

New 6 Acre Retail Development within the Green Valley Ranch

NEC of Ethanac & Goetz | Perris, CA 92570



Flexible Deal Structure

±1,200 - ±2,500 SF
Pad Drive-Thru Opportunity

±5,000 SF
Pad Building Opportunity

±10K-16K SF
Box Opportunity

DESCRIPTION

- Surrounding by explosive residential growth by builders including Richmond, KB, Pulte, Toll Brothers, DR Horton and more
- Flexible deal structure including Ground Lease, BTS, RBTS, Parcel Sale, etc.
- Current HH Income in the area is \$96k/year (per ESRI)
- Underserved trade area

2022 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,503	37,910	146,442
Avg Household Income	\$112,112	\$83,132	\$95,787
Daytime Population	132	9,395	21,385

Source: Esri

TRAFFIC COUNTS

Ethanac Rd approx. 7,000 cpd
Goetz Rd approx. 6,300 cpd

Source: Costar

CONTACT

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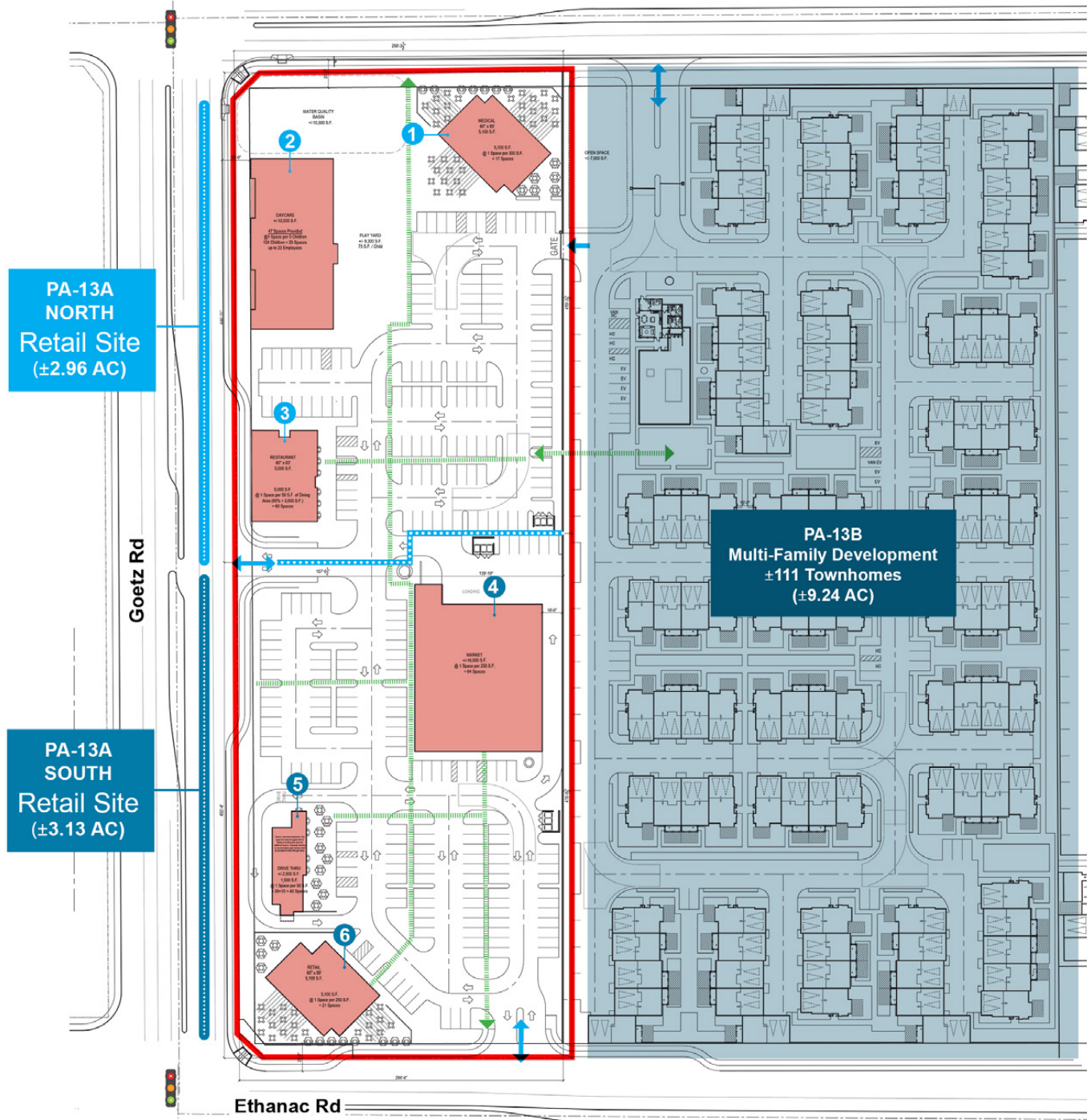
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PA-13A / NORTH

