

OFFERING MEMORANDUM

Shovel-Ready 37-Unit Residential Development Opportunity

175 South G Street
Perris, CA 92570

\$3M
PRICE

Oliver Liu
Senior Vice President
909-979-0207 (Direct)
oliver.liu@minkcre.com

Universal Elite Commercial
7700 Irvine Center Dr
Suite 680, Irvine, CA 92618
909-979-0207



Shovel-Ready 37-Unit Residential Development Opportunity

175 South G Street
Perris, CA 92570

PRICE

\$3,000,000

CONTENTS

3 Executive Summary

5 Investment Highlights

6 Location Highlights

15 Market Overview

16 Demographics

17 Closing

PRESENTED BY



Oliver Liu

Senior Vice President

909-979-0207

oliver.liu@minkcre.com

Lic # 01919930



Min La

Senior Vice President

626-678-6178

lamin.cre@gmail.com

Lic # 02104633

Universal Elite Commercial

7700 Irvine Center Dr

Suite 680, Irvine, CA 92618

909-979-0207



Executive Summary

175 South G Street · Perris, CA 92570

 ASKING PRICE

\$3,000,000

 PRICE/ACRE

\$1,648,352

 LOT SIZE

1.82 AC

 PRICE/SF

\$37.84

 LOT SIZE

79,279 SF

An exceptional opportunity to acquire approximately 1.82 acres (79,279 SF) of fully entitled residential development land in the rapidly growing City of Perris. The project has received approval for a 37-unit condominium development, consisting of thoughtfully designed attached condominium residences within the City's Urban Village district. The project was approved by the City of Perris Planning Commission under Tentative Tract Map 25-00010 (TTM-39378) and Development Plan Review 25-00008.

This offering presents developers with a significant time and cost advantage, as substantial entitlement work has already been completed. The property is relatively flat, with environmental studies and geotechnical reports available. The Tentative Tract Map has been approved, sewer infrastructure has been installed and upsized by the City, and the grading permit is currently in process, allowing a developer to move efficiently toward construction.

Ideally situated just one parcel east of Interstate 215, the site enjoys excellent freeway accessibility while remaining buffered from freeway noise. The property is within walking distance of the Perris-Downtown Metrolink Station, City Hall, medical facilities, shopping, restaurants, and other downtown amenities, making it an ideal location for future residential development. The surrounding area continues to experience significant public and private investment as Downtown Perris evolves into a vibrant mixed-use community.

With Southern California's ongoing housing shortage and continued Inland Empire population growth, this fully entitled project offers an outstanding opportunity for builders and investors seeking a near shovel-ready multifamily development in one of Riverside County's fastest-growing markets. Buyers should conduct their own due diligence regarding eligibility for any current or future housing incentive programs.

PROPERTY DATA

Lot Size (Acres)	1.82 AC
Lot Size (SF)	79,279 SF
Number of Units	37 Units
Number of Buildings	10
Entitlements	Approved Plans
Zoning	R-30
Topography	Level
Soil Conditions	Soil Report Available
Environmental	Phase I Report Available
APN	310-070-001, 310-070-002

Coastal Agave
 Desert Bottlebrush
 Desert Privet
 Light Red Autumn Sage
 Desert Coastal Rosemary
 Desert Coastal Rosemary
 Pacific Silk Oak
 Desert Aloe
 Desert Lily
 Negated Flax Lily
 Orange Stalked Bulbine
 Orange Drop Lily
 Desert Hot Poker

Desert Carpet Rosemary
 Desert Fescue
 Prostrate Myoporum



COLUMNAR SCREENING TREES W/ SCREENING SHRUBS & P.L. TYP.

COLUMNAR SCREENING TREES W/ SCREENING SHRUBS & P.L. TYP.

SHADE TREES & TRASH ENCLOSURE AREAS TYP.

MEDIUM SCALE SHADE TREES & COMMON AREA

COLUMNAR SCREENING TREES W/ SCREENING SHRUBS & P.L. TYP.

COLUMNAR SCREENING TREES W/ SCREENING SHRUBS & P.L. TYP.

