

NEC Nuevo Road & Evans Road PERRIS, CA

RETAIL PADS AVAILABLE FOR LEASE
DELIVERY ESTIMATED Q1 2028

SITE

EVANS RD | 7,860 ADT

NUEVO RD | 12,094 ADT

PARKWEST
529 New Homes

SAN JACINTO AVE

RI RETAIL INSITE

405 S. HIGHWAY 101, STE 150 | SOLANA BEACH, CA 92075
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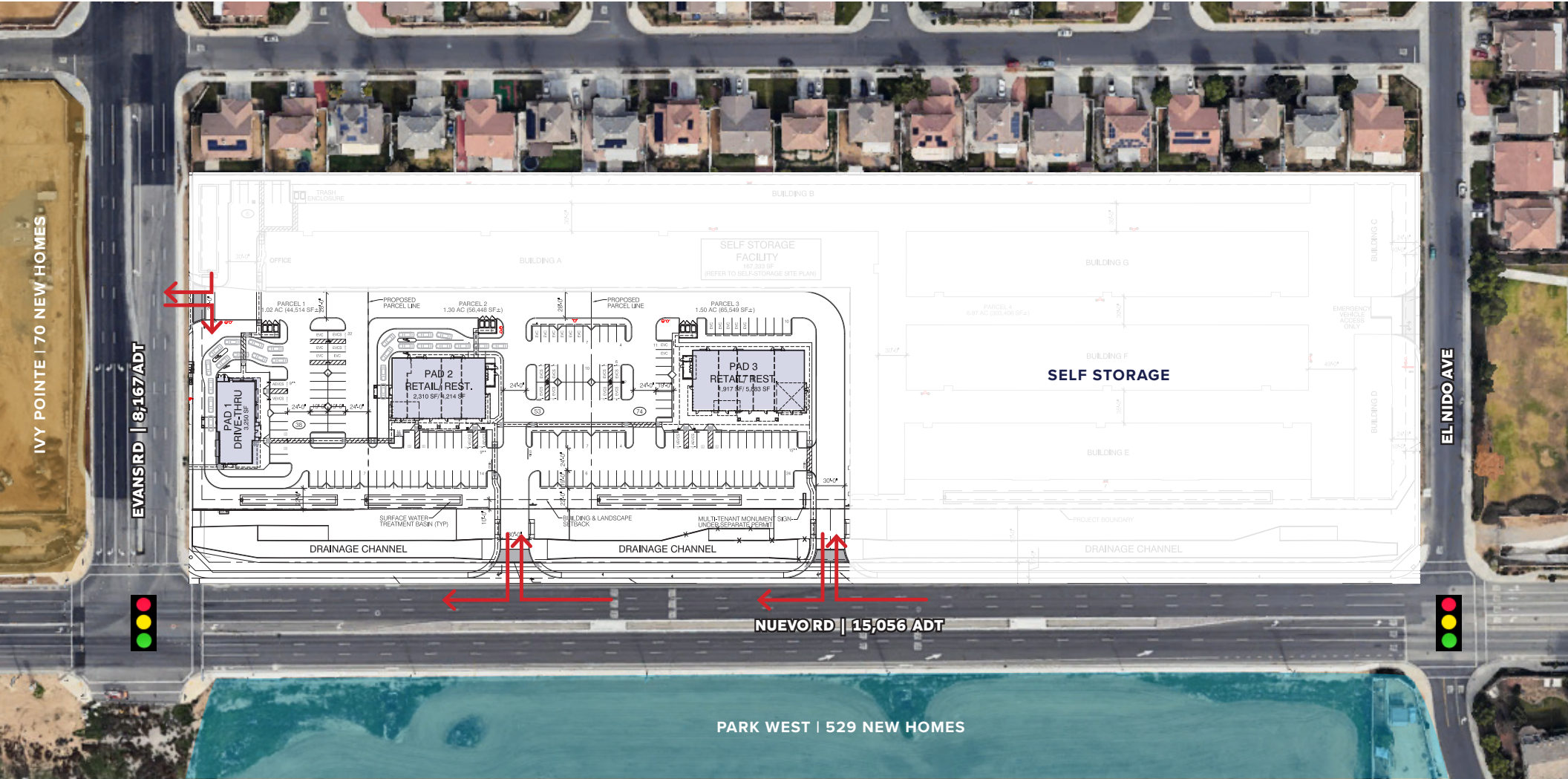
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CONCEPTUAL SITE PLAN



PROPERTY HIGHLIGHTS

- Drive Thru Pads Available
- A.M. side of the street
- Lighted intersection with strong access
- Nuevo Road: 15,056 ADT
- Synergy to neighboring retail and new housing developments

AVAILABILITY	SF
Pad 1	±3,850 SF Drive Thru
Pad 2	±2,310-6,524 SF
Pad 3	±1,000-7,800 SF Retail

The information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NEC NUEVO ROAD & EVANS ROAD