- 1 Pad Building: ±5,100 SF
- 2 Box: ±10,500 SF
- 3 Pad Building: ±5,000 SF

PA-13A / SOUTH

- 4 Grocer: ±16,000 SF
- 5 Pad Drive-Thru: ±2,500 SF
- 6 Pad Building: ±5,100 SF



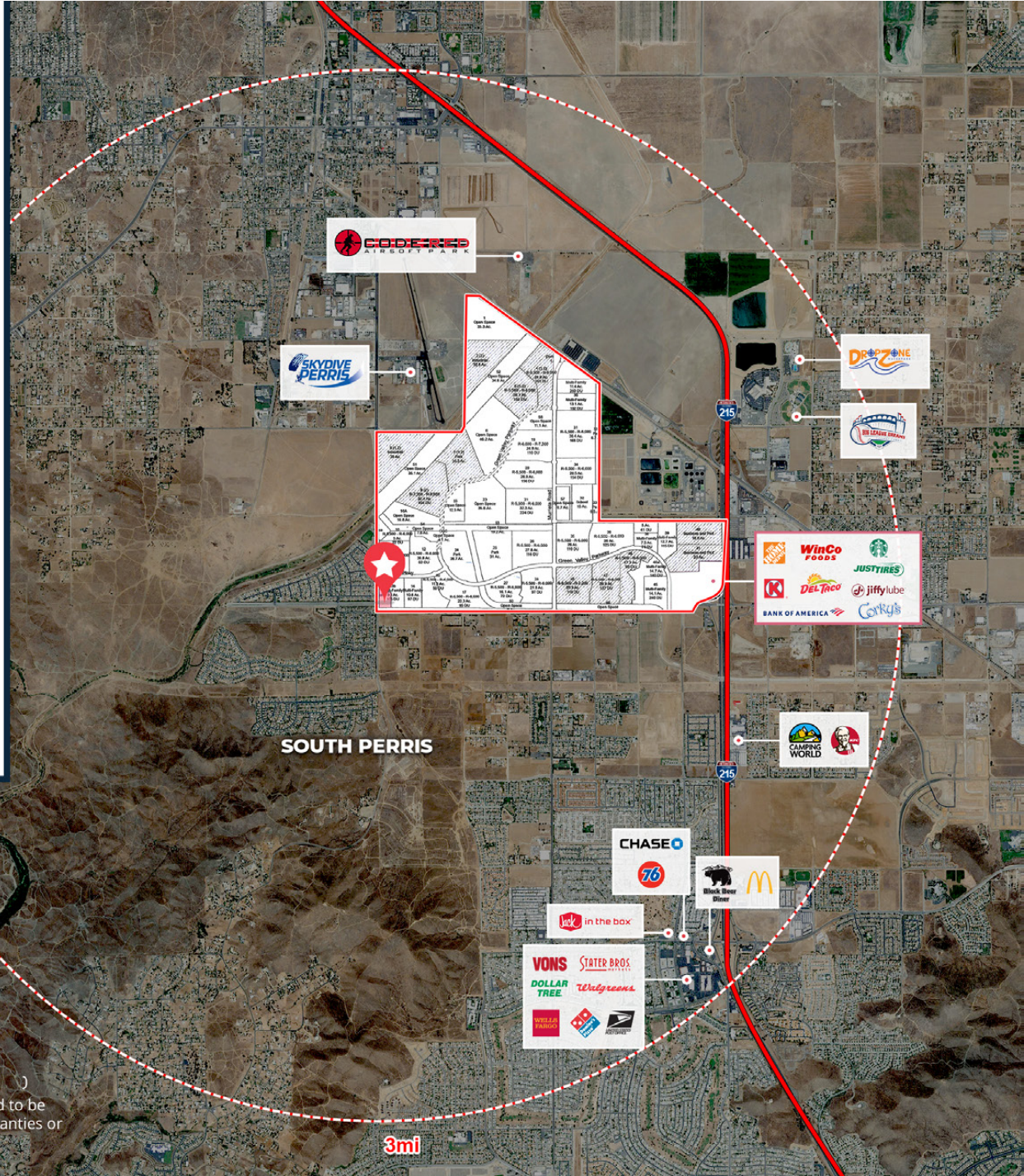
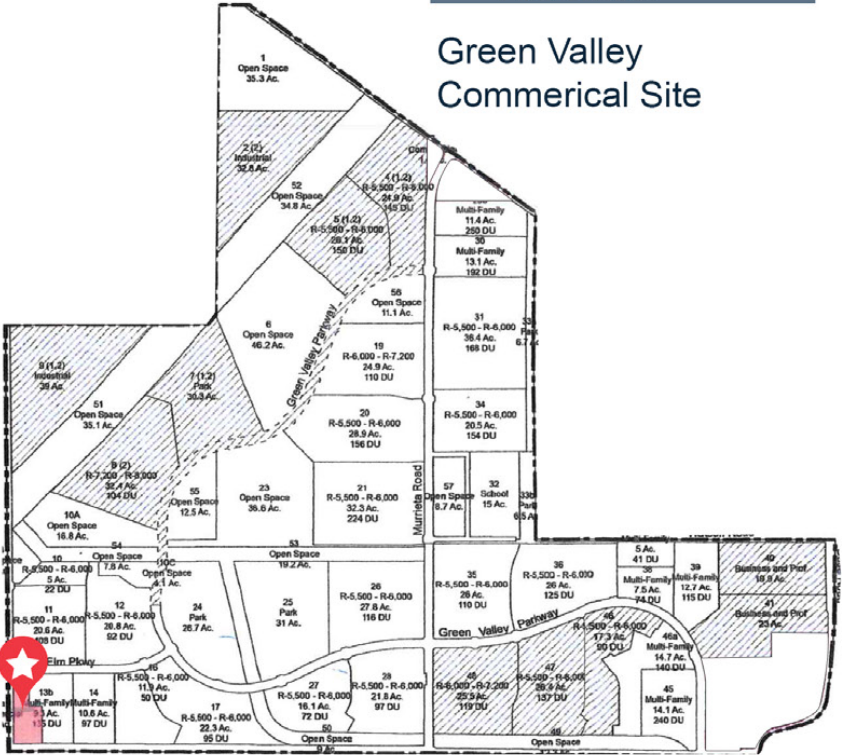
PA-13A NORTH
Retail Site
(±2.96 AC)