G STREET

E. 2ND STREET

ACCENT FLOWERING TREES W/ LOW SHRUBS & PERENNIALS @ MAIN ENTRYWAY

6" CONCRETE MOW STRIP

COLUMNAR SHADE TREES W/ LOW SHRUBS & PERENNIALS

COLUMNAR SHADE TREES W/ LOW SHRUBS & PERENNIALS

3/4" GRAVEL PALM SPRINGS GOLD

2-3 MAX. BOULDERS



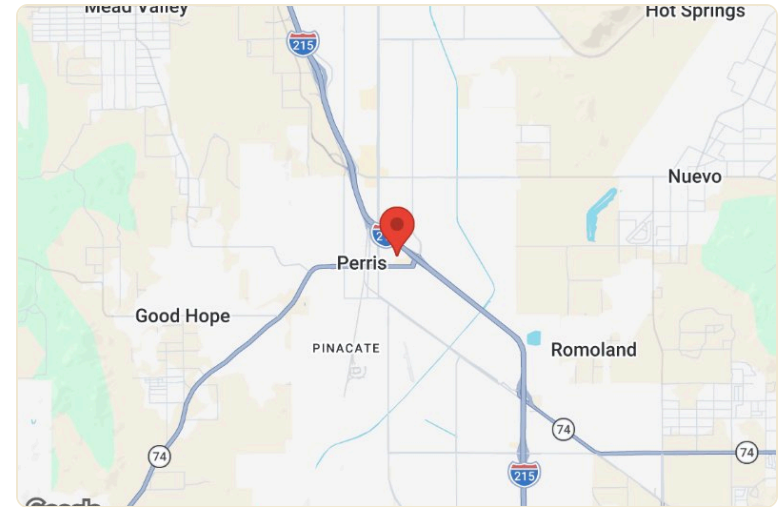
Investment Highlights

- Fully Entitled 37-Unit Multifamily Development Opportunity
- ±1.82 Acres (79,279 SF)
- TTM & Development Plan Review (DPR) Approved by the City of Perris
- Sewer Improvements Complete with Increased Utility Capacity
- Grading Permit Currently in Process
- Flat Site with Minimal Grading Requirements
- Phase I Environmental & Geotechnical (Soils) Reports Available
- Second Parcel from I-215 Providing Outstanding Freeway Access with Reduced Traffic Noise
- Significant Entitlement Work Completed, Reducing Development Timeline and Entitlement Risk
- Located in One of the Inland Empire's Fastest-Growing Logistics Corridors

Asking Price	\$3,000,000
Price/Acre	\$1,648,352
Lot Size	1.82 AC
Price/SF	\$37.84
Lot Size	79,279 SF

Location Highlights

- Approximately 0.4 Miles (2-Minute Drive / 8-Minute Walk) to the Perris-Downtown Metrolink Station, Providing Convenient Rail Access Throughout Southern California
- Approximately 20 Minutes to the University of California, Riverside (UCR) by Car, with Convenient Metrolink Access Available
- Excellent Access to Interstate 215
- Located Within Perris' Rapidly Growing Downtown Corridor
- Walking Distance to Perris-Downtown Metrolink Station
- Minutes from Perris City Hall, Medical Facilities, Shopping & Dining
- Minutes from Perris City Hall, Medical Facilities, Shopping, Dining, and Everyday Amenities
- Surrounded by Major Distribution and logistics employers, including Target, Amazon, Walmart, Ross, Lowe's, FedEx, and Home Depot, Supporting Continued Employment Growth and Housing Demand



LOCATION

Address	175 South G Street
City	Perris
State	California
Zip Code	92570
Country	US
APN / Parcel #	310-070-001, 310-070-002
Coordinates	33.7844442,-117.2213485

TRANSIT

Fourth NS "G" Street	0.1 mi
Perris - Downtown Metrolink Station	0.5 mi
Perris	0.5 mi

