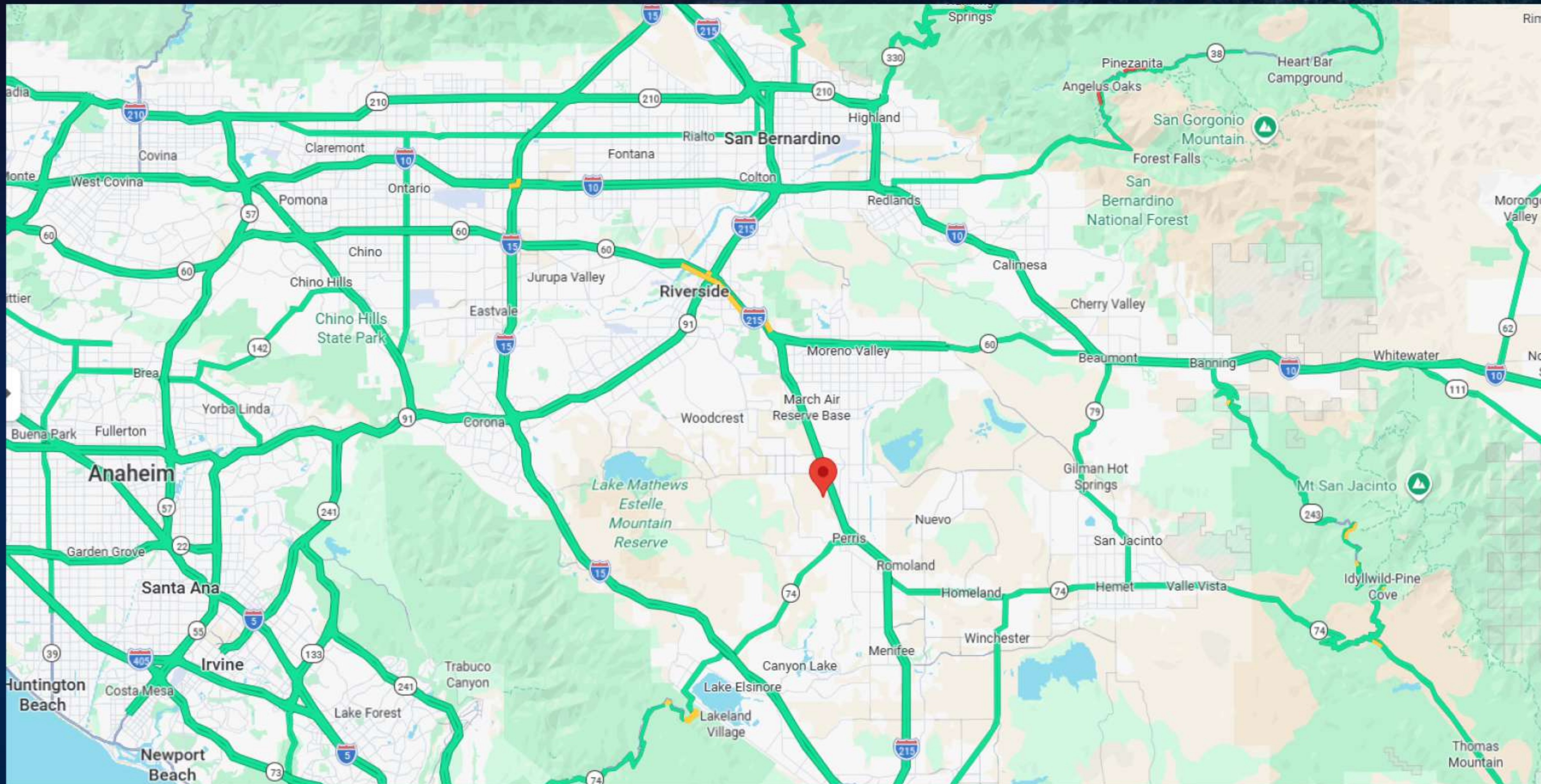
AMENITIES MAP

- 9 – UC
- 10 – Walmart
- 11 – iHerb
- 12 – Hardwoods
- 13 – Brother International
- 14 – Proposed
- 15 – Proposed
- 16 – Kraft
- 17 – Weber Distribution
- 18 – Burlington
- 19 – Syncreon Technology
- 20 – Delta Enterprise
- 21 – Proposed
- 22 – Americas Tire
- 23 – UC
- 24 – Tactical Logistics
- 25 – Iron Mountain
- 26 – Living Spaces
- 27 – Home Depot
- 28 – Shtiks
- 29 – Zodiac Pool
- 30 – Genesis Supreme RV
- 31 – National Archives – Riverside
- 32 – KPower Global Logistics
- 33 – FellowShip
- 34 – NFI Placentia Lowes
- 35 – NFI Logistics
- 36 – Medline Industries
- 37 – DHL
- 38 – Lowe’s
- 39 – KeeCo
- 40 – Target
- 41 – DDI Distribution
- 42 – Amazon
- 43 – Amazon
- 44 – O’Reilly Automotive
- 45 – Mink Group