CONCEPTUAL RENDERINGS



PAD 1B



PAD 1A



PAD 2A



PAD 2B



PAD 3



DEMOGRAPHICS

ABOUT THE CITY OF PERRIS



MEDIAN AGE (2022)

30 YEARS



MEDIAN HOUSEHOLD INCOME (2023)

\$82,523



POPULATION (2023)

80,603



PERRIS AREA GROSS REGIONAL PRODUCT

\$4.6 BILLION



VEHICLES DAILY

200,000



HOUSING DEVELOPMENT

8,477



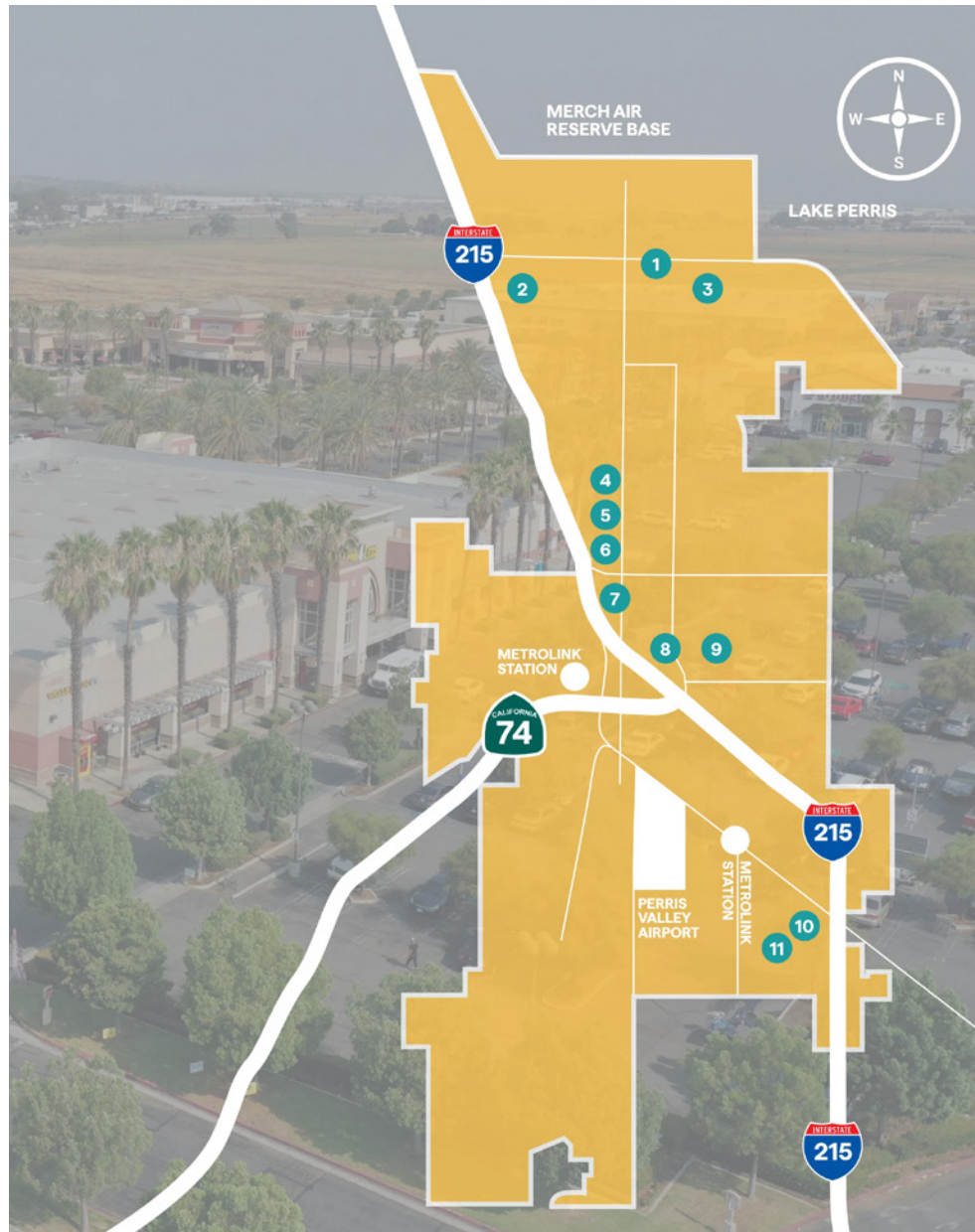
NEW HOUSING DEVELOPMENTS



- 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

**1 PERRIS BLVD. & RAMONA EXPRESSWAY**

- + 4.7 Acres commercial space available along Ramona Expressway frontage
- + 4.8 Acres commercial space available along Perris Boulevard frontage
- + Planned Uses: sit-down eateries with entertainment (breweries, wineries, sports bars, markets, specialty shops) with indoor and outdoor venues
- + Ramona Expressway and Perris Blvd.: 140,757 CPD