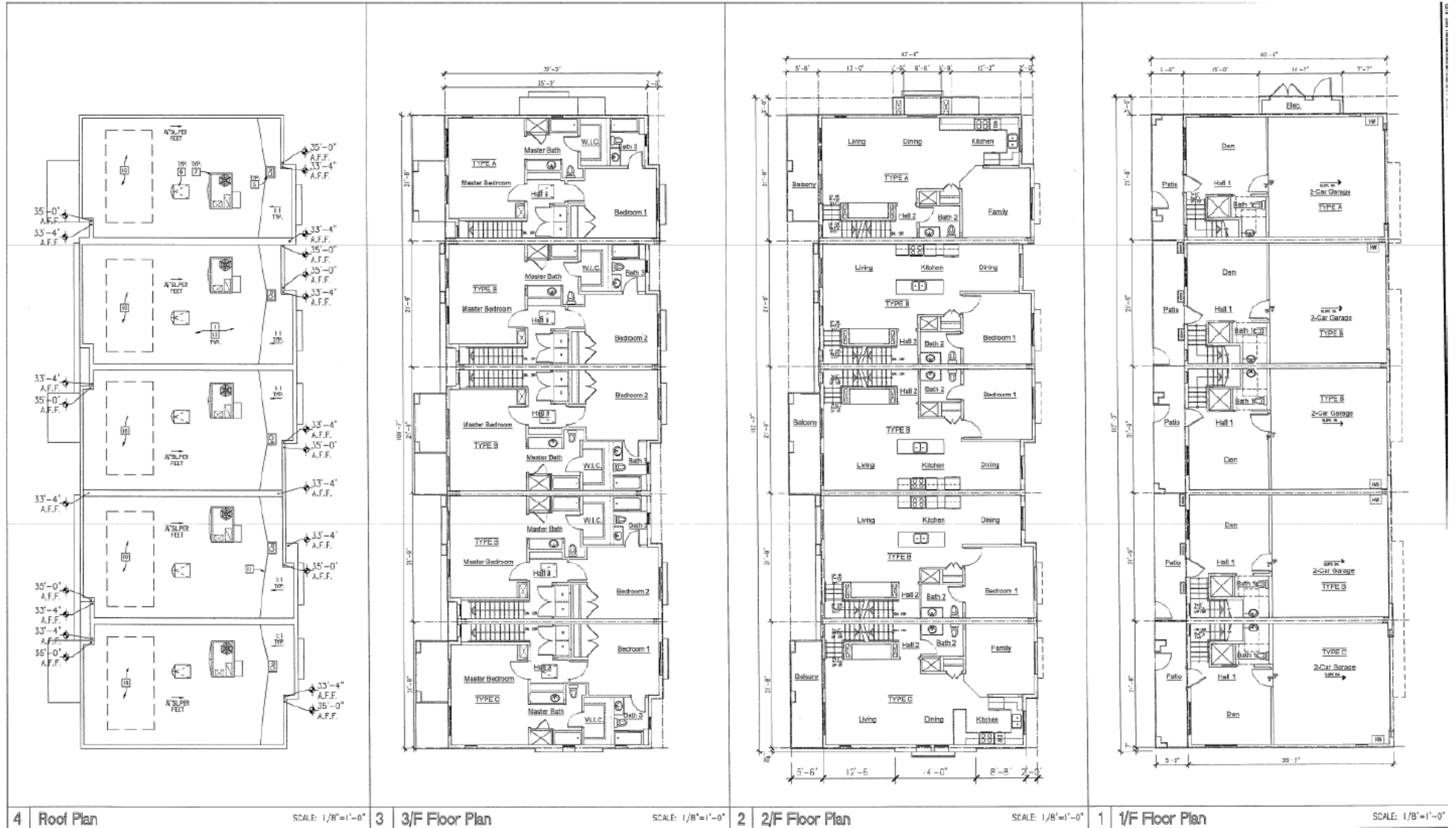
AIRPORTS

Ontario International Airport	28.6 mi
SBD International Airport	21.9 mi
Riverside Municipal Airport	17.3 mi

