



SEQ I-215 FREEWAY
& NUEVO ROAD
PERRIS, CA

PLANNED ±78,180 SF SHOPPING CENTER DEVELOPMENT

PROPERTY HIGHLIGHTS

- **EoS** Coming Soon!
- **Join:** **IN-N-OUT** **Now Open** **Canes** **Now Open** **Better Buzz** **Coming Soon!**
- Now Pre-Leasing Drive Through/Sit Down Restaurant Pads & Shop Space From 1,200sf
- In-N-Out & Raising Cane's Drawing Roughly 1.5MM Visits
- ±152,000 Cars Per Day at I-215 & Nuevo Road
- Prominent Freeway Pylon Signage
- 8,477 New Housing Units in the Pipeline

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Est. Population	17,015	65,123	115,392
2030 Proj. Population	16,892	66,373	119,601
Average HH Income	\$95,167	\$106,345	\$113,975

TRAFFIC COUNTS

129,302 CPD

I-215 Fwy @ Nuevo Road:

53,333 CPD

Perris Blvd. & Nuevo Road:

*Source: Regis Online

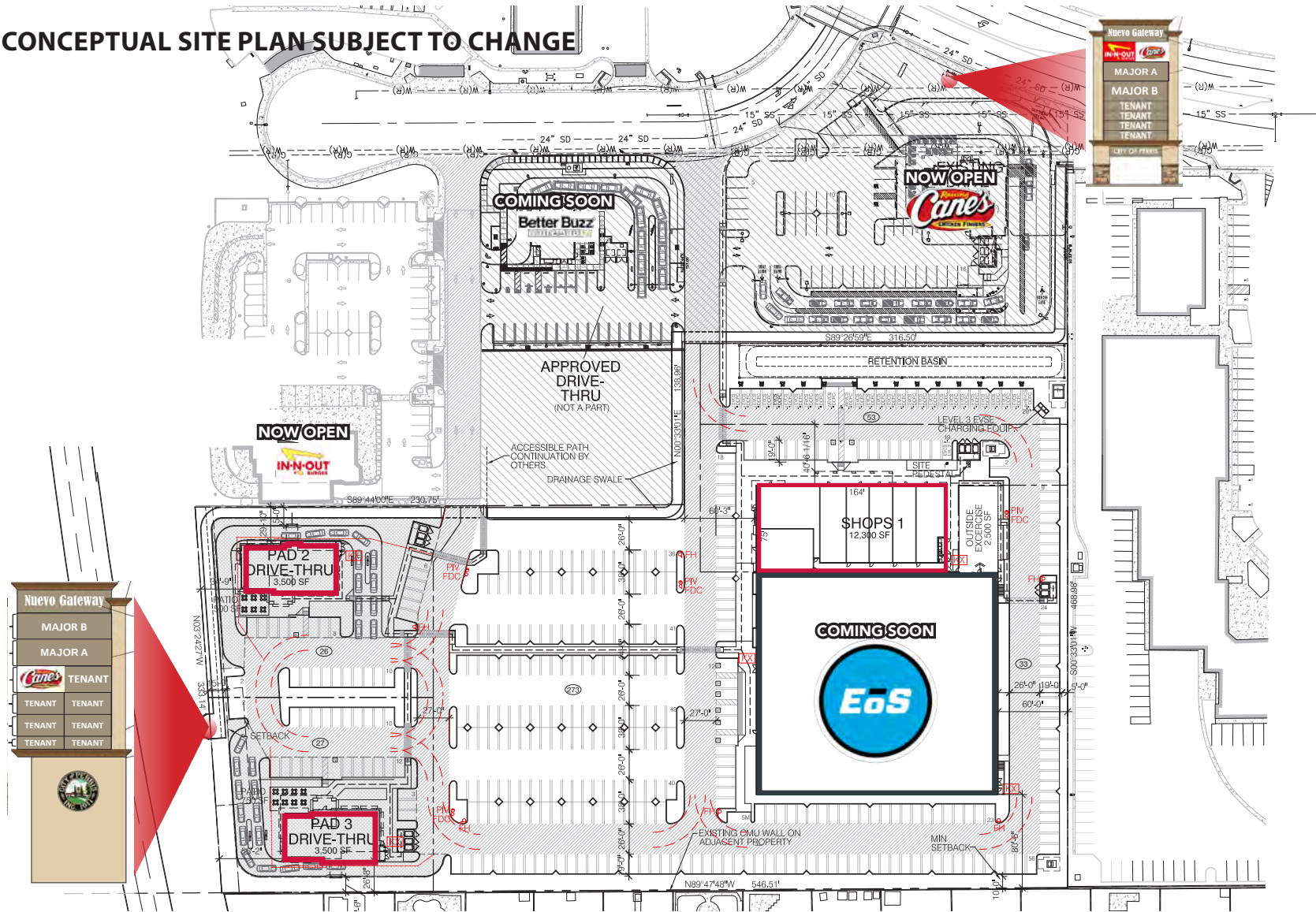




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CONCEPTUAL SITE PLAN SUBJECT TO CHANGE

