






SEQ I-215 FREEWAY  
& NUEVO ROAD  
PERRIS, CA

# PLANNED ±78,180 SF SHOPPING CENTER DEVELOPMENT

## PROPERTY HIGHLIGHTS

- Coming Soon – Regional Shopping Center Development
- Join:   
- Now Pre-Leasing Anchor, Jr. Anchor & Pads
- Strategically & Centrally Located At The Gateway To The City Of Perris
- Outstanding Freeway & Nuevo Road Visibility To Over 152,000 Cars Per Day
- Planned Freeway Pylon and Monument Signage
- In-N-Out Now Open | Raising Cane's Under Construction

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Est. Population	17,290	65,124	112,566
2030 Proj. Population	17,319	65,512	114,662
Average HH Income	\$87,631	\$98,852	\$105,550

## 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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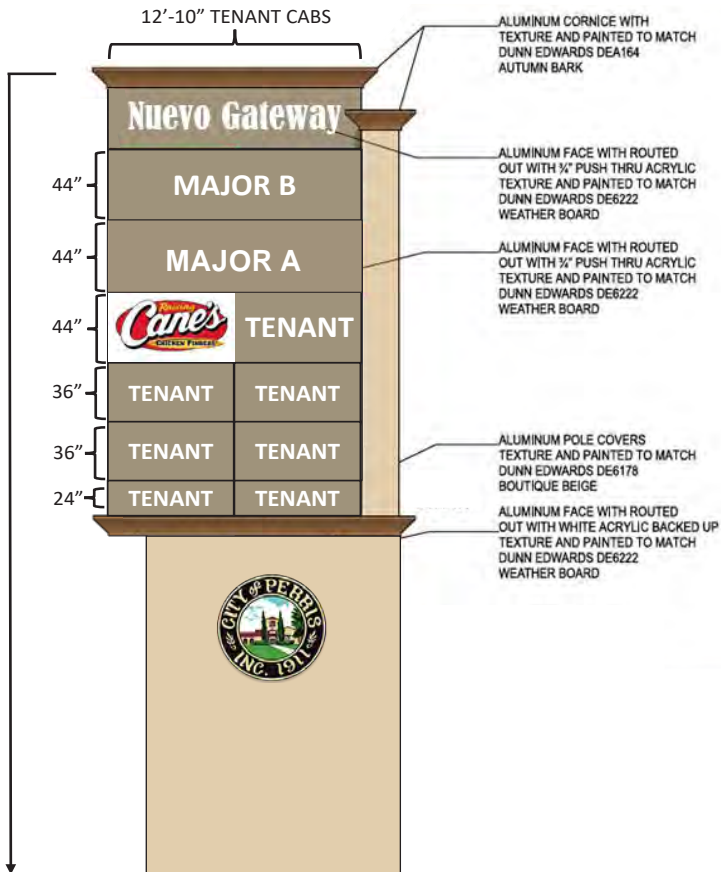




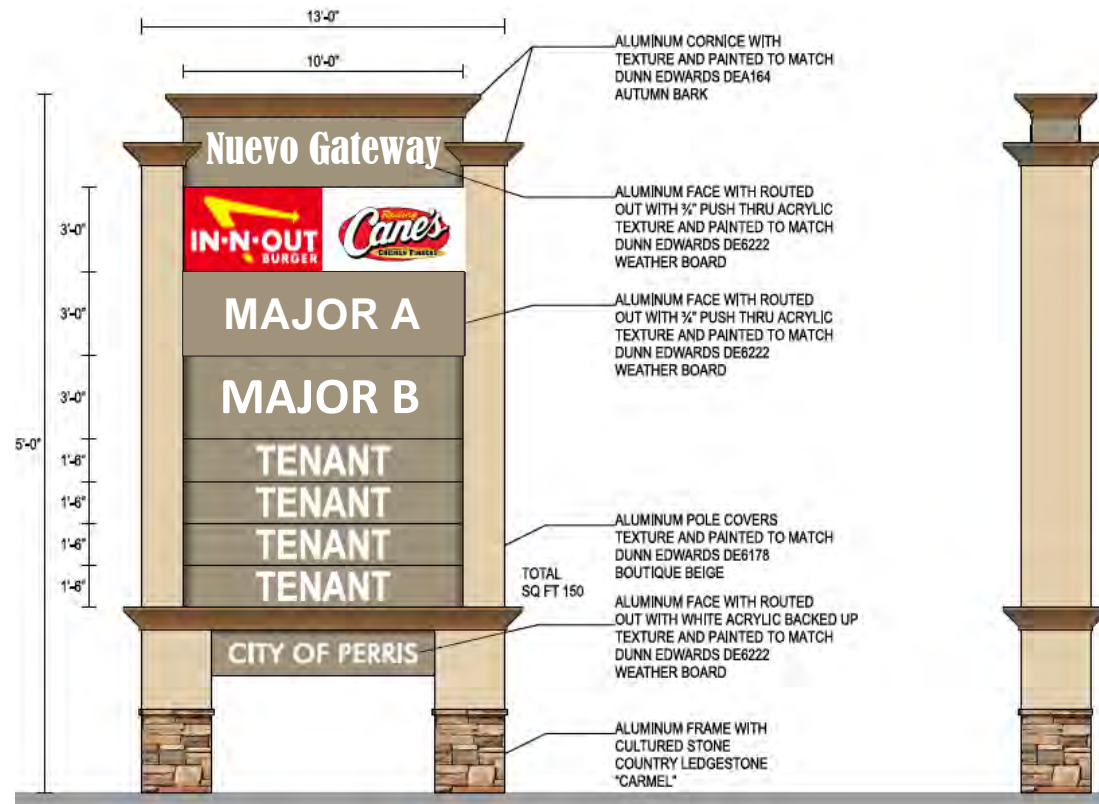
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## PROPOSED PYLON FREEWAY SIGN