ELEVATION PLAN – BUILDING #1



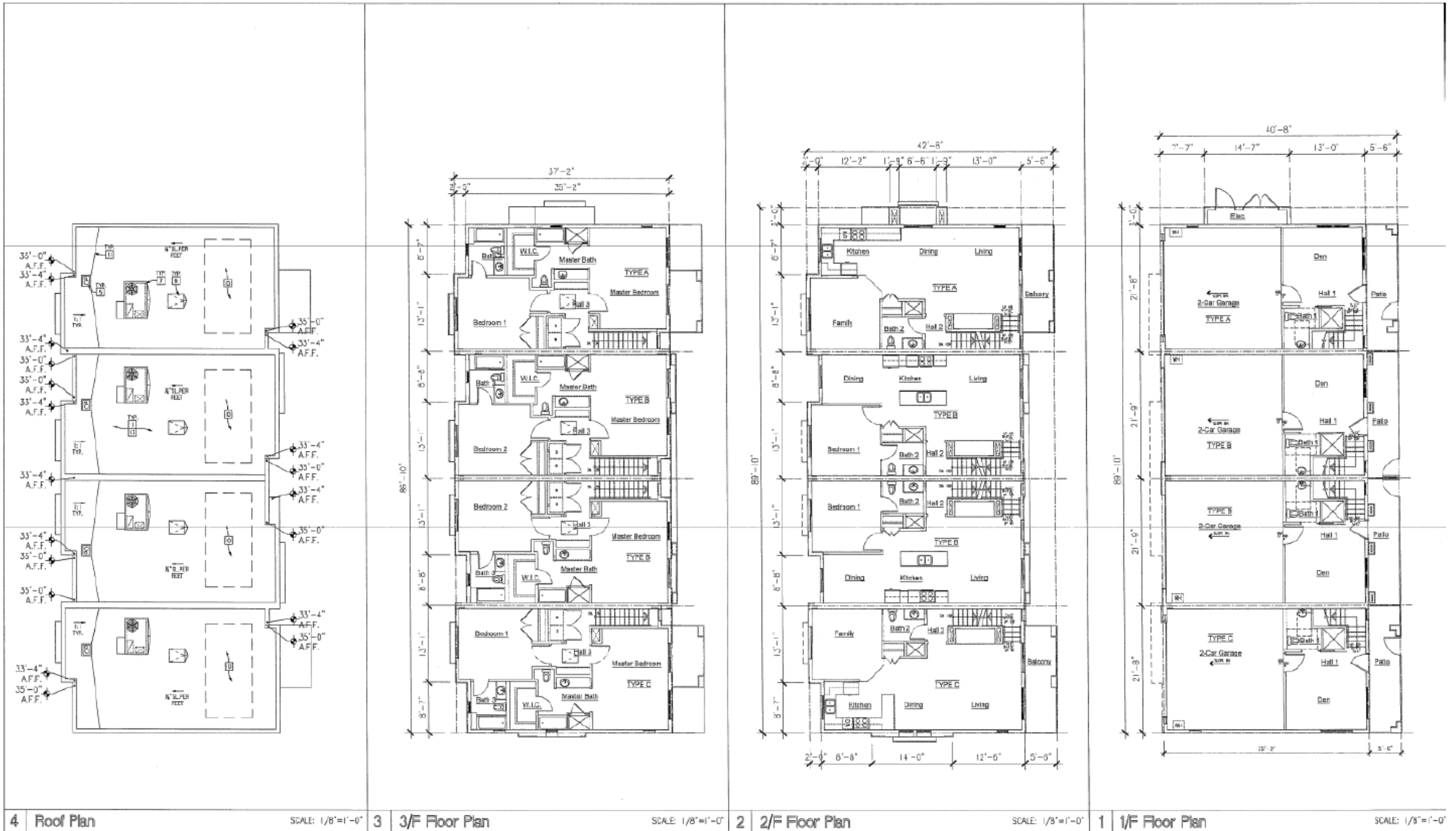
BUILDING #1



ELEVATION PLAN - BUILDING #2, #5 AND #7 (BUILDING #4 AND #6 REVERSED)



BUILDING #2, #5 AND #7 (BUILDING #4 AND #6 REVERSED)



BUILDING #8 AND #10 (BUILDING #3 AND #9 REVERSED)



BUILDING #8 AND #10 (BUILDING #3 AND #9 REVERSED)

