

±2.06 ACRES FOR SALE

23 E. RIDER BLVD. | PERRIS, CA



HIGHLIGHTS:

- Property is being entitled for a Gas Station, C-Store, Car Wash and EV Charging potentially available.
- Hard Corner Lot in a Signalized Intersection at SEC of Perris Blvd. and Rider St.
- Over 2,000,000 square feet of Industrial Space in planning or under construction in the immediate trade area.
- For Sale only. Ideal owner/user opportunity



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population:	6,649	66,469	141,846
Daytime Population:	2,443	10,796	19,619
Avg. Household Income:	\$110,191	\$116,204	\$112,754

Source: Regis Online

TRAFFIC COUNTS

20,268 CPD

On E. Rider St.
Source: Regis Online

23,595 CPD

On N. Perris Blvd.

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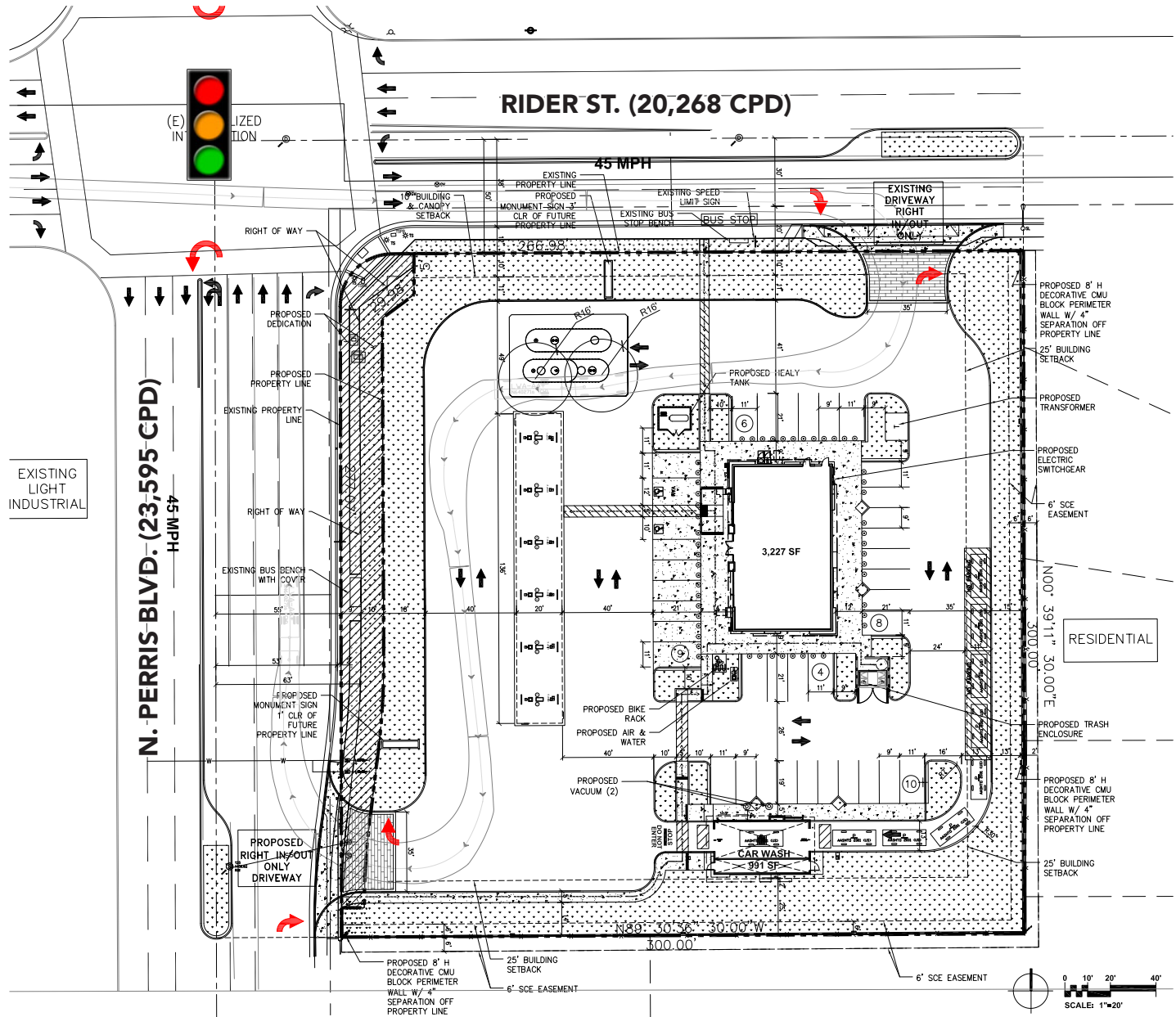
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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ENTITLED SITE PLAN



