

AVAILABLE FOR SALE/LEASE



NEC RAMONA EXPRESSWAY & BRENNAN AVE PERRIS, CA



PROPERTY FEATURES

- ±4.47 Acre Project Open to Ground Leases and Build-To Suits From ±1,500 SF to ±55,000 SF.
- Located on the main artery of Ramona Expressway with almost 30,000 cars per day.
- Expanding trade area with an abundance of new retail synergy in the immediate area.
- Millions of SF of Industrial pointing to Daytime Population.
- Proposed East-bound median access.
- West-bound morning side in route to the freeway.
- In direct route to 215 freeway, (approximately 0.5 miles)

5 MILE RADIUS DEMOS

160,067
POPULATION



\$110,590

AVERAGE
HOUSEHOLD
INCOME

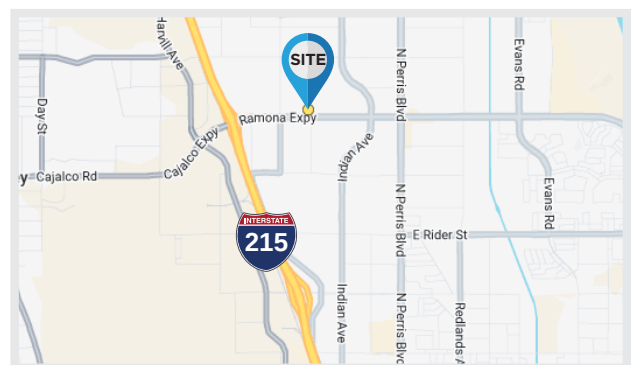
**DAYTIME
DEMOGRAPHICS**

71,629

TRAFFIC COUNTS

On Ramona Expressway:

±29,551 CPD



Daniel Watson
Associate
+1 951 395 0000
dwatson@catalystretail.com
Lic. #02165277

Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

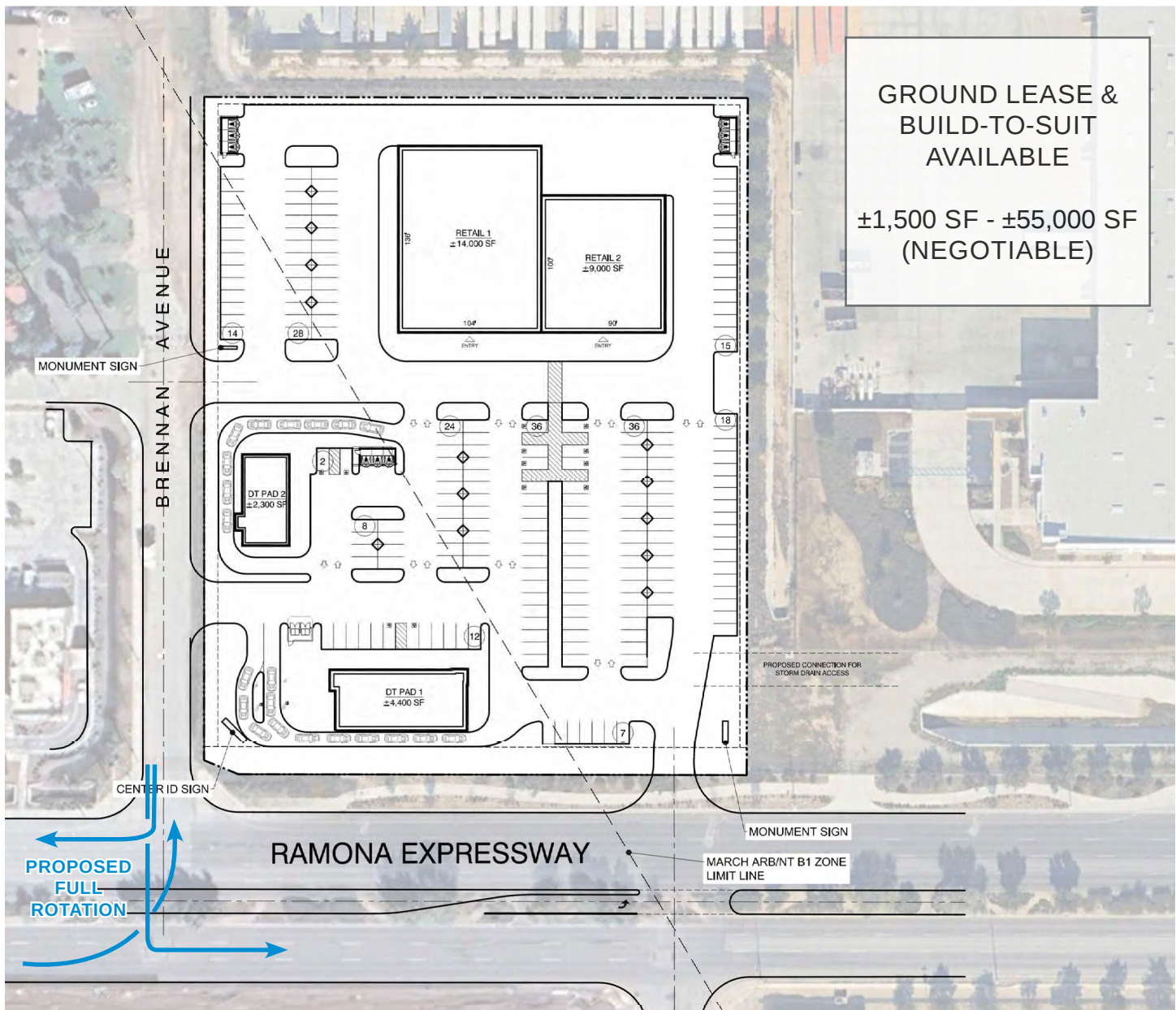
Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