PA-13A SOUTH
Retail Site
(±3.13 AC)

PA-13B
Multi-Family Development
±111 Townhomes
(±9.24 AC)

Site
 ★ NEC of Ethanac Rd & Goetz Rd
 Perris, CA 92570

Green Valley Commerical Site



CONTACT

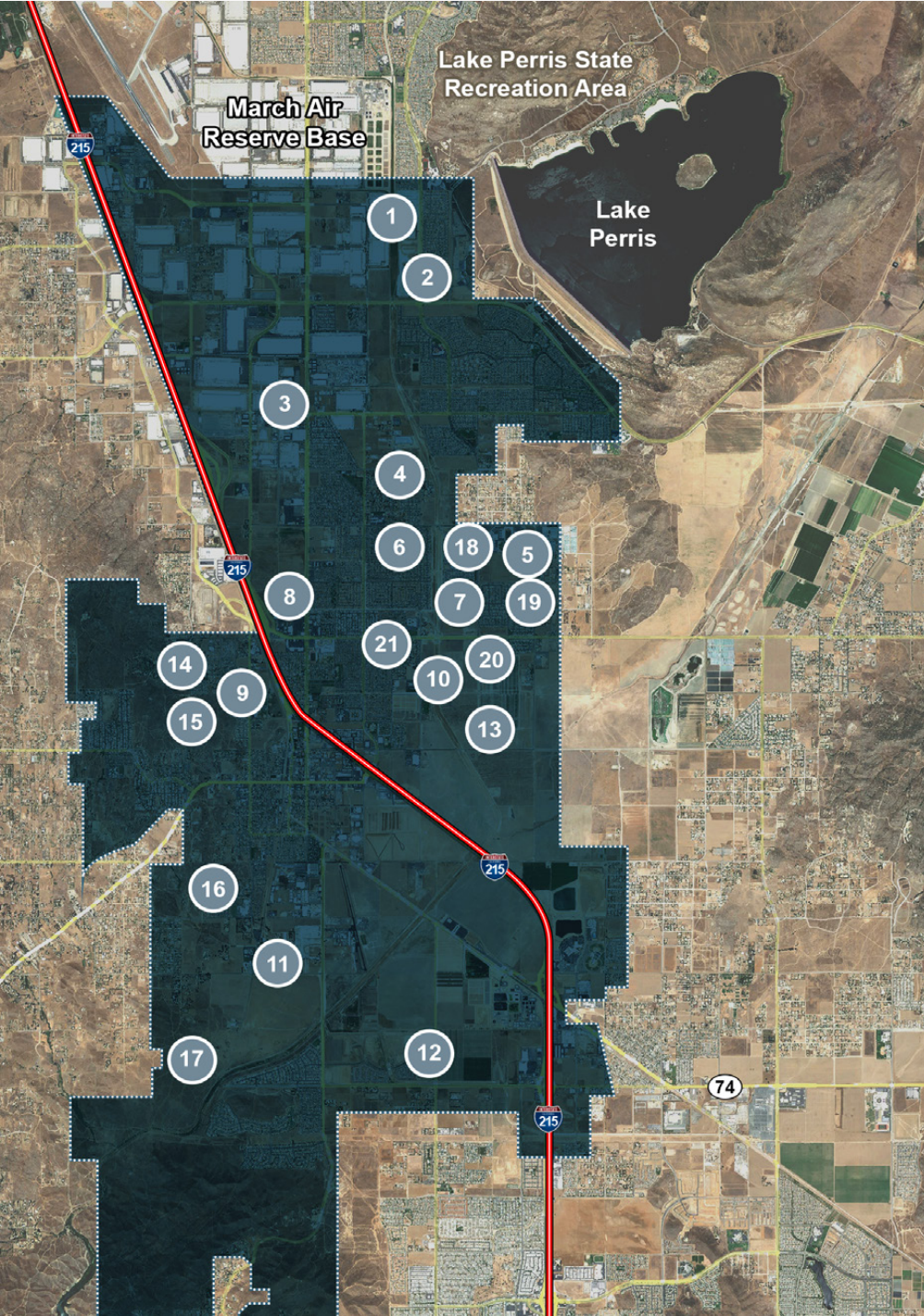
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New Housing Developments / 9,290 New Units

NO.	PROJECT	UNITS	PHASE
1	Stratford Ranch	270	Under Construction; 287 Additional Units Approved
2	Barret Apartments	202 MFR	Vertical Construction in Progress
3	Nova Homes	76 SFR	Approved
4	Citrus Court	111 SFR	Approved
5	Classic Pacific	131 SFR	Vertical Construction in Progress
6	Pulte Homes	397 SFR	Completed
7	Harvest Landing Plan	1,860 SFR	Approved
8	Villa Verona	360	Approved
9	Park West	2,027	Purchased by Mission Pacific; Phase 1: 529 units starts 2023
10	DTSP Mixed Use	15	Completed
11	Green Valley Specific Plan	1,555	314: Completed 104: Under Construction 1,137: Approved
12	Senior Sterling Villas	429	Approved
13	Pacific Heritage	82	Completed
14	Village Walk	129	Approved
15	UCI Properties	145 SFR	Approved
16	Lansing Properties	141	Approved
17	Riverwood SP	663 SFR	Approved
18	NEC Citrus & Evans	161 SFR	Grading In Progress
19	NWC Citrus & Dunlap	122 SFR	Grading In Progress
20	NWC Nuevo & Evans	75 SFR	Approved
21	SWC Nuevo & Wilson	52 SFR	Approved