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Why Perris?

A PRO-BUSINESS APPROACH

The City of Perris is dedicated to fostering a pro-business environment, firmly believing that collaboration with the government should not be difficult. Our Economic Development Division is committed to working with businesses, offering comprehensive assistance, and identifying ways that help companies succeed in our city!



BUSINESS SERVICES:

- Site Selection
- Streamlined Entitlements
- Expedited Permits

RESIDENTIAL DEVELOPMENT

- More than 8,477 new residential units planned
- Current population: 80,603 (2023 U.S. Census Bureau)
- Population density: 2,496.7 per square mile
- High-volume traffic counts at major intersections
- More than 200,000 vehicles daily

HIGH-VOLUME JOB MARKET

- 34,000+ employees work in Perris daily
- 4 school districts with 47 schools, nearly 5,000 staff and faculty, and 41,489 students
- 10 colleges and universities within a 20-mile radius

"The City of Perris is committed to your business's success. We are investing in your company and your employees."



In the Center of it All.

The CITY OF PERRIS is located along Interstate 215, in close proximity to Ontario International Airport and the Port of Long Beach. Perris is situated in a Foreign Trade Zone and has transformed into a prominent location for the largest companies in logistics and e-commerce.

Our city is committed to fostering a business-friendly environment that encourages both established and emerging businesses to prosper and flourish, all while working towards enhancing the economic well-being and overall quality of life for our community members.

- Available Economic Incentive Zones: Foreign Trade #244, Historically Underutilized Business Zones, CA Opportunity Zone, Recycling Market Development Zone
- Adjacent to March Air Reserve Base
- Great access to major regional employment and technology centers
- Two Metrolink stations
- Eight exits off the I-215 Freeway
- Burlington Northern Santa Fe Railroad freight line
- Riverside Transit Authority transit routes

The CITY OF PERRIS boasts Nearly 3 million visitors a year who seek thrill and entertainment away from urbanized areas. World-Class attractions include:

- Lake Perris State Recreation Area
- Skydive Perris
- DropZone Water Park
- Action Star Games Paintball Park
- Perris Raceway
- Southern California Railway Museum
- Lake Perris Fairgrounds
- Perris Auto Speedway
- Big League Dreams



PERRIS: BY THE NUMBERS

30 YEARS
MEDIAN AGE (2022)



POPULATION (2023)
80,603



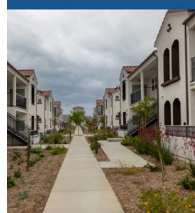
\$82,523
MEDIAN HOUSEHOLD INCOME (2023)



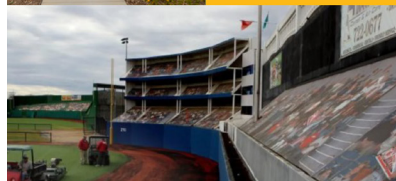
"Your business starts here."

