

SEQ I-215 FREEWAY
& NUEVO ROAD
PERRIS, CA

FOR SALE: ±7.84 ACRE SHOPPING CENTER DEVELOPMENT SITE

PROPERTY HIGHLIGHTS

- FOR SALE: ±7.84 Acre Potential Shopping Center Development
- Located in an Opportunity Zone
- Centrally Located At The Gateway To The City Of Perris
- Outstanding Visibility To 150k Cars Per Day
- Sale/Leaseback Requirement (Contact Broker for Details)
- Grossly Underserved Retail Market With Strong Daytime Activity
- APN's: 311-050-002 and 311-050-037

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2020 Est. Population	17,960	68,777	114,521
2025 Proj. Population	18,739	72,121	121,065
Average HH Income	\$56,641	\$68,928	\$74,689

TRAFFIC COUNTS

103,957 CPD

I-215 Fwy @ Nuevo Road:

48,559 CPD

Perris Blvd. & Nuevo Road:

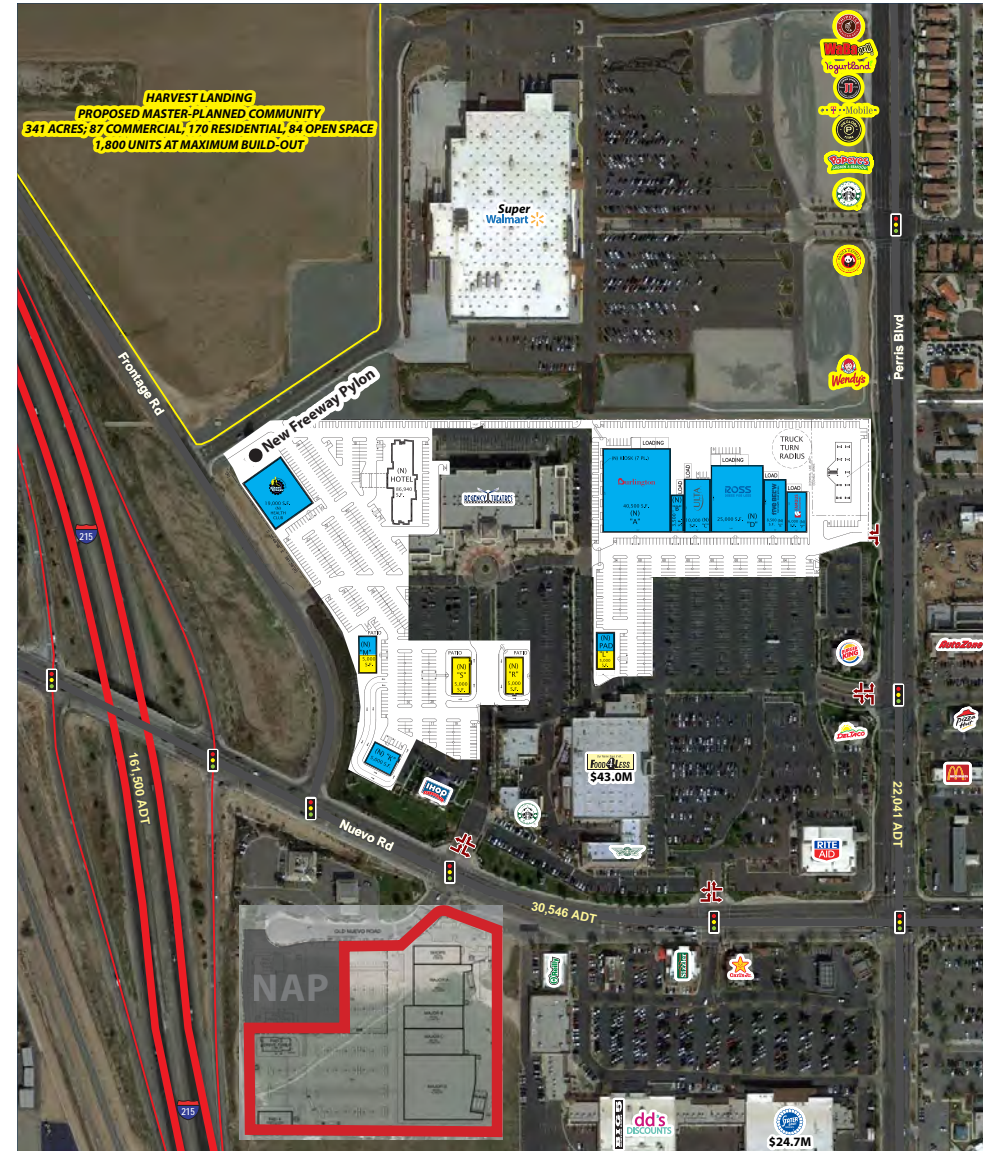
*Source: Regis Online



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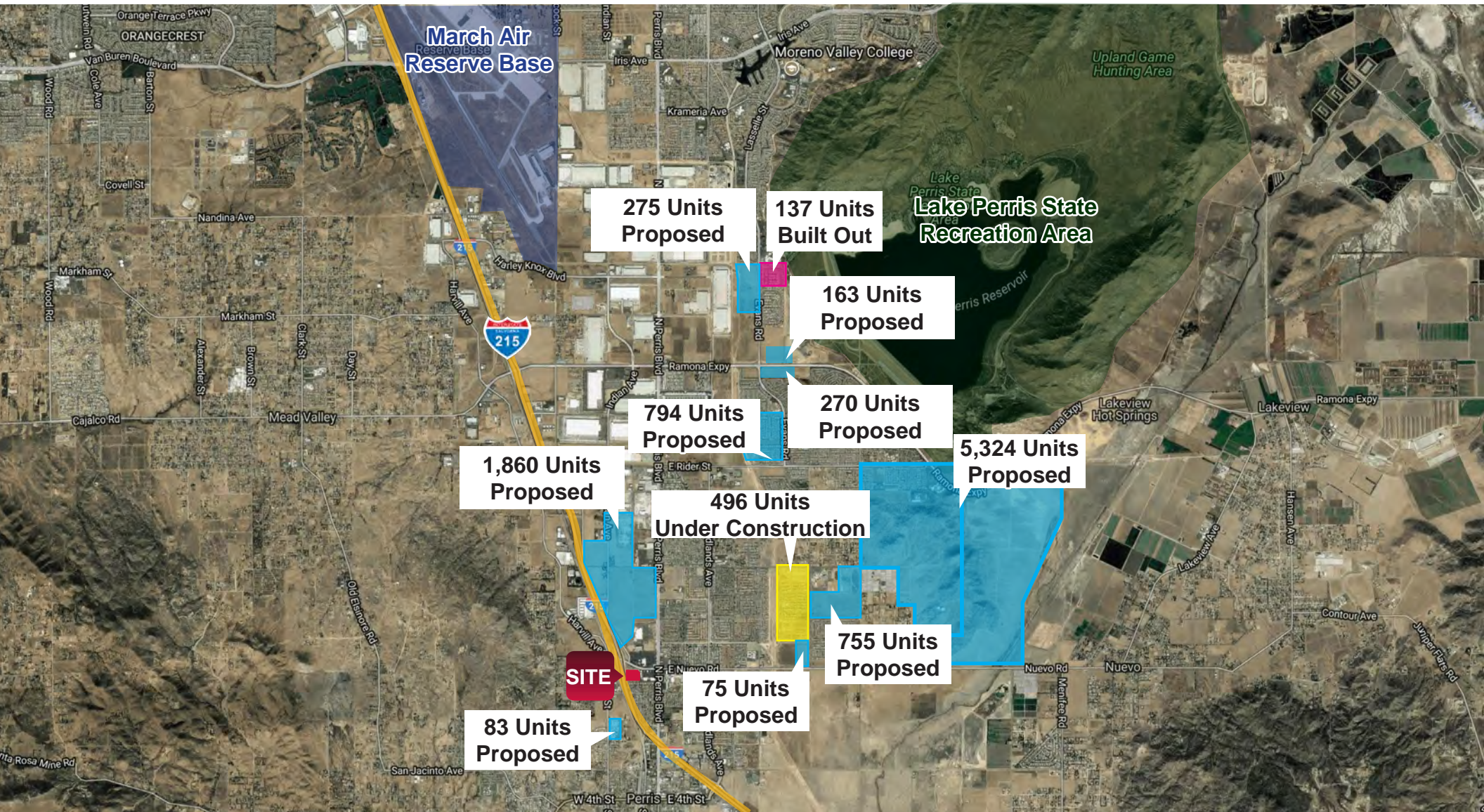
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CONCEPTUAL SITE PLAN



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280 W Nuevo Rd Perris, CA 92571		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	17,960	68,777	114,521
	2025 Projected Population	18,739	72,121	121,065
	2010 Census Population	16,156	60,277	100,482
	2000 Census Population	12,788	37,979	57,818
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.1%
	Historical Annual Growth 2000 to 2020	2.0%	4.1%	4.9%
2020 Median Age	29.1	29.8	30.5	
HOUSEHOLDS	2020 Estimated Households	4,344	16,412	27,888