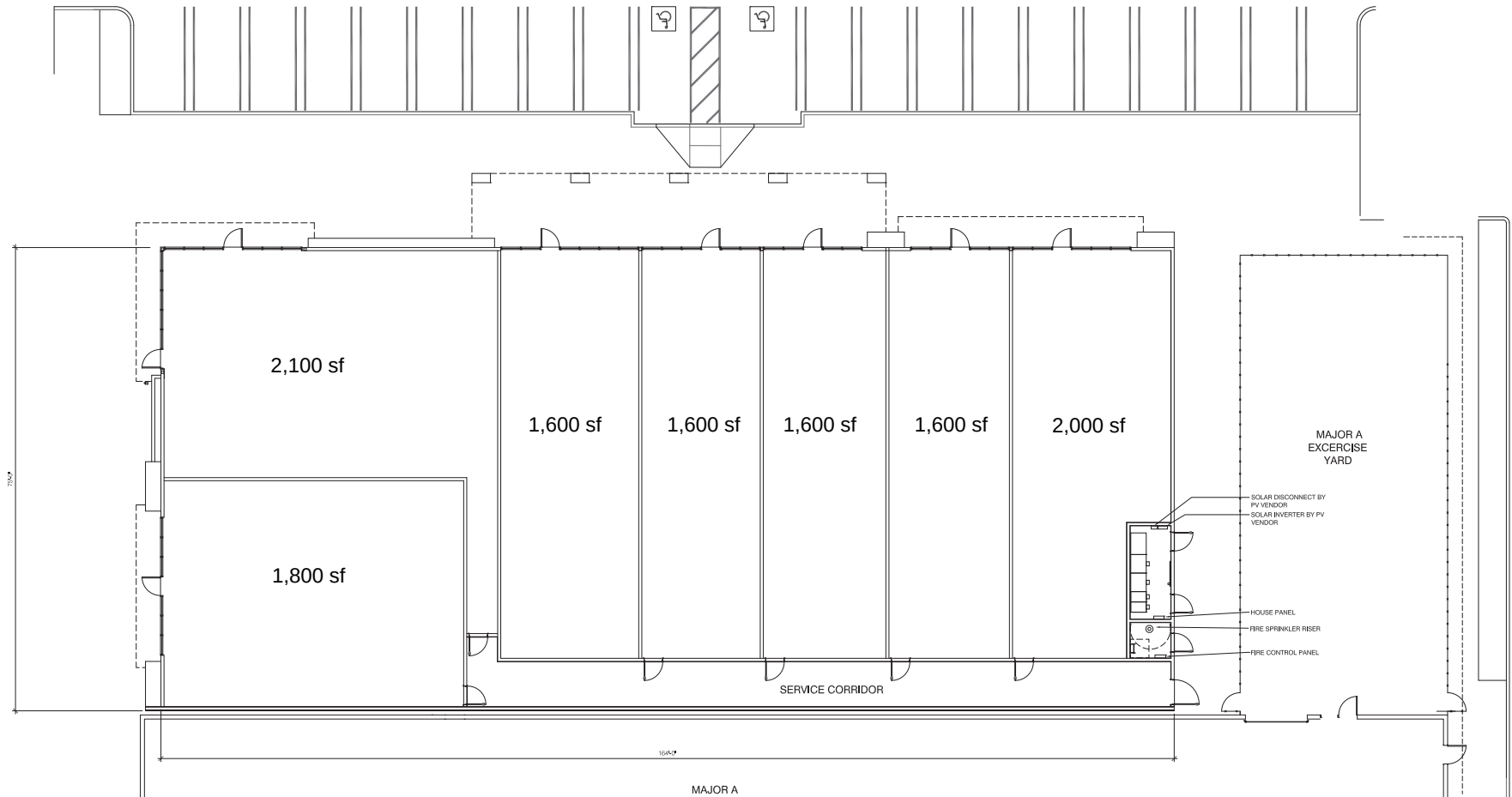




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SHOPS 1 - PROPOSED FLOORPLAN