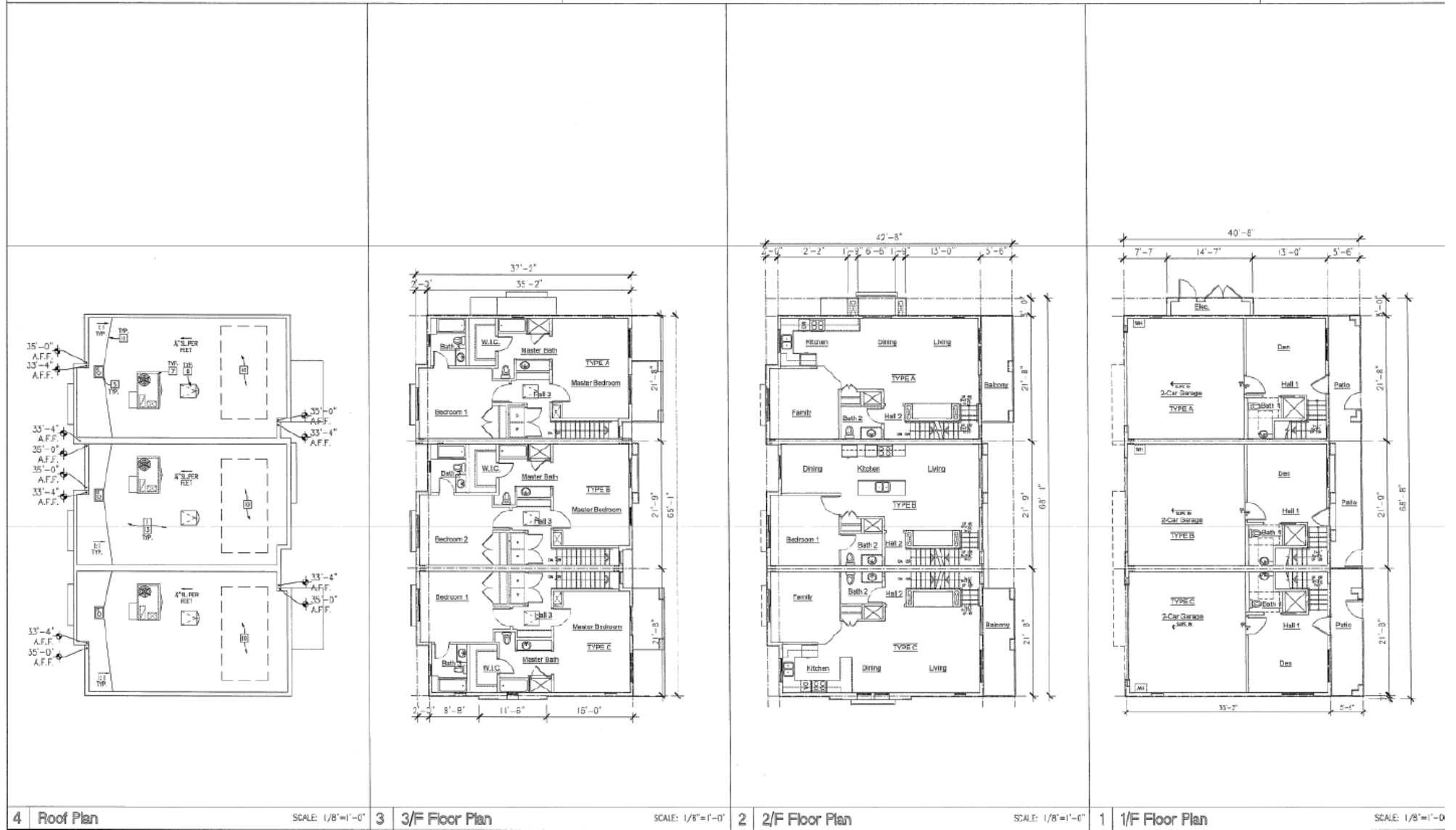