## PROPOSED MONUMENT SIGN





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## 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

“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



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## PERRIS: BY THE NUMBERS

**30**  
YEARS

MEDIAN AGE  
(2022)



POPULATION  
(2023)

**80,603**



**\$82,523**

MEDIAN HOUSEHOLD  
INCOME (2023)

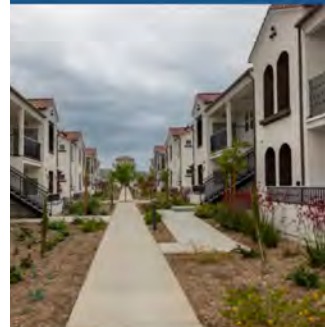


**“Your business starts here.”**

**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 LETWITCH:**  
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**



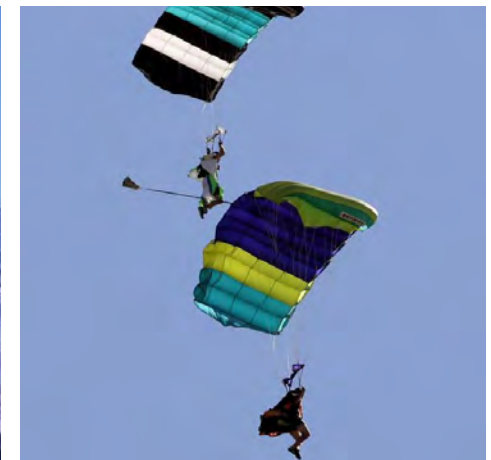


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239 W Nuevo Rd Perris, CA 92571	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	17,290	65,124	112,566
2030 Projected Population	17,319	65,512	114,662
2020 Census Population	17,543	66,684	113,136
2010 Census Population	16,179	59,023	100,810
Projected Annual Growth 2025 to 2030	-	0.1%	0.4%
Historical Annual Growth 2010 to 2025	0.5%	0.7%	0.8%
2025 Median Age	29.2	29.7	30.5
<b>Households</b>			
2025 Estimated Households	4,280	15,743	27,501
2030 Projected Households	4,372	16,168	28,631
2020 Census Households	4,237	15,849	27,416
2010 Census Households	3,863	13,912	24,232
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.8%
Historical Annual Growth 2010 to 2025	0.7%	0.9%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	23.9%	23.9%	25.9%
2025 Estimated Black or African American	10.8%	10.2%	9.8%
2025 Estimated Asian or Pacific Islander	3.9%	4.6%	4.6%
2025 Estimated American Indian or Native Alaskan	1.6%	1.9%	2.0%
2025 Estimated Other Races	59.9%	59.5%	57.7%
2025 Estimated Hispanic	73.6%	73.0%	70.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$87,631	\$98,852	\$105,550
2025 Estimated Median Household Income	\$75,083	\$84,726	\$91,182
2025 Estimated Per Capita Income	\$21,796	\$23,968	\$25,849
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	19.3%	18.6%	18.3%
2025 Estimated Some High School (Grade Level 9 to 11)	9.5%	11.0%	11.1%
2025 Estimated High School Graduate	34.7%	34.1%	33.2%
2025 Estimated Some College	20.5%	18.8%	19.1%
2025 Estimated Associates Degree Only	5.7%	6.1%	6.5%
2025 Estimated Bachelors Degree Only	7.8%	7.9%	8.3%
2025 Estimated Graduate Degree	2.6%	3.5%	3.5%
<b>Business</b>			
2025 Estimated Total Businesses	288	1,213	1,988
2025 Estimated Total Employees	2,762	11,368	18,378
2025 Estimated Employee Population per Business	9.6	9.4	9.2
2025 Estimated Residential Population per Business	60.1	53.7	56.6

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