

OFFERING MEMORANDUM

# 751

— E ELLIS AVE —  
PERRIS . CALIFORNIA

## 9.4 ACRE PARCEL

EXCLUSIVELY LISTED BY:

**CHAD NASIR**  
Vice President  
DRE# 02086093  
949.724.471  
cnasir@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

**VIRTUAL TOUR** 360°

### UNENTITLED INDUSTRIAL LAND OFFERING

// ±409,464 SQ. FT. (9.4 ACRES)

# // Confidentiality Agreement

**751**  
E ELLIS AVENUE  
PERRIS, CA

Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 751 E Ellis Avenue, Perris, CA, (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

EXCLUSIVELY LISTED BY:

**CHAD NASIR**  
Vice President  
DRE# 02086093  
949.724.471  
cnasir@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH



**751**  
E ELLIS AVENUE  
PERRIS, CA

**04**  
PROPERTY  
OVERVIEW

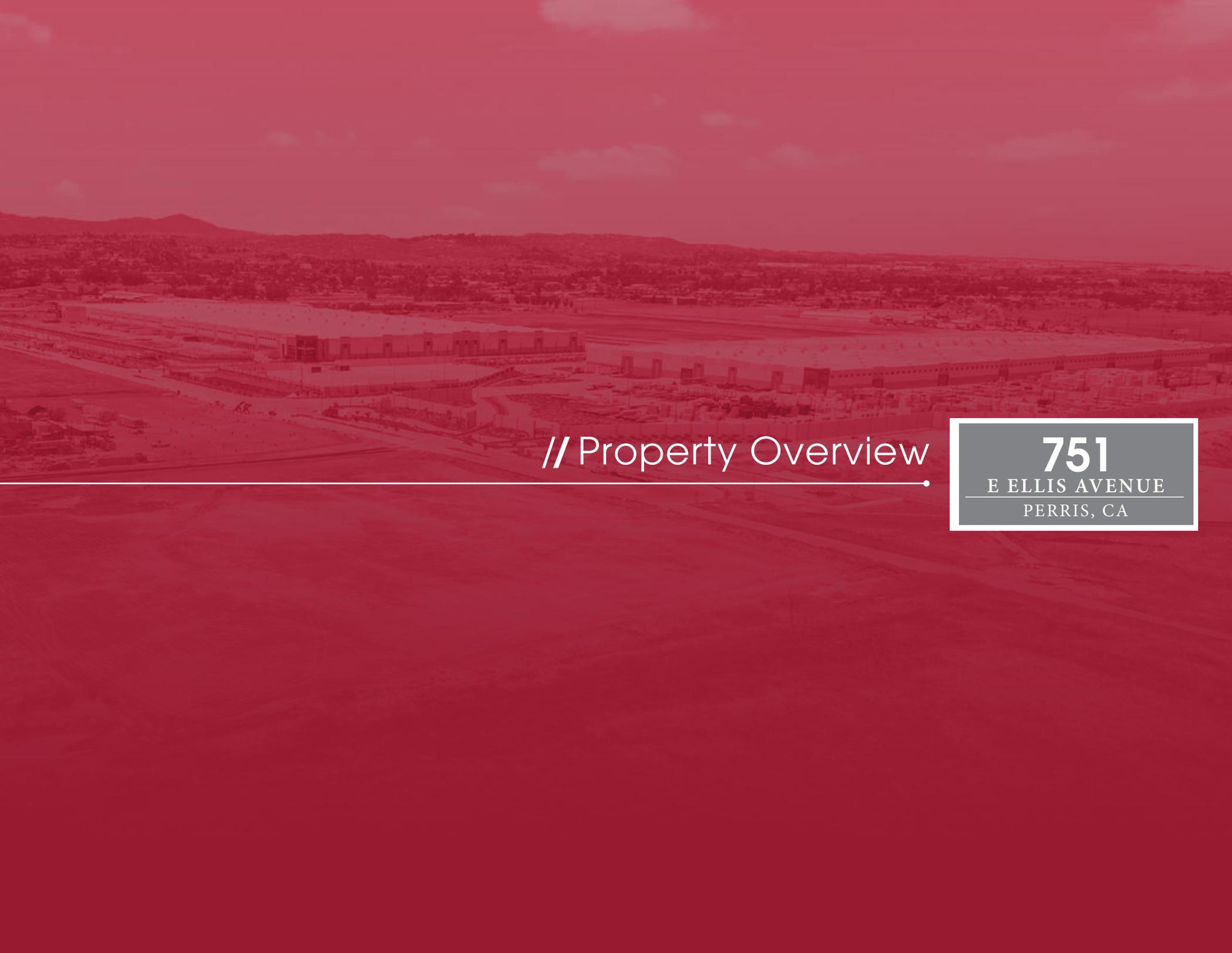
**08**  
AREA  
OVERVIEW

**20**  
FINANCIAL  
OVERVIEW

EXCLUSIVELY LISTED BY:

**CHAD NASIR**  
Vice President  
DRE# 02086093  
949.724.471  
cnasir@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH



// Property Overview

---

**751**  
E ELLIS AVENUE  
PERRIS, CA

# // Property Highlights

## STRATEGIC LOCATION & INVESTMENT ADVANTAGES

**\$7.75M**  
ASKING PRICE

**80%**  
SELLER FINANCE

**Light**  
INDUSTRIAL ZONE

**I-215**  
FREEWAY ACCESS



### TRANSPORTATION

- I-215 Freeway Access
- BNSF Rail w/ Spur Potential
- South Perris Metrolink



### SELLER FINANCING

**80%**  
CARRY

**10 YR**  
BALOON

**25 YR**  
AMORTIZATION



### SITE FEATURES

- Level Terrain
- Water Meter On-Site
- Paved Street Access

# // Property Overview



## TOTAL SIZE

**9.4 ACRES**

±409,464 Sq. Ft.