- 46 – ResMed
- 47 – Fisker Automotive
- 48 – Ross
- 49 – Proposed
- 50 – PODS
- 51 – Ross
- 52 – Amazon
- 53 – Private Owner
- 54 – Harbor Freight
- 55 – Wiseway Motor Freight
- 56 – Walgreens
- 57 – Lowe’s
- 58 – United Material Handling
- 59 – Legrand North America
- 60 – Fisher & Paykel
- 61 – Masonite International
- 62 – Ryder
- 63 – Kenco
- 64 – Toolots
- 65 – Sam’s Club
- 66 – Decker
- 67 – Ross
- 68 – Proposed
- 69 – Accent Décor
- 70 – NRT
- 71 – UC
- 72 – Peloton
- 73 – XPO Logistics
- 74 – UC
- 75 – NFI
- 76 – Yakima Products
- 77 – Retrospect
- 78 – Home Depot
- 79 – Penske Logistics
- 80 – Uniqlo
- 81 – Home Depot (IDIL)
- 82 – Amazon

- 83 – Ryder
- 84 – Ferguson
- 85 – General Mills
- 86 – Forever 21
- 87 – Ross
- 88 – Amazon
- 89 – American Exchange (IDIL)
- 90 – SP Richards (IDIL)
- 91 – Grainger (IDIL)
- 92 – Universal Shipping
- 93 – Morette Group
- 94 – Proposed
- 95 – Starcrest of California
- 96 – Lowe’s
- 97 – Kenco Logistics
- 98 – Hanes
- 99 – Whirlpool
- 100 – Ross
- 101 – Wayfair
- 102 – Building Material Distributors
- 103 – Avalon Shutters
- 104 – Rider 4 (IDIL)
- 105 – Lecangs
- 106 – Wayfair
- 107 – Rider 3 (IDIL)
- 108 – Exol (IDIL)
- 109 – Jimenez Distributors Inc
- 110 – STAR MILLING
- 111 – Cla-Val







POPULATION & HOUSEHOLD BASE

Perris provides a strong demographic base for industrial, logistics, storage, and service-oriented users in the Inland Empire East market. The city's estimated population was 83,032 as of July 1, 2024, up from 78,703 in 2020, showing continued growth in the local labor and consumer base. Perris also has approximately 19,447 households, with an average household size of 4.13 persons, indicating a dense working-family population near the I-215 corridor. Median household income is approximately \$88,911, while per capita income is \$25,704, supporting a workforce-oriented community where warehouse, construction, transportation, retail, and service jobs remain economically important. The city's age profile is also favorable for employment demand, with 28.5% of residents under age 18 and only 7.9% age 65 or older, creating a younger population base than many mature Southern California markets. For the Tobacco Road property, this demographic profile supports demand from users needing nearby labor, regional distribution access, fleet parking, storage, and industrial yard functionality.

LABOR FORCE & COMMUTE PROFILE

Perris has a meaningful labor-force base that supports industrial and logistics operations. The city reports a 64.8% civilian labor-force participation rate for residents age 16 and older, including 56.4% female labor-force participation. Riverside County's 2024 Perris Community Profile estimates 36,878 residents age 16+ in the labor force, with 93.6% employed and a 6.4% unemployment rate. The core working-age group is especially relevant: residents age 25 to 54 show a 69.4% employment share and 4.7% unemployment rate, while the 16 to 24 age group shows an 11.1% unemployment rate, indicating potential entry-level labor availability. Commute patterns also support industrial use. Perris workers average 37.1 minutes to work, and Data USA reports that most workers drive alone, reflecting an auto-oriented Inland Empire labor market. This matters for warehouse, yard, trucking, construction, and fleet users that rely on shift labor, drivers, equipment operators, dispatch staff, and field crews. The Tobacco Road site's I-215 proximity expands its reach into the broader Riverside County labor shed.

EMPLOYMENT BY INDUSTRY

Perris offers a workforce profile suited for industrial yard, logistics, warehouse-support, and light manufacturing operations. The local labor base includes workers in transportation/material moving, construction, production, installation, maintenance, and repair occupations — all relevant to truck parking, trailer storage, contractor yards, equipment storage, fleet operations, and outdoor storage users. These uses require employees who can move materials, operate vehicles, maintain equipment, stage inventory, and support field activity. Perris also provides administrative, sales, dispatch, billing, scheduling, inventory-control, and operations labor needed to manage logistics and yard-based businesses. Combined with I-P zoning, paved-yard positioning, and I-215 access, this workforce supports demand from contractors, fleet operators, storage users, equipment businesses, logistics companies, and light industrial tenants.

INDUSTRIAL WORKFORCE ALIGNMENT

Perris' employment base is tied to industries that create demand for functional industrial land. The city has approximately 36,100 employed workers, with major sectors including retail trade, health care/social assistance, construction, transportation/utilities, manufacturing, and services. These industries rely on distribution, vehicle storage, material staging, warehouse support, delivery networks, contractor storage, equipment yards, and fleet parking. Retail and health care users need supply-chain support and delivery access. Construction firms need yard space for vehicles, equipment, and materials. Transportation, utilities, and manufacturing users need truck access, loading areas, outdoor storage, parking, maintenance areas, and regional connectivity. This employment mix supports the Tobacco Road site's demand story as an industrial land opportunity near the I-215 corridor.



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