	2025 Projected Households	4,519	17,187	29,421
	2010 Census Households	3,857	14,220	24,140
	2000 Census Households	3,359	10,097	15,762
	Projected Annual Growth 2020 to 2025	0.8%	0.9%	1.1%
	Historical Annual Growth 2000 to 2020	1.5%	3.1%	3.8%
RACE AND ETHNICITY	2020 Estimated White	37.8%	41.1%	42.4%
	2020 Estimated Black or African American	13.3%	11.9%	11.5%
	2020 Estimated Asian or Pacific Islander	2.7%	3.8%	3.9%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
	2020 Estimated Other Races	45.1%	42.3%	41.3%
	2020 Estimated Hispanic	75.8%	73.9%	71.7%
INCOME	2020 Estimated Average Household Income	\$56,641	\$68,928	\$74,689
	2020 Estimated Median Household Income	\$56,879	\$62,125	\$65,697
	2020 Estimated Per Capita Income	\$13,765	\$16,520	\$18,239
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	18.1%	17.8%	17.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	15.1%	15.5%	14.6%
	2020 Estimated High School Graduate	32.4%	30.6%	30.9%
	2020 Estimated Some College	20.9%	20.7%	20.8%
	2020 Estimated Associates Degree Only	5.0%	5.2%	5.6%
	2020 Estimated Bachelors Degree Only	5.8%	7.2%	7.5%
2020 Estimated Graduate Degree	2.7%	3.0%	3.2%	
BUSINESS	2020 Estimated Total Businesses	339	1,390	1,957
	2020 Estimated Total Employees	3,566	16,287	25,907
	2020 Estimated Employee Population per Business	10.5	11.7	13.2
	2020 Estimated Residential Population per Business	52.9	49.5	58.5

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