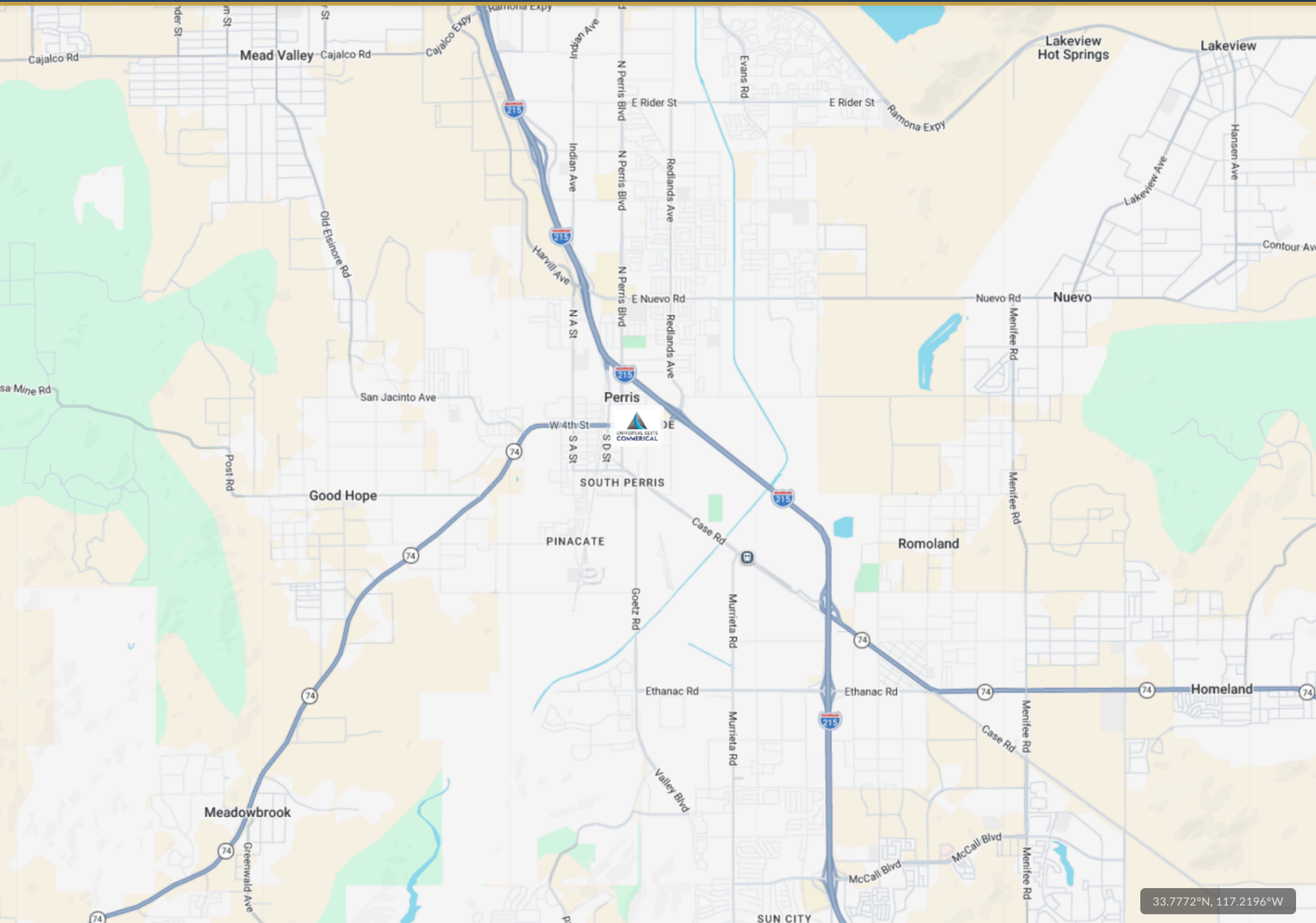