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PROPOSED ELEVATIONS

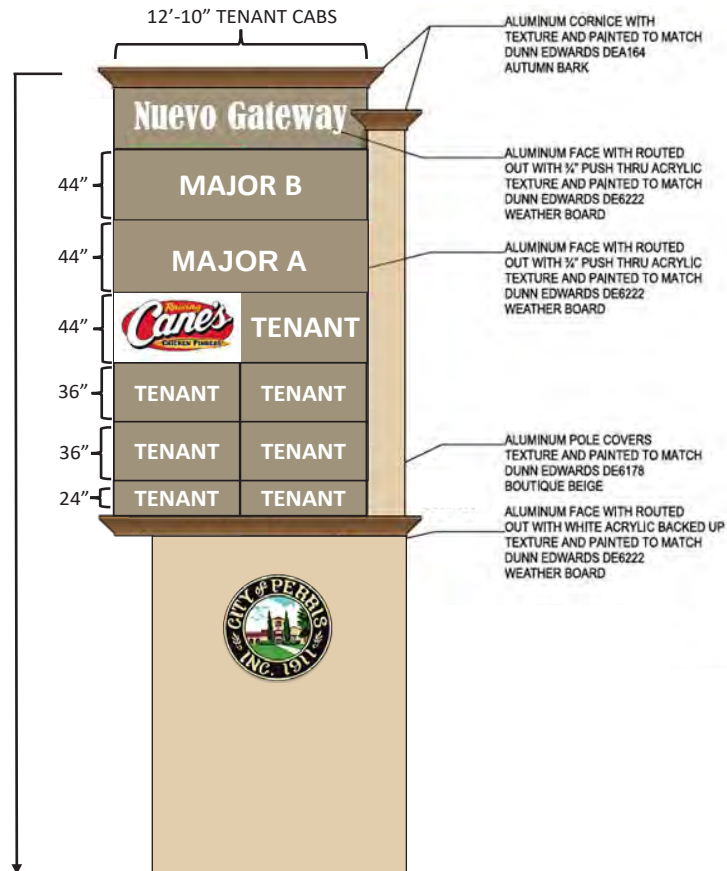




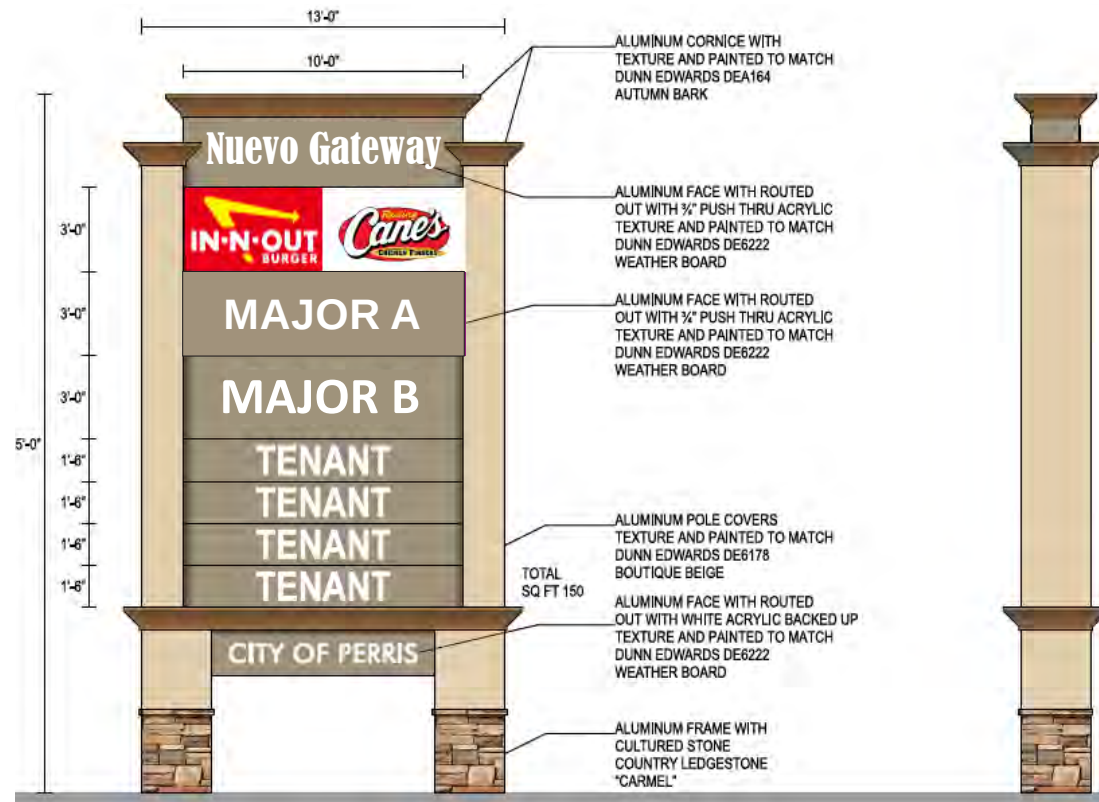
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PROPOSED PYLON FREEWAY SIGN



PROPOSED MONUMENT SIGN





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CITY OF PERRIS OPPORTUNITIES

Welcome to the City of Perris.
We understand that time is money and we
are dedicated to reducing the red tape and
expediting your approval process.

PERRIS IS "PRO-BUSINESS"!!

The City of Perris means business! We are 100% pro-business and our Economic Development Department is dedicated to be your business liaison and be by your side from the start to finish. Time is money and we will assist you in site selection, fast track planning and building entitlements, expedite issuance of permits and advocate on your behalf to address any potential obstacle along the way to secure the final certificate of occupancy. The Economic Development Department has excellent business relationships with our "Pro-Business" Planning and Building (Development Services Department).

City in Motion!

- **Great Location!**
- **Pro-Business!**
- **Dynamic Synergy!**
- **A New Era of Growth!**