2 RAMONA & WEBSTER

- + 6.95 Acre Shopping Center (under construction)
- Tenants Secured: Taco Bell, Sonic, Starbucks, and Shell Gas Station
- + more to come
- + +/- 6,630 SF Available
- + I-215 Freeway with combined traffic count: +/- 200,000 CPD
- + Traffic Counts on Ramona Expressway: +/- 36,339 CPD

3 RAMONA & EVANS

- + Near Lake Perris State Recreation Area and Perris Fairgrounds, which bring in over two million visitors annually
- + +/- 10.08 Acre Shopping Center (coming soon)
- + Ramona Expressway frontage
- + Intersection traffic about 24,000 CPD

4 PERRIS SPECTRUM

- + Tenants: Altura 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
- + 41 million visitors per year
- + +/- 87,710 CPD

5 PERRIS BLVD. & CITRUS AVE.

- + 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 like: Walmart Fuel Station, Einstein Bro's Bagels, Waba Grill, Chipotle, and Pieology.
- + I-215 visibility: 200,000 CPD
- + +/- 87,710 CPD

6 PERRIS PLAZA (PLAZA DE PERRIS)

- + Coming Soon: Target
- + 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
- + +/- 149,063 CPD

7 NUEVO GATEWAY

- + Now Open: In-N-Out, Raising Cane's
- + 10.8 +/- Acre Shopping Center Coming Soon
- + Prime Development Site: Sale/ Leaseback
- + Nearby: Ramen and Sushi, Stater Bro's, Walmart, Aldi, Food 4 Less
- + I-215 access & visibility (200,000 CPD)
- + +/- 129,317 CPD

8 PERRIS COMMONS

- + 5.5 Acre Retail Center
- + SWC San Jacinto Ave. & Redlands Ave. (Hwy 74)
- + I-215 access & visibility (200,000 CPD)
- + +/- 66,995 CPD

9 PERRIS VENUE

- + Fully Entitled 68 Acre Retail Center
- + SEC San Jacinto Ave. & Redlands Ave. (Hwy 74)
- + I-215 access & visibility (200,000 CPD)

10 PERRIS CROSSINGS

- + Now Open: Septembers Taproom and Eatery
- + Existing Tenants: WinCo Foods, Home Depot, Bank of America, Corky's Kitchen & Bakery, AutoZone, Ono Hawaiian BBQ, 7-Eleven, Quick Quack Car Wash and Perris Kids' Dentist Dental Group
- + Excellent access and visibility off the I-215 Freeway and planned direct access to Hwy 74
- + +/- 126,983 CPD

11 GREEN VALLEY SPECIFIC PLAN

- + Conceptual Site Plan: 57,200 SF retail space available
- + Ethanac Road frontage
- + Close proximity to the I-215 Freeway

TRADE AREA





ABOUT THE CITY OF PERRIS

Perris, CA 92571	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,528	69,568	111,356
2030 Projected Population	12,295	70,118	115,493
2020 Census Population	13,480	71,224	109,228
2010 Census Population	10,520	64,037	97,433
Projected Annual Growth 2025 to 2030	-0.4%	0.2%	0.7%
Historical Annual Growth 2010 to 2025	1.3%	0.6%	1.0%
2025 Median Age	29.8	30.2	31.0
Households			
2025 Estimated Households	2,849	16,990	27,961
2030 Projected Households	2,855	17,525	29,774
2020 Census Households	3,008	17,132	27,112
2010 Census Households	2,396	15,285	24,089
Projected Annual Growth 2025 to 2030	-	0.6%	1.3%
Historical Annual Growth 2010 to 2025	1.3%	0.7%	1.1%
Race and Ethnicity			
2025 Estimated White	22.7%	24.1%	27.1%
2025 Estimated Black or African American	11.6%	11.1%	9.8%
2025 Estimated Asian or Pacific Islander	7.2%	5.4%	5.2%
2025 Estimated American Indian or Native Alaskan	1.8%	2.0%	1.9%
2025 Estimated Other Races	56.6%	57.4%	56.0%
2025 Estimated Hispanic	70.7%	70.7%	68.5%
Income			
2025 Estimated Average Household Income	\$121,407	\$105,708	\$108,970
2025 Estimated Median Household Income	\$98,119	\$91,743	\$93,339
2025 Estimated Per Capita Income	\$27,623	\$25,874	\$27,421
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	16.6%	17.8%	16.5%
2025 Estimated Some High School (Grade Level 9 to 11)	14.2%	10.7%	10.9%
2025 Estimated High School Graduate	31.4%	33.3%	33.4%
2025 Estimated Some College	16.0%	19.1%	19.8%
2025 Estimated Associates Degree Only	4.9%	6.3%	6.7%
2025 Estimated Bachelors Degree Only	10.3%	9.1%	8.9%
2025 Estimated Graduate Degree	6.5%	3.7%	3.8%
Business			
2025 Estimated Total Businesses	88	1,188	1,962
2025 Estimated Total Employees	359	10,630	18,047
2025 Estimated Employee Population per Business	4.1	8.9	9.2
2025 Estimated Residential Population per Business	141.7	58.6	56.8