



HIGH PROFILE DRIVE-THRU RESTAURANT FOR LEASE

498 East 4TH
STREET

PERRIS, CALIFORNIA 92570

Voit

REAL ESTATE SERVICES

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Lic. #00627590



PROPERTY SUMMARY

The 2,235 SF drive-thru restaurant building sits as a pad in the Perris Landmark Plaza anchored by Rio Ranch Market on East 4th Street, just off Interstate 215 and Highway 74. The building has excellent visibility to the street, and a prominent pole sign that accompanies the property. The restaurant is a high volume outlet for a national chain, and is available Fall 2025, as the existing tenant relocates to another site in the same trade area, 2+ miles north. **Unfortunately, the property has a deed restriction on Mexican Menu restaurants so we will not be able to accommodate that concept.**

LEASE RATE: \$160,000 NNN /annually

PROPERTY HIGHLIGHTS

RBA	±2,235 SF
LAND	±20,037 SF (0.46 AC)
BLDG HEIGHT	17 Feet
YEAR BUILT	1975
PARKING	6.67/1,000 SF (20 surface spaces)
ZONING	C1, Gen. bus. & appurtenant accessory uses

TRAFFIC COUNT



- East 4th Street & Wilkerson Avenue 20,997
- 1-215 & Redlands Avenue 103,000
- East 4th Street & South Perris Blvd 22,012

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SITE

WILKERSON AVENUE

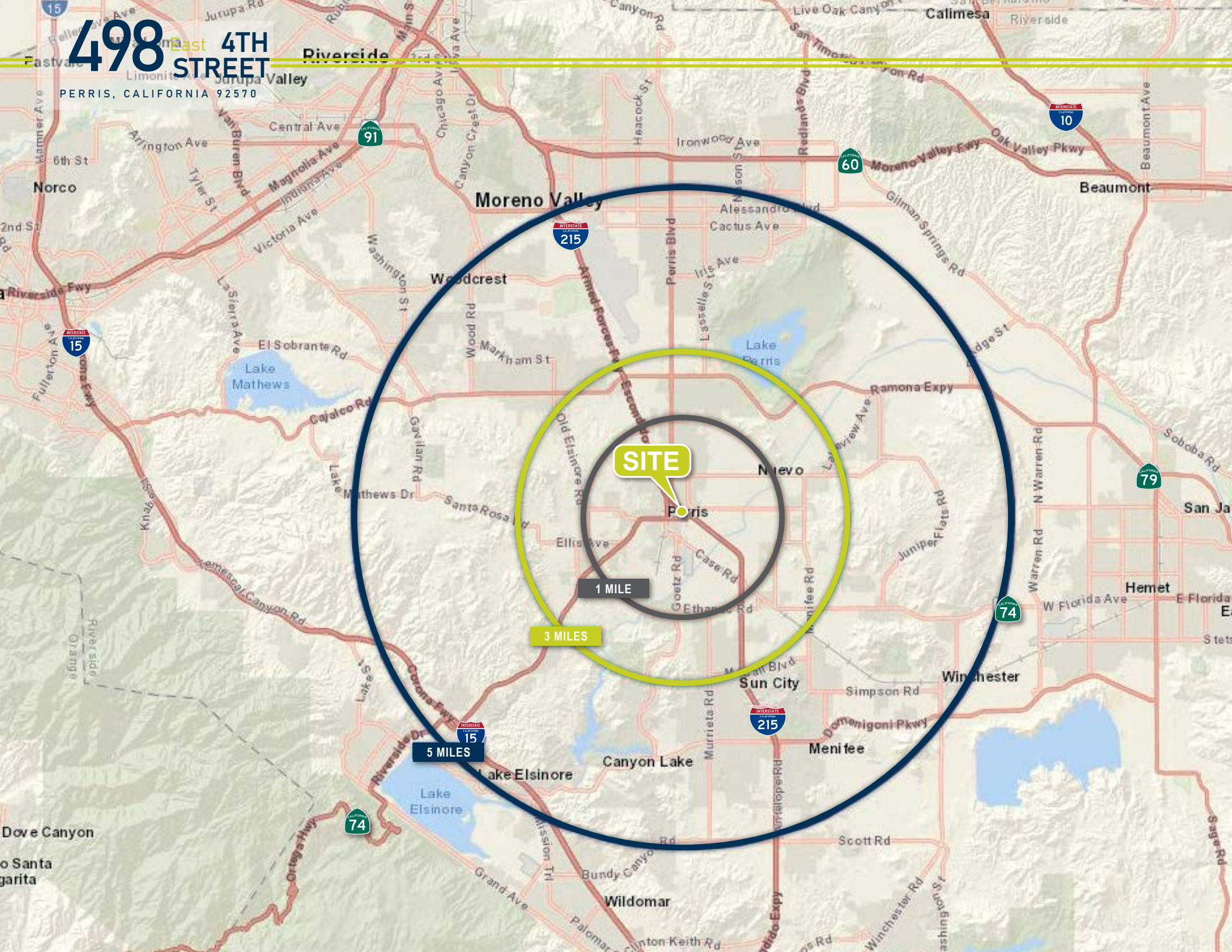
REDLANDS AVENUE

EAST 4TH STREET



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PERRIS, CA

The City of Perris is a fast-growing community in Southern California. With convenient transportation options, affordable housing, and a skilled local workforce, Perris is the idea spot to move your business - or your family.

The City of Perris is located in the heart of Southern California, between San Diego and Los Angeles. Perris provides a diverse business market, personal and professional growth, affordable real estate, history and abundant recreational activities that together create a small-town atmosphere with a high-quality lifestyle. One of the fastest growing cities in California, Perris is a choice destination for families and businesses alike.

Perris is surrounded by great recreational facilities and has miles of frontage on Interstate 215; Perris is part of the JPA for March Air Force Reserve Base.

Among our accomplishments, we are proud to open the doors to the County's premier Sheriffs' station and the adjacent Dr. Robert Bruce Reid Clinic. Perris is also home to several LEED-certified industrial buildings including the 1.3-million square foot Hanes brands distribution center — one of the largest LEED buildings in the world.

DEMOGRAPHICS



TOTAL BUSINESSES



TOTAL EMPLOYEES



TOTAL POPULATION



AVG HH INCOME



MED HOME VALUE



MEDIAN AGE



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