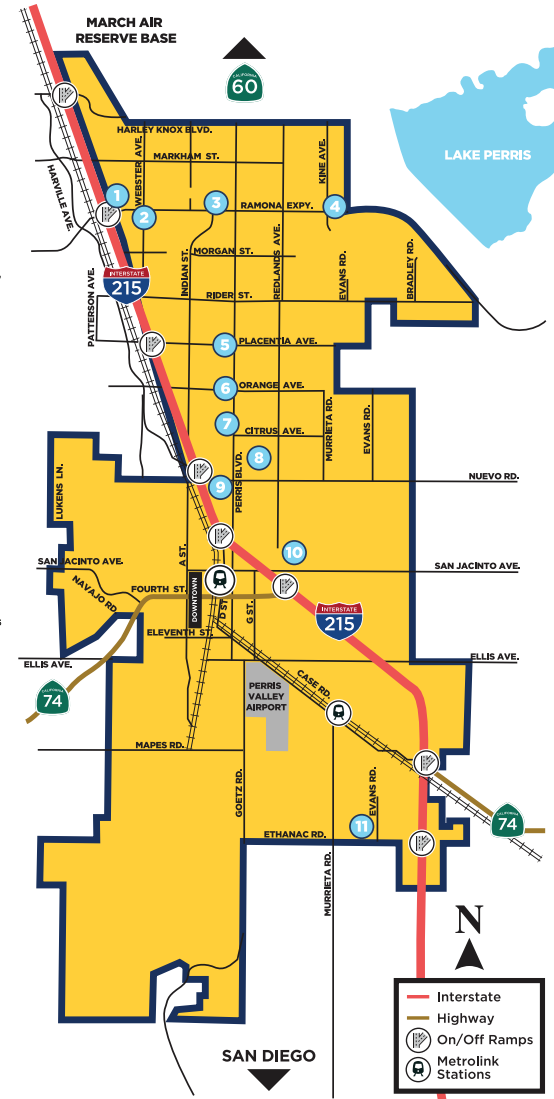
GREAT LOCATION!

Location, Location, Location! The City of Perris is centrally located in Riverside County, has excellent freeway access and visibility along the 215 Freeway. With 8 freeway off ramps, over 200,000 cars traveling through Perris daily, Perris is 71 miles from Los Angeles, 80 miles from San Diego and 28 miles from Ontario International Airport, a major Inland Empire air gateway. Perris is served by two Metrolink 91/Perris Valley Line stations—Perris-Downtown and Perris-South connecting the City of Perris and Riverside County through Orange County to Los Angeles Union Station.

Business Assistant Services:

- Site Selection
- Streamlined Entitlements
- Expedited Permits
- Conflict Resolution
- Ground Breaking and Grand Opening Ceremonies