AVAILABLE FOR SALE/LEASE



**NEC RAMONA EXPRESSWAY & BRENNAN AVE
PERRIS, CA**

*Conceptual Site Plan Subject To Change



Daniel Watson
Associate
+1 951 395 0000
dwatson@catalystretail.com
Lic. #02165277

Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

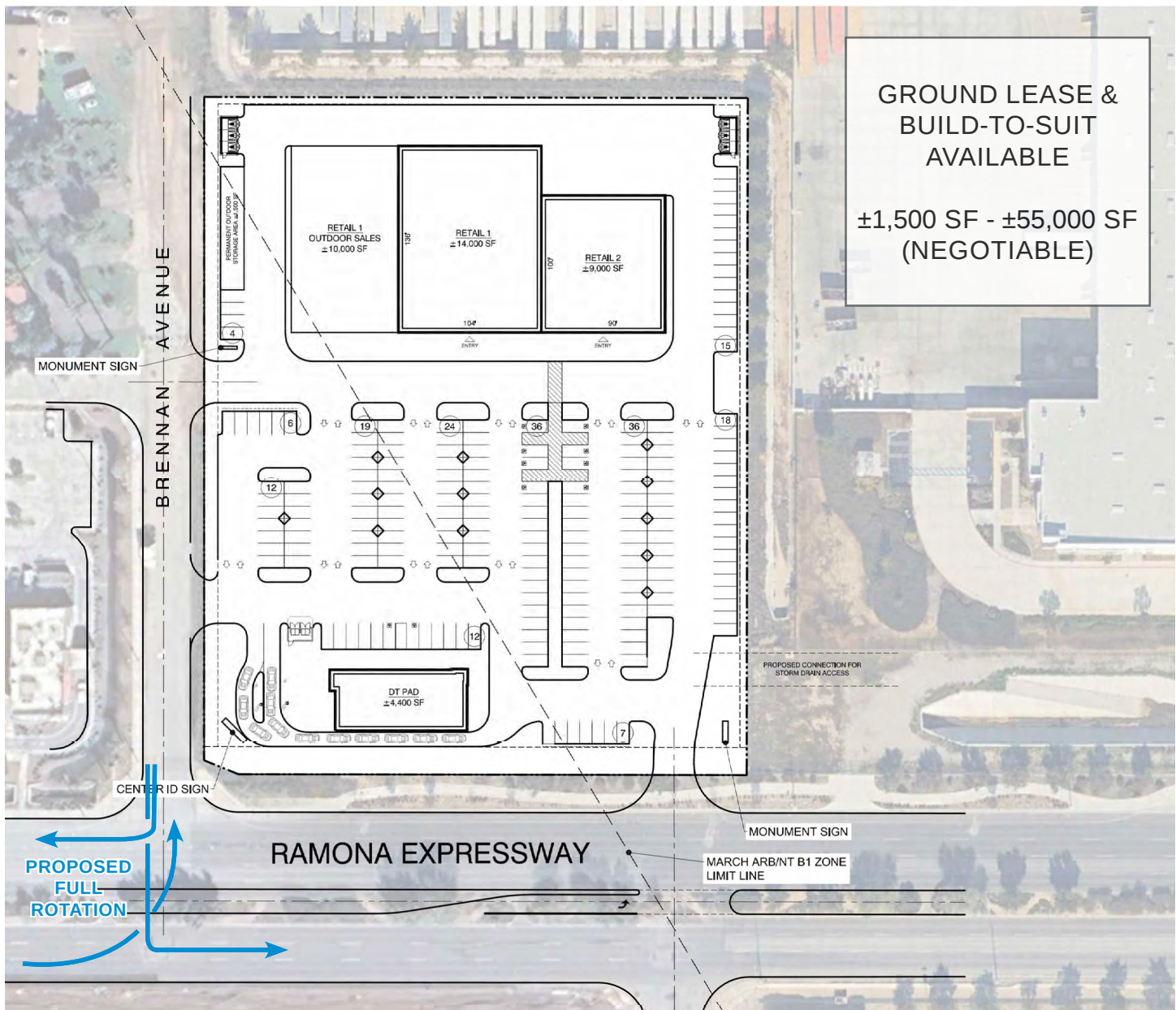
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: August 19, 2025 11:16 AM