Photo Gallery





33.7772°N, 117.2196°W

Market Overview



POPULATION 68,386	AREA 31.7 sq mi
ELEVATION 1,453 ft	TIME ZONE Pacific Time Zone
COUNTY Riverside County	STATE California

Market Overview: Perris, CA

Perris is an old railway city in Riverside County, California, United States, located 71 miles (114 km) east-southeast of Los Angeles and 81 miles (130 km) north of San Diego. It is known for Lake Perris, skydiving, the Southern California Railway Museum, and its sunny dry climate. Perris is within the Inland Empire metropolitan area and within the Greater Los Angeles area. Perris had a population of 78,700 as of the 2020 census. edit edit According to Perris's 2022 Comprehensive Annual Financial Report, the top employers in the city are: ^ "Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2022" .

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,791	Population	60,301	Population	123,484
Median HH Income	\$77,227	Median HH Income	\$82,959	Median HH Income	\$86,175
Households	4,047	Households	15,169	Households	33,325

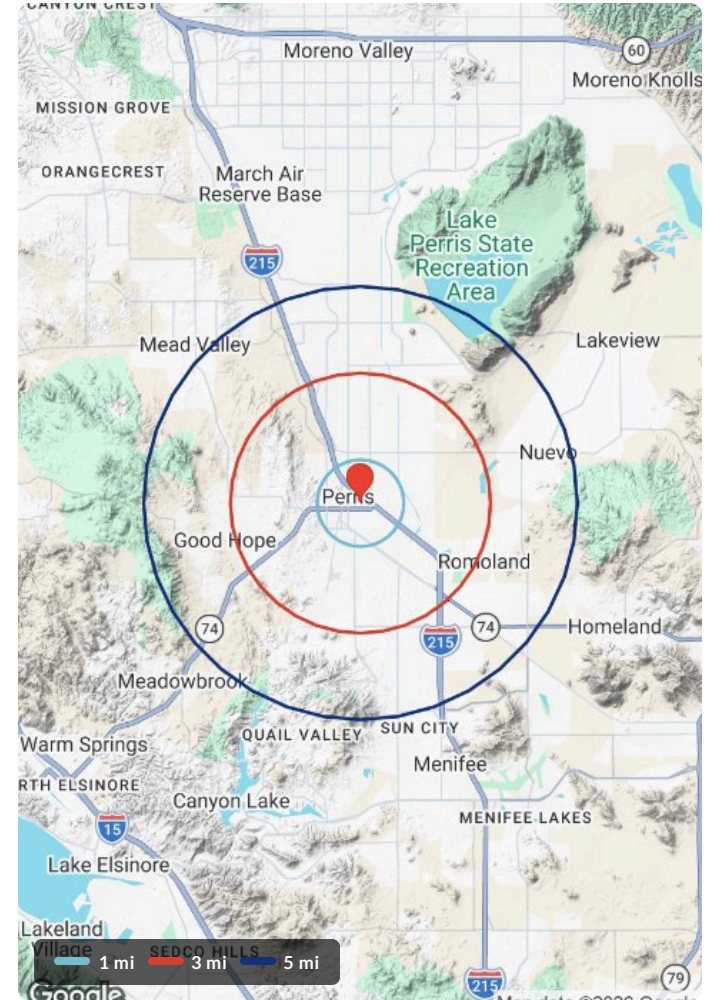
Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,582	35,742	59,790
2010 Population	13,769	52,459	102,565
2026 Population	14,791	60,301	123,484
2031 Population	15,029	62,273	128,880
2026-2031 Growth Rate	0.32 %	0.65 %	0.86 %
2026 Daytime Population	12,689	46,967	97,614

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,642	9,554	17,894
2010 Total Households	3,460	12,379	26,874
2026 Total Households	4,047	15,169	33,325
2031 Total Households	4,165	15,844	35,196
2026 Avg. Household Size	3.65	3.96	3.69
2026 Owner Occupied Housing	1,714	9,490	23,682
2031 Owner Occupied Housing	1,807	10,113	25,295
2026 Renter Occupied Housing	2,333	5,679	9,643
2031 Renter Occupied Housing	2,358	5,731	9,900
2026 Vacant Housing	135	378	1,120
2026 Total Housing	4,182	15,547	34,445

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	369	846	1,837
\$15,000-\$24,999	110	553	1,419
\$25,000-\$34,999	220	659	1,656
\$35,000-\$49,999	483	1,501	3,079
\$50,000-\$74,999	756	3,054	5,978
\$75,000-\$99,999	705	2,488	5,162
\$100,000-\$149,999	826	3,127	6,799
\$150,000-\$199,999	377	1,467	3,579
\$200,000 or greater	201	1,473	3,815
Median HH Income	\$77,227	\$82,959	\$86,175
Average HH Income	\$90,890	\$102,833	\$107,208



\$77,227 MEDIAN HH INCOME (1-MI)	\$90,890 AVG HH INCOME (1-MI)
42.4% OWNER OCCUPIED (1-MI)	57.6% RENTER OCCUPIED (1-MI)
3.2% VACANCY RATE (1-MI)	0.32 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

Shovel-Ready 37-Unit Residential Development Opportunity

175 South G Street, Perris, CA, 92570



Universal Elite Commercial
7700 Irvine Center Dr
Suite 680, Irvine, CA 92618
909-979-0207

PRESENTED BY



Oliver Liu

Senior Vice President

909-979-0207 oliver.liu@minkcre.com

Lic# 01919930



Min La

Senior Vice President

626-678-6178 lamin.cre@gmail.com

Lic# 02104633

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Universal Elite Inc. and it should not be made available to any other person or entity without the written consent of Universal Elite Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Universal Elite Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Universal Elite Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Universal Elite Inc. has not verified, and will not verify, any of the information contained herein, nor has Universal Elite Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PLEASE CONTACT OLIVER LIU FOR MORE DETAILS.