- 1 PERRIS GATEWAY**
 - Lot Site: +/- 2 Acres
 - Ramona Expressway
 - I-215 access and visibility
- 2 RAMONA & WEBSTER "RAMONA GATEWAY"**
 - 6.95 Acre Shopping Center (under construction)
 - Total Building Area 269,085 SF
 - Tenants Secured: Taco Bell, Sonic, Starbucks, and Shell Gas Station + more to come
 - +/- 6,630 SF Available
 - I-215 Freeway access and visibility, with Ramona Expressway frontage
 - I-215 Freeway with combined traffic count: +/- 123,673 CPD
- 3 PERRIS BLVD. & RAMONA EXPRESSWAY**
 - 4.7 Acres of commercial space available along Ramona Expressway frontage
 - 4.8 Acres of commercial space available along Perris Boulevard frontage
 - Total Building Area 6,950 SF
 - Tenants Secured: Arco Gas Station, Mobil Gas Station, McDonald's, Papa John's, Starbucks, Farmer Boys Burgers, and Shell Gas Station.
 - Coming Soon: Baker's Restaurant and Del Taco
 - Planned Uses: sit-down eateries with entertainment (breweries, wineries, sports bars, markets, specialty shops) with indoor and outdoor venues
 - Traffic Counts on Ramona Expressway and Perris Blvd. +/- 70,000 CPD
- 4 RAMONA & EVANS**
 - Near Lake Perris State Recreation Area and Perris Fairgrounds, which bring in over two million visitors annually
 - Total Building Area 92,553 SF
 - +/- 10,08 Acre Shopping Center (coming soon)
 - Ramona Expressway frontage
 - Intersection traffic counts +/- 24,000 CPD
- 5 PERRIS SPECTRUM CENTER**
 - Total Building Area 71,695 SF
 - Tenants: Alura Credit Union, Little Caesars, KFC, Warehouse Shoe Sale (WSS), Harbor Freight, Get Air Trampoline Park, Fitness 19, Cardenas Market, Wells Fargo Bank, Taco Bell
 - +/- 39,000 SF Anchor Space Available (divisible)
 - Perris Boulevard frontage
 - 4.1 million visitors per year
 - Traffic Counts on Perris Boulevard +/- 34,000 CPD
- 6 HARVEST LANDING (COMING SOON)**
 - Approximately 424,000 SF of Commercial Retail Development
 - 600 residential units + a 16.5-acre sports complex
 - Prospective Anchor: Sam's Club
 - Prospective Tenants: Hobby Lobby, Petco, Sprouts, Dick's Sporting Goods, Marshalls
- 7 PERRIS BLVD. & CITRUS AVE.**
 - Total Building Area 45,762 SF
 - Coming Soon: Pollo Campero
 - +/- 30,000 SF of new construction with Perris Boulevard frontage (25,600 CPD), anchored by Aldi
 - Adjacent to Perris Marketplace: 225,000 SF, anchored by Walmart Supercenter and tenants include: Walmart Fuel Station, Einstein Bro's, Bagels, Wabe Grill, Chipotle, and more.
 - I-215 visibility: +/- 161,371 CPD
- 8 PLAZA DE PERRIS**
 - Total Building Area 428,814 SF
 - Coming Soon: Target (under construction)
 - Existing Tenants: Burlington, Ulta, Ross, Five Below, Hibbett Sports, Planet Fitness, Mountain Mike's, Chick-fil-A, AT&T, IHOP, Juice It Up!, and Bath and Body Works
 - I-215 Freeway access and visibility, with Nuevo Road frontage
 - Over a million visits per year
- 9 NUEVO GATEWAY**
 - Total Building Area 8,831 SF
 - Now Open: In-N-Out, Raising Canes
 - 10.8 +/- Acre Shopping Center Coming Soon
 - Prime Development Site: Sale/ Leaseback
 - Nearby: Stater Bros., Walmart, Aldi, Food 4 Less
 - I-215 Freeway access & visibility (161,371 CPD)
- 10 PERRIS VENUE**
 - Fully Entitled 68 Acre Retail Center
 - SEC San Jacinto Ave. & Redlands Ave. (Hwy 74)
 - I-215 access and visibility
- 11 GREEN VALLEY SPECIFIC PLAN**
 - Conceptual Site Plan: 57,200 SF retail space available
 - Ethanac Road frontage
 - Proximity to the I-215 Freeway





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CITY OF PERRIS HOUSING DEVELOPMENTS

Built for Growth!

New residential development, expanding retail, regional visitor activity, and major mixed-use investment are working together to strengthen demand, elevate the quality of life, and create new business opportunities.

More than **749,000 square feet of new retail development** is planned, under construction, or moving forward along the I-215 corridor and throughout the city, including:

- A **141,000 SF Super Target** is currently under construction
- A new **101,000 SF shopping center** anchored by Vallarta Supermarkets
- **Harvest Landing**, a new **424,000 SF shopping center** featuring Sam's Club, Hobby Lobby, Petco, Sprouts, Dick's Sporting Goods, Marshalls, and Olive Garden
- A mixed-use center expansion with **24,000 SF of retail**, a **128-room hotel**, and **116,000 SF of self-storage**
- A new **59,000 SF shopping center** anchored by EOS Fitness

At the center of this momentum is **Harvest Landing**, a transformational mixed-use development spanning approximately **358 acres** along the I-215 corridor. The project brings retail, employment, housing, logistics, and public amenities together into a single integrated development. Phase 1 includes a **140-acre business park** with more than **1.7 million square feet** of industrial and logistics space, along with **424,000 square feet of commercial retail space**. At full buildout, the project will also include more than **600 residential units**, parks, trails, and a **16.5-acre sports complex**, creating a true regional destination for commerce, community, and quality of life. Located near Plaza de Perris and Super Walmart, Harvest Landing will strengthen this corridor as the commercial heart of Perris and a growing regional destination.