RETAIL GROUP	DEMAND	SUPPLY	RETAIL GAP
MOTOR VEHICLE & PARTS DEALERS	\$82,513,381	\$46,265,009	\$37,248,372
CLOTHING & ACCESSORIES	\$39,641,564	\$12,199,233	\$23,442,331
FURNITURE AND HOME FURNISHINGS	\$18,395,990	\$14,238,530	\$4,157,460
GENERAL MERCHANDISE	\$83,781,984	\$89,627,407	\$24,154,577
GENERAL MERCHANDISE (EXCL. DEPT. STORES)	\$50,067,532	\$53,900,551	\$(3,833,019)
ELECTRONICS & APPLIANCE	\$18,391,185	\$8,366,928	\$10,024,257
BUILDING MATERIALS	\$29,027,689	\$60,474,928	\$(31,447,239)
GARDEN EQUIPMENT			
FOOD & BEVERAGE STORES	\$50,464,916	\$147,414,071	\$(86,976,155)
HEALTH & PERSONAL CARE	\$32,949,267	\$20,608,147	\$12,341,120
SPORTING GOODS, HOBBY, BOOKS	\$16,006,558	\$6,584,461	\$9,422,097
FOOD SERVICES & DRINKING PLACES	\$54,133,506	\$91,022,083	\$(33,111,423)

PERRIS AREA GROSS REGIONAL PRODUCT: \$4.6 BILLION
HOUSING DEVELOPMENTS: 8,477 UNITS



HOUSING DEVELOPMENT
8,477



PERRIS AREA GROSS REGIONAL PRODUCT
\$4.6 BILLION

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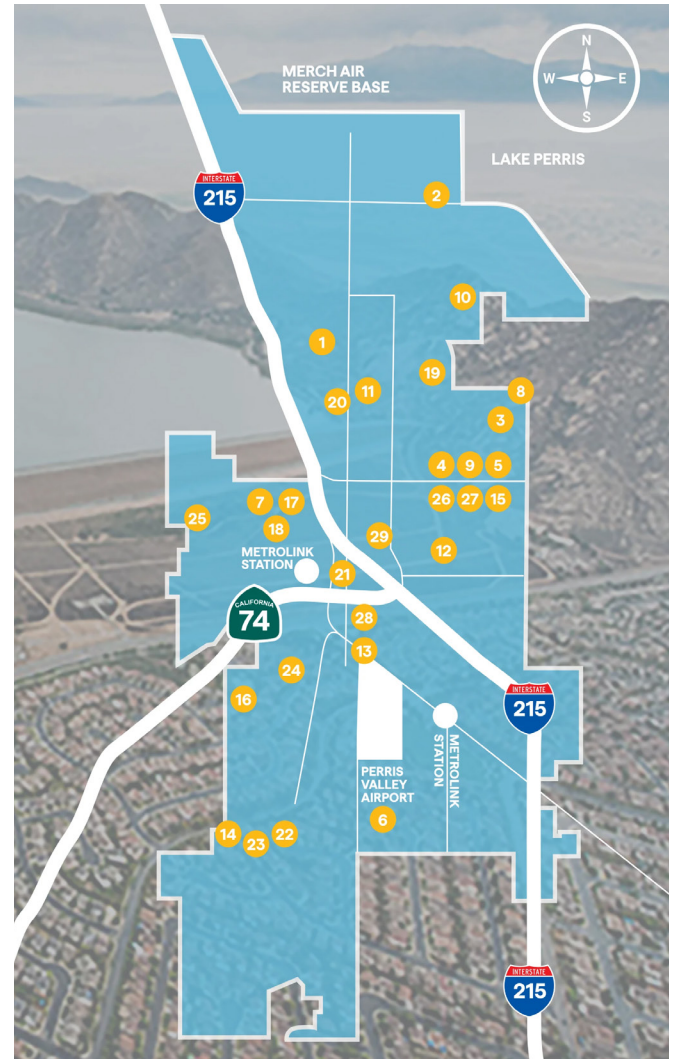
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DEVELOPMENTS

