

EXPRESSWAY CENTER

Space For Lease
& Pad Available

85 East Ramona Expressway
Perris, CA 92571



A Thriving and Newly Renovated Shopping Destination

AP **ATLAS PROPERTIES**
REAL ESTATE SERVICES

Center Highlights



Grow Your Business In An Expanding City

Expressway Center boasts a central location in the middle of Perris. Perris' population has doubled since 2002 and continues to grow making it an ideal place to locate a business.



- Adjacent section of the I-215 Freeway has 103,000+ CPD



- Approx. 145,000 vehicles per day exit the I-215 at the Ramona Expressway off ramp located 1.5 miles from Expressway Center



- Renovation completed in June of 2018



- Adjacent to May Ranch, the largest residential development in Perris with 4,500 homes and 19,000 residents



- Long linear shopping center with all units featuring excellent street visibility



- Anchored by Del Taco and Farmer Boys



- Expressway center is at the corner of Ramona Expressway and Perris Blvd. (70,000 CPD) Ramona Expressway is the main road that links the I-215 freeway and heavily residential east Perris, and Perris Blvd. is the main north/south street in the city



- Dedicated turn lane with signal on Ramona Expressway



- Great tenant mix including multiple restaurants, convenience stores, dry cleaners, retail, auto services and other specialty services such as a gym

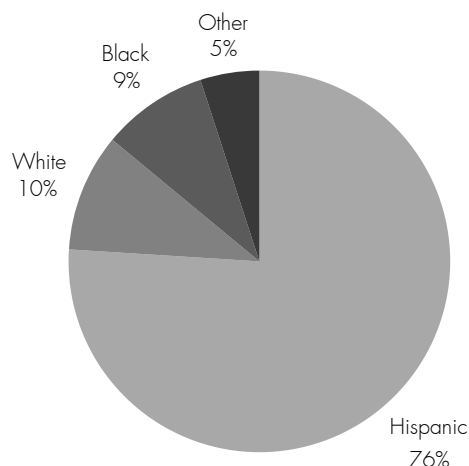
City Info & Surrounding Logistic Facilities



Perris Fast Facts:

- ⚡ Perris' population has grown 17% since 2010
- ⚡ The city of Perris has over 13,654 proposed (10,144 approved) homes adding approx. 47,700 people to its population and few proposed new retail centers in the area
- ⚡ There are more than 22,000 employees within a 5 mile radius of Expressway Center

Ethnicity / Race (2024):



Demographics (2024):

Median Resident Age



Household Income



Population

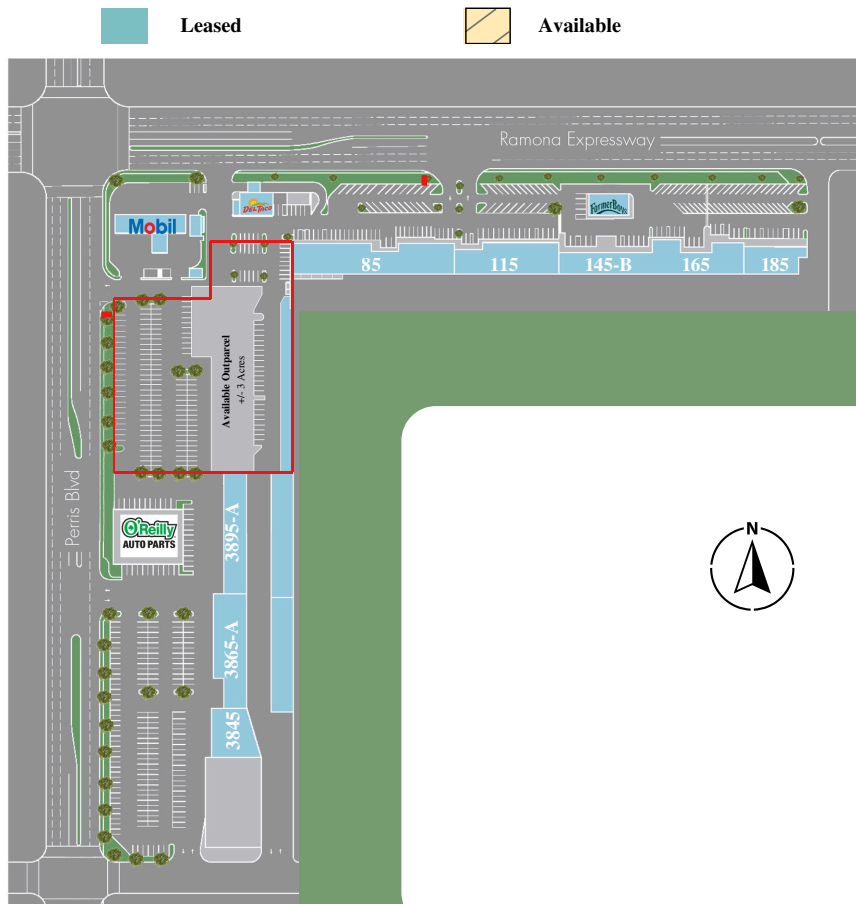


Citywide

3 Mile Radius

Surrounding Logistic Facilities





Tenant List

85-01-04	County of Riverside	4,000 SF
85-05	El Toro Loco Grill y Mariscos	1,288 SF
85-06	VV Spa	800 SF
85-07	Suelto and Perleche Dental	1,608 SF
85-08	El Cajon Cellular Inc.	1,000 SF
85-09	Express Registration & Insurance Services	1,000 SF
85-10-11	Antojitos Mexicanos	2,016 SF
85-12-13	Lake Perris Liquor	2,910 SF
11516	Mistik Banquets	5,904 SF
11578	Barra Azul	3,320 SF
145A	Farmer Boys Resturant	2,584 SF
145B1-2	Mendez Market	1,616 SF
145B3	Panaderia Las Conchitas	1,160 SF
145B4	Joe's Express Smog	1,200 SF
145B5	Loyal Paws	1,370 SF
145B6	Santos Flowers	1,300 SF
165-1	MMA & Fitness	1,400 SF
165-2	Patty Beauty & Barber Shop	1,327 SF
165-3	La Michocana El Rodeo Ice Cream	1,000 SF
165-4	Perris Water Plus	1,500 SF
165-5-6	Cervantes Fiesta	3,080 SF
185-1	Unique Threading Express	1,050 SF
185-2	WingStop	1,355 SF
185-4	Toro Taxes	1,180 SF
185-5	Expressway Tire	1,590 SF
3845F	Sanctuary Church	10,133 SF
3865A1-4	Sanctuary Church	2,484 SF
3865A5	Birriera Xolos	1,400 SF
3865A6-10	Renteria Custom Wheels	4,030 SF
3895B1-2	Lydia's Hair Design	1,094 SF
3895B3	Z&K Xtreme Tint & Audio	1,161 SF
3895B4-6	Islamic Foundation	12,734 SF
3895B8-9	Tone Zone Fitness	2,778 SF
3775	O'Reilly Autoparts	(Owned By Others)
51	Del Taco	(Owned By Others) 2,087 SF
	Available Pad	Maximum Building Area 30,000 SF

We're ready to help your business grow in Perris. Give us a call today!

Space Available
Pad Available

Contact Information

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