AVAILABLE FOR SALE/LEASE



**NEC RAMONA EXPRESSWAY & BRENNAN AVE
PERRIS, CA**

*Conceptual Site Plan Subject To Change



Daniel Watson
Associate
+1 951 395 0000
dwatson@catalystretail.com
Lic. #02165277

Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: August 19, 2025 11:16 AM

AVAILABLE FOR SALE/LEASE



NEC RAMONA EXPRESSWAY & BRENNAN AVE
PERRIS, CA



Daniel Watson
Associate
+1 951 395 0000
dwatson@catalystretail.com
Lic. #02165277

Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: August 19, 2025 11:16 AM

AVAILABLE FOR SALE/LEASE



NEC RAMONA EXPRESSWAY & BRENNAN AVE PERRIS, CA

19465 Brennan Ave
Perris, CA 92599

1 mi
radius

3 mi
radius

5 mi
radius

Population

2025 Estimated Population	933	52,525	160,067
2030 Projected Population	907	53,050	161,421
2020 Census Population	971	53,527	162,504
2010 Census Population	584	50,154	149,429
Projected Annual Growth 2025 to 2030	-0.6%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	4.0%	0.3%	0.5%
2025 Median Age	32.3	30.7	30.9

Households

2025 Estimated Households	241	12,489	39,806
2030 Projected Households	239	12,864	40,879
2020 Census Households	256	12,764	39,933
2010 Census Households	153	11,803	36,507
Projected Annual Growth 2025 to 2030	-0.2%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	3.8%	0.4%	0.6%

Race and Ethnicity

2025 Estimated White	27.8%	24.6%	25.4%
2025 Estimated Black or African American	11.1%	11.9%	13.0%
2025 Estimated Asian or Pacific Islander	7.1%	6.0%	6.0%
2025 Estimated American Indian or Native Alaskan	2.4%	2.3%	2.0%
2025 Estimated Other Races	51.6%	55.2%	53.6%
2025 Estimated Hispanic	63.9%	68.2%	66.1%

Income

2025 Estimated Average Household Income	\$146,907	\$118,522	\$110,590
2025 Estimated Median Household Income	\$141,151	\$104,295	\$95,726
2025 Estimated Per Capita Income	\$38,245	\$28,254	\$27,570

Business

2025 Estimated Total Businesses	112	978	2,838
2025 Estimated Total Employees	1,232	9,324	24,495
2025 Estimated Employee Population per Business	11.0	9.5	8.6
2025 Estimated Residential Population per Business	8.3	53.7	56.4



Daniel Watson
Associate
+1 951 395 0000
dwatson@catalystretail.com
Lic. #02165277

Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191