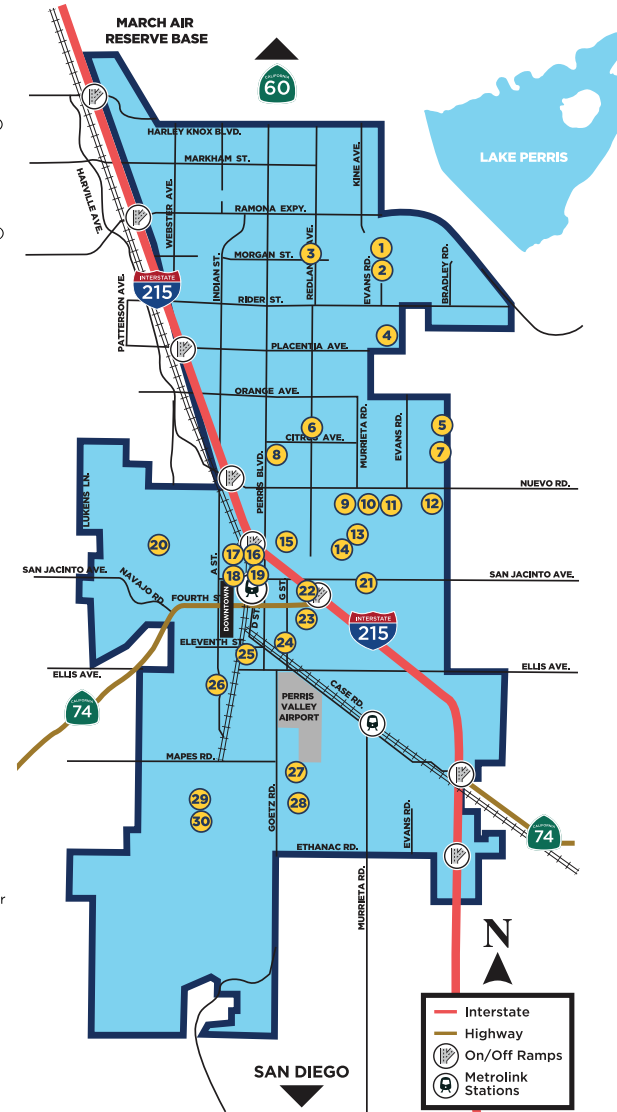
This commercial momentum is being reinforced by Perris' expanding residential base. Since 2024, approximately **1,400 new housing units** have been built, and another **9,424 units** are in the development pipeline, with additional land still available for future growth. As more residents move into Perris, demand for retail, dining, hospitality, and services will continue to rise.

Perris also benefits from a distinctive visitor economy that sets it apart from neighboring communities. The city draws more than **3 million visitors annually** through a mix of recreation, entertainment, and regional attractions, including Perris Lake, Southern California Railway Museum (Harry Potter Hogwarts Express, Polar Express and Thomas the Train), Big League Dreams Sports Park, March Air Reserve Base air shows, Skyline Balloons, indoor and outdoor skydiving, Perris Auto Speedway, and DropZone Waterpark.

As Perris grows, with more visitors, major mixed-use projects, and corridor development underway, it's ready for the next generation of hotels, restaurants, retail, and service-oriented businesses. This is dynamic synergy in action—and a compelling moment to invest in Perris.

