

PLANNED SHOPPING CENTER

FOR SALE

SEQ I-215 FREEWAY & NUEVO ROAD - PERRIS, CA

±7.84 ACRES OF PRIME COMMERCIAL LAND FOR SALE



SHOPPING CENTER HIGHLIGHTS:

- » ±7.84 Acres / APNs: 311-050-002 and 311-050-037
- » Prime Development Site With 99 Cent Only Sale/ Leaseback
- » Strategically Located At The Gateway To The City Of Perris
- » Outstanding Freeway Visibility To 104k Cars Per Day
- » Planned Freeway Pylon and Monument Signage
- » Grossly Underserved Retail Market With Strong Daytime Activity

DEMOGRAPHICS

| | 1 | 3 | 5 |
|---------------------|----------|----------|----------|
| 2017 Population: | 17,778 | 65,983 | 111,399 |
| Daytime Population: | 2,649 | 15,153 | 24,188 |
| Average HH Income: | \$45,966 | \$55,283 | \$60,227 |

TRAFFIC COUNTS

| | |
|--------------------------|-------------|
| I-215 Fwy & Perris Blvd: | 103,957 CPD |
| Perris Blvd & Nuevo Rd: | 48,559 CPD |

AERIAL



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ | 951.445.4515
bbielatowicz@leetemecula.com
LICENSE #01269887

TED RIVENBARK | 951.445.4512
trivenbark@leetemecula.com
LICENSE #01247098

PLANNED SHOPPING CENTER

FOR SALE

SEQ I-215 FREEWAY & NUEVO ROAD - PERRIS, CA

CONCEPTUAL
SITE PLAN



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ | 951.445.4515
bbielatowicz@leetemecula.com
LICENSE #01269887

TED RIVENBARK | 951.445.4512
trivenbark@leetemecula.com
LICENSE #01247098

PLANNED SHOPPING CENTER

FOR SALE

SEQ I-215 FREEWAY & NUEVO ROAD - PERRIS, CA



Rev: 02/13/18

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BRIAN BIELATOWICZ | 951.445.4515
bbielatowicz@leetemecula.com
LICENSE #01269887

TED RIVENBARK | 951.445.4512
trivenbark@leetemecula.com
LICENSE #01247098

PLANNED SHOPPING CENTER

FOR SALE

SEQ I-215 FREEWAY & NUEVO ROAD - PERRIS, CA

RS1

| 280 W Nuevo Rd Perris, CA 92570 | | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------------------|---|-------------|-------------|-------------|
| POPULATION | 2017 Estimated Population | 17,778 | 65,983 | 111,399 |
| | 2022 Projected Population | 19,049 | 70,886 | 120,298 |
| | 2010 Census Population | 16,197 | 60,287 | 100,528 |
| | 2000 Census Population | 12,813 | 37,952 | 57,845 |
| | Projected Annual Growth 2017 to 2022 | 1.4% | 1.5% | 1.6% |
| | Historical Annual Growth 2000 to 2017 | 2.3% | 4.3% | 5.4% |
| | 2017 Median Age | 27.8 | 28.4 | 29.2 |
| HOUSEHOLDS | 2017 Estimated Households | 4,248 | 15,546 | 26,813 |
| | 2022 Projected Households | 4,467 | 16,391 | 28,400 |
| | 2010 Census Households | 3,867 | 14,224 | 24,150 |
| | 2000 Census Households | 3,366 | 10,090 | 15,768 |
| | Projected Annual Growth 2017 to 2022 | 1.0% | 1.1% | 1.2% |
| | Historical Annual Growth 2000 to 2017 | 1.5% | 3.2% | 4.1% |
| | 2017 Median Age | 27.8 | 28.4 | 29.2 |
| RACE AND ETHNICITY | 2017 Estimated White | 38.3% | 41.2% | 42.5% |
| | 2017 Estimated Black or African American | 13.1% | 11.8% | 11.6% |
| | 2017 Estimated Asian or Pacific Islander | 2.6% | 3.6% | 3.9% |
| | 2017 Estimated American Indian or Native Alaskan | 1.0% | 0.9% | 0.9% |
| | 2017 Estimated Other Races | 45.1% | 42.5% | 41.1% |
| | 2017 Estimated Hispanic | 75.6% | 74.2% | 71.4% |
| | 2017 Median Age | 27.8 | 28.4 | 29.2 |
| INCOME | 2017 Estimated Average Household Income | \$45,966 | \$55,283 | \$60,227 |
| | 2017 Estimated Median Household Income | \$39,868 | \$48,987 | \$52,241 |
| | 2017 Estimated Per Capita Income | \$11,073 | \$13,125 | \$14,566 |
| EDUCATION (AGE 25+) | 2017 Estimated Elementary (Grade Level 0 to 8) | 20.4% | 19.8% | 18.9% |
| | 2017 Estimated Some High School (Grade Level 9 to 11) | 18.4% | 19.1% | 17.7% |
| | 2017 Estimated High School Graduate | 31.8% | 29.6% | 28.6% |
| | 2017 Estimated Some College | 18.9% | 18.4% | 19.6% |
| | 2017 Estimated Associates Degree Only | 4.9% | 5.6% | 6.2% |
| | 2017 Estimated Bachelors Degree Only | 3.9% | 5.3% | 6.4% |
| | 2017 Estimated Graduate Degree | 1.7% | 2.3% | 2.7% |
| BUSINESS | 2017 Estimated Total Businesses | 245 | 1,103 | 1,540 |
| | 2017 Estimated Total Employees | 2,649 | 15,153 | 24,188 |
| | 2017 Estimated Employee Population per Business | 10.8 | 13.7 | 15.7 |
| | 2017 Estimated Residential Population per Business | 72.7 | 59.8 | 72.3 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



BRIAN BIELATOWICZ | 951.445.4515
 bbielatowicz@leetemecula.com
 LICENSE #01269887

TED RIVENBARK | 951.445.4512
 trivenbark@leetemecula.com
 LICENSE #01247098