

# SPECTRUM CENTER

Space For Lease  
& Pads Available

2560 North Perris Blvd.  
Perris, CA 92571



An Expansive Shopping Complex in Growing Perris, CA

**AP** **ATLAS PROPERTIES**  
REAL ESTATE SERVICES



# Center Highlights



## A Destination With a Little Bit of Everything

Spectrum Center is an large shopping plaza with a wide range of tenants; from Fitness 19 and Dollar Tree to the Perris Mini Mall, Spectrum Center has it all!



- Spectrum Center is anchored by Cardenas, Dollar Tree, Fitness 19 and The Perris Mini Mall



- New Yoshinoya Coming Soon!

- Proposed new east/west freeway that will run adjacent to the property and have Perris Blvd. exit

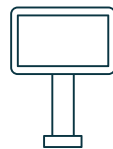


- 1.4 miles to the I-215 freeway with 103,000+ cars per day

- Harvest Landing, a 341 acre 1,860 residential unit development is proposed directly adjacent to the center



- Adjacent proposed apartment complex will have over 200 units



- 3 large monument signs on Perris Blvd. and 2 on Orange Ave. New monument on the corner of Orange and Perris proposed



- Dedicated signalized turn lanes on Perris Blvd.



- Spectrum Center has a massive parking lot with 6.9 spaces per 1,000 SF and over 65 spaces per unit



- Approximately 34,000 cars per day pass on adjacent Perris Blvd.



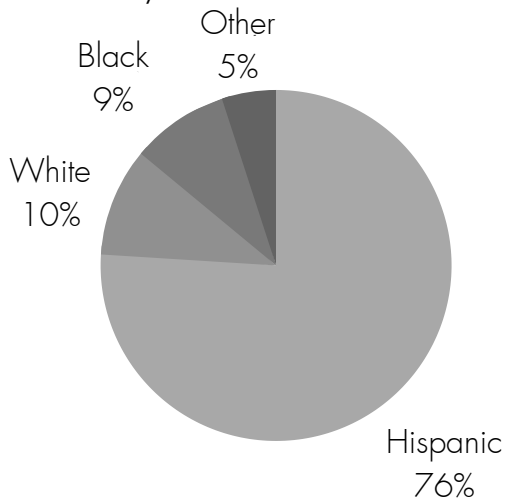
# City Info & Surrounding Area



## Perris Fast Facts:

- ⚡ Perris' population is predicted to grow 10% by 2022 and has grown 117.49% since 2000
- ⚡ 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 Spectrum Center

## Ethnicity / Race (2019):



## Demographics (2019):

Median Resident Age



Household Income



Population







## Surrounding Area









# Site Map



	Leased		Available (Divisible)
	Available		Proposed Addition

<b>E</b>	Pad E - 10,000 SF
<b>GG</b>	Pad GG - 6,000 SF
<b>K &amp; L</b>	Pad K & L - 32,180 SF
<b>T</b>	- Two 1,000 SF in-line spaces (available)
	- One 1,800 SF end-cap space (available)
	- One 1,400 SF restaurant end-cap (leased)
<b>V</b>	2,200 SF Restaurant Space (leased)



- R**
- Acceptance Auto Insurance
  - El Festin (Party Store)
  - Advance America Cash Advance
  - Universe Barber & Beauty Shop
- J** 
- Spectrum Cleaners
  - Placas Auto Registration
- G**  
- + Life
  - Agua Pura
  - Rodeo Enterprises
  - IBROW & BEYOND
  - Hair Beauty Salon
  - La Michoacana
- F** 
- 
- 
- Tacos La Bufadora
  - Vanity Nails & Spa
  - Woman's Care
  - Perris Valley Veterinary Clinic
  - Uno Chicken
  - Mr. You Express Chinese Food

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

## Contact Information

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