- 1 **Stratford Ranch** 130 Units (Under Construction), 92 Units (In Plan Check)
- 2 **Mission Pacific** 203 Units (In Process)
- 3 **The Retreat Apartments** 204 Units (Entitled)
- 4 **Kaidence Apt** 300 Units (In Plan Checks)
- 5 **Citrus Court** 111 Units (In Plan Check)
- 6 **Nova Homes** 6 Units (In Plan Checks)
- 7 **Stratford Ranch** 360 Units (Under Construction)
- 8 **Harvest Landing** 1,287 Units (Entitled)
- 9 **Acacia Pointe** 145 Units (In Process)
- 10 **Sterling Villa** 429 (In Plan Check)
- 11 **Parkwest SP** 343 Units (Under construction)
312 Units (Entitled)
- 12 **KB Homes** 184 Units (Map Recorded)
- 13 **Multifamily Senior Housing**
236 Units (In Process)
- 14 **Prairie View Apt** 287 Units (In Plan Checks)
- 15 **Citrus Estates** 128 Units (In Process)
- 16 **Villa Verona Apt** 360 Units (In Process)
- 17 **Senior Housing** 360 Units (Entitled)
- 18 **Steve Letwitch** 145 Units (In Plan Check)
- 19 **Pacific Communities** 91 Units (In Process)
- 20 **Graham PUD** 32 Units (In Process)
- 21 **Ventasso Point** 208 Units (In Process),
303 Units (In Process)
- 22 **DTSP UV** 37 Units (Entitled)
- 23 **Townhome** 290 Units (In Process)
- 24 **Village Walk** 129 Units (In Plan Checks)
- 25 **Lansing Properties** 141 Units (Entitled)
- 26 **Pacific Communities** 201 Units (Entitled)
- 27 **Riverwood SP by Richland**
663 Units (In Plan Checks)
- 28 **Green Valley Specific Plan** 288 Units (Under Construction), 837 Units (In Plan Check)
- 29 **County Lands PIP IV** 384 Units (Entitled)
- 30 **Richland** 198 Units (Entitled)

9,424 Total Units





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239 Old Nuevo Rd Perris, CA 92571	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	17,015	65,123	115,392
2031 Projected Population	16,892	66,373	119,601
2020 Census Population	17,451	66,461	113,057
2010 Census Population	16,086	58,919	100,724
Projected Annual Growth 2026 to 2031	-0.1%	0.4%	0.7%
Historical Annual Growth 2010 to 2026	0.4%	0.7%	0.9%
2026 Median Age	29.5	30.1	30.9
Households			
2026 Estimated Households	4,267	15,899	28,606
2031 Projected Households	4,311	16,536	30,296
2020 Census Households	4,218	15,787	27,403
2010 Census Households	3,842	13,882	24,216
Projected Annual Growth 2026 to 2031	0.2%	0.8%	1.2%
Historical Annual Growth 2010 to 2026	0.7%	0.9%	1.1%
Race and Ethnicity			
2026 Estimated White	23.6%	24.0%	26.1%
2026 Estimated Black or African American	10.6%	10.0%	9.6%
2026 Estimated Asian or Pacific Islander	4.0%	5.0%	5.0%
2026 Estimated American Indian or Native Alaskan	1.6%	1.8%	2.0%
2026 Estimated Other Races	60.1%	59.2%	57.3%
2026 Estimated Hispanic	73.8%	72.6%	70.3%
Income			
2026 Estimated Average Household Income	\$95,167	\$106,345	\$113,975
2026 Estimated Median Household Income	\$74,709	\$85,596	\$93,933
2026 Estimated Per Capita Income	\$23,978	\$26,038	\$28,318
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	19.3%	17.8%	17.5%
2026 Estimated Some High School (Grade Level 9 to 11)	9.9%	10.3%	10.3%
2026 Estimated High School Graduate	32.7%	33.2%	32.3%
2026 Estimated Some College	23.3%	20.9%	20.7%
2026 Estimated Associates Degree Only	5.8%	5.7%	6.3%
2026 Estimated Bachelors Degree Only	6.4%	8.5%	9.1%
2026 Estimated Graduate Degree	2.6%	3.7%	3.7%
Business			
2026 Estimated Total Businesses	269	1,165	1,943
2026 Estimated Total Employees	2,717	12,634	19,854
2026 Estimated Employee Population per Business	10.1	10.8	10.2
2026 Estimated Residential Population per Business	63.3	55.9	59.4

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