NEW HOUSING DEVELOPMENTS

- 1 **CHARLIE APT:**
228 Units (Under Construction)
- 2 **STRATFORD RANCH:**
90 Units (Under Construction) and 192 Units (In Plan Check)
- 3 **DR HORTON:**
283 Units (Under Construction)
- 4 **DR. HORTON (NUEVO RD., AND WILSON AVE.):**
52 Units (Under Construction)
- 5 **PARKWEST SP:**
529 Units (Under Construction)
- 6 **GREEN VALLEY SPECIFIC PLAN:**
404 Units (Under Construction) and 837 Units (In Plan Check)
- 7 **STEVE LETWICH:**
145 Units (In Plan Check)
- 8 **CITRUS COURT:**
111 Units (In Plan Check)
- 9 **STERLING VILLA:**
429 Units (In Plan Check)
- 10 **KAIDENCE APARTMENTS:**
300 Units (In Plan Check)
- 11 **NOVA HOMES:**
6 Units (In Plan Check)
- 12 **PRAIRIE VIEW APARTMENTS:**
287 Units (In Plan Check)
- 13 **VILLAGE WALK:**
129 Units (In Plan Check)
- 14 **RIVERWOOD SP BY RICHLAND:**
663 Units (In Plan Check)
- 15 **KB HOMES:**
184 Units (Map Recorded)
- 16 **PACIFIC COMMUNITIES:**
201 Units (Entitled)
- 17 **VILLA VERONA APARTMENTS:**
360 Units (Entitled)
- 18 **LANATA BY PACIFIC COMMUNITIES:**
91 Units (In Process)
- 19 **NOVA HOMES:**
76 Units (Entitled)
- 20 **HARVEST LANDING:**
1,287 Units (Entitled)
- 21 **DTSP UV:**
39 Units (Entitled)
- 22 **COUNTY LANDS PIP IV:**
384 Units (Entitled)
- 23 **RICHLAND:**
198 Units (Entitled)
- 24 **LANSING PROPERTIES:**
141 Units (Entitled)
- 25 **GRAHAM PUD:**
32 Units (In Process)
- 26 **MULTIFAMILY SENIOR HOUSING:**
236 Units (In Process)
- 27 **ACACIA POINTE:**
145 Units (In Process)
- 28 **TOWNHOME (7TH AND G ST.):**
280 Units (In Process)
- 29 **TOWNHOME (E JARVIS AND S PERRIS BLVD.):**
128 Units (In Process)

**TOTAL UNITS
8,477 UNITS**



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23 E Rider St Perris, CA 92571	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,649	66,469	141,846
2029 Projected Population	6,699	66,863	144,768
2020 Census Population	7,098	67,540	142,016
2010 Census Population	6,337	60,378	129,794
Projected Annual Growth 2024 to 2029	0.2%	0.1%	0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.7%
2024 Median Age	31.7	32.7	34.3
Households			
2024 Estimated Households	1,587	15,847	34,802
2029 Projected Households	1,617	16,157	36,005
2020 Census Households	1,637	16,127	34,658
2010 Census Households	1,428	14,230	31,484
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.7%
Historical Annual Growth 2010 to 2024	0.8%	0.8%	0.8%
Race and Ethnicity			
2024 Estimated White	38.7%	37.8%	41.9%
2024 Estimated Black or African American	6.5%	7.4%	6.9%
2024 Estimated Asian or Pacific Islander	8.3%	8.4%	8.2%
2024 Estimated American Indian or Native Alaskan	1.5%	1.6%	1.6%
2024 Estimated Other Races	44.9%	44.8%	41.5%
2024 Estimated Hispanic	54.0%	54.6%	50.9%
Income			
2024 Estimated Average Household Income	\$110,191	\$116,204	\$112,754
2024 Estimated Median Household Income	\$83,707	\$92,563	\$91,918
2024 Estimated Per Capita Income	\$26,396	\$27,771	\$27,719
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	16.7%	17.5%	17.2%
2024 Estimated Some High School (Grade Level 9 to 11)	16.1%	10.8%	10.9%
2024 Estimated High School Graduate	35.8%	32.2%	30.9%
2024 Estimated Some College	14.2%	20.5%	20.6%
2024 Estimated Associates Degree Only	6.3%	6.6%	6.7%
2024 Estimated Bachelors Degree Only	8.0%	8.2%	9.1%
2024 Estimated Graduate Degree	3.0%	4.4%	4.6%
Business			
2024 Estimated Total Businesses	230	1,107	2,228
2024 Estimated Total Employees	2,443	10,796	19,619
2024 Estimated Employee Population per Business	10.6	9.8	8.8
2024 Estimated Residential Population per Business	28.9	60.0	63.7

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