

NWQ CITRUS AVE & N. PERRIS BLVD. PERRIS, CA

ANCHOR AND JR. ANCHOR SUITES
AVAILABLE FOR PRE-LEASING

JOIN:



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DEMOGRAPHICS


	1 MILE	3 MILE	5 MILE
 Average Income	\$95,410	\$103,023	\$107,128
 Residential Population	20,369	74,570	117,392
 Daytime Population	9,136	33,306	53,322

Source: Regis

PROPERTY HIGHLIGHTS

- Now Pre-Leasing Anchor & Jr Anchor Space – Join Aldi, Quick Quack & Pollo Campero (Coming Soon)
- At the Heart of Perris’s Primary Retail Corridor With Over 22,000 Cars Per Day Along Perris Blvd
- Strategically Located Adjacent To A High Volume Walmart With Approximately 3,000,000 Visitors Annually Ranking In The Top 10% Nationwide
- Ideally Located Adjacent To The Proposed Harvest Landing Shopping Center To Be Anchored By Sam’s Club, Sprouts, & Many Others
- High Growth Trade Area With More Than 8,477 New Housing Units In Various Stages Of Construction
- Underserved Market With Multiple Retail Void & Sales Gaps Offering A Fantastic Opportunity To Capitalize On

TRAFFIC COUNTS

 **22,617 CPD** N. Perris Blvd. @ Citrus Ave.
105,442 CPD I-215 Fwy.

Source: Regis



CONCEPTUAL SITE PLAN

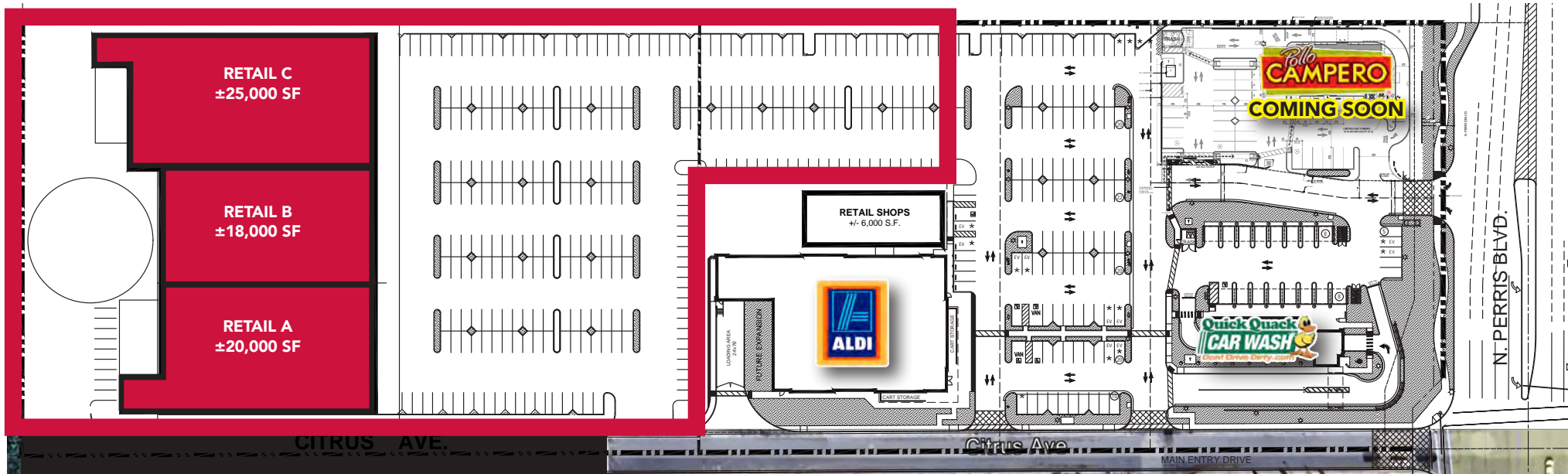
AVAILABLE SPACES

RETAIL A | $\pm 20,000$ SF

RETAIL B | $\pm 18,000$ SF

RETAIL C | $\pm 25,000$ SF

CAN BE COMBINED
TO $\pm 63,000$ SF



SURROUNDING AMENITIES

**PROPOSED
HARVEST LANDING
RETAIL CENTER &
BUSINESS PARK**

SITE



PLACENTIA AVE

ORANGE AVE

CITRUS AVE

NUEVO ROAD



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ABOUT THE CITY OF PERRIS

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: 2,495.7 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



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“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

ABOUT THE CITY OF PERRIS



PERRIS: BY THE NUMBERS

30
YEARS

MEDIAN AGE
(2022)



POPULATION
(2023)

80,603



\$82,523

MEDIAN HOUSEHOLD
INCOME (2023)

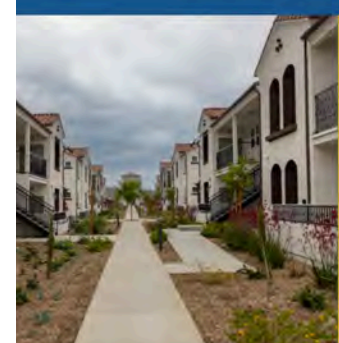


“Your business starts here.”

RETAIL OPPORTUNITY GAP ANALYSIS

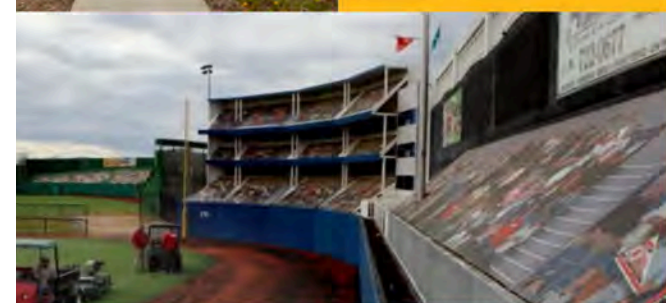
RETAIL GROUP	DEMAND	SUPPLY	RETAIL GAP
MOTOR VEHICLE & PARTS DEALERS	\$82,513,381	\$45,265,009	\$37,248,372
CLOTHING & ACCESSORIES	\$35,641,564	\$12,199,233	\$23,442,331
FURNITURE AND HOME FURNISHINGS	\$18,395,990	\$14,238,530	\$4,157,460
GENERAL MERCHANDISE	\$83,781,984	\$59,627,407	\$24,154,577
GENERAL MERCHANDISE (EXCL. DEPT. STORES)	\$50,067,532	\$53,900,551	\$(3,833,019)
ELECTRONICS & APPLIANCE	\$18,391,155	\$8,366,928	\$10,024,227
BUILDING MATERIALS, GARDEN EQUIPMENT	\$29,027,689	\$60,474,928	\$(31,447,239)
FOOD & BEVERAGE STORES	\$80,464,916	\$147,441,071	\$(66,976,155)
HEALTH & PERSONAL CARE	\$32,849,257	\$20,606,147	\$12,243,110
SPORTING GOODS, HOBBY, BOOKS	\$16,006,558	\$6,584,461	\$9,422,097
FOOD SERVICES & DRINKING PLACES	\$54,133,506	\$51,022,083	\$3,111,423

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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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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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE CONTACT:

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