## PARCEL

**330-090-012**

Assessor Parcel Number



## TOPOGRAPHY

**LEVEL**

Development Ready



## ZONING

**LIGHT IND**

Industrial Uses



## SITE FEATURES

- ✓ **Level Terrain**  
Ready for development
- 🚗 **Paved Street**  
Access With curb and gutters
- 🚂 **BNSF Rail**  
Proximity Potential spur available



## UTILITIES

- 💧 **Water** ON-SITE
- ⚡ **Electric** AVAILABLE
- 🔥 **Gas** AVAILABLE
- 📶 **Telecom** AVAILABLE
- 🚰 **Sewer** TO SITE



## DIMENSIONS

**±642.35 FT**   **±610.23 FT**  
Approximate Width   Approximate Depth



## ZONING DETAILS

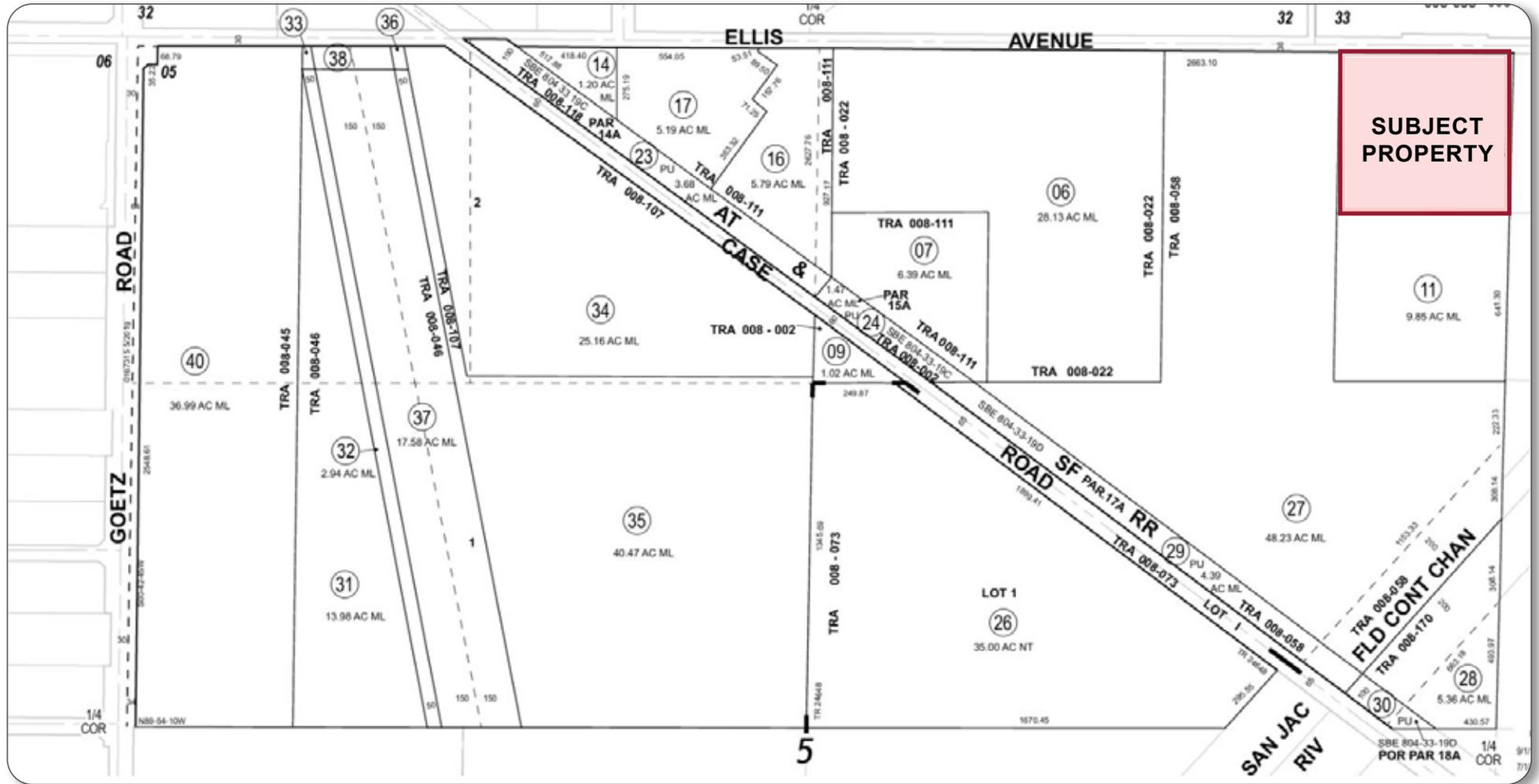
**Classification:** Light Industrial  
**Land Use:** Industrial  
**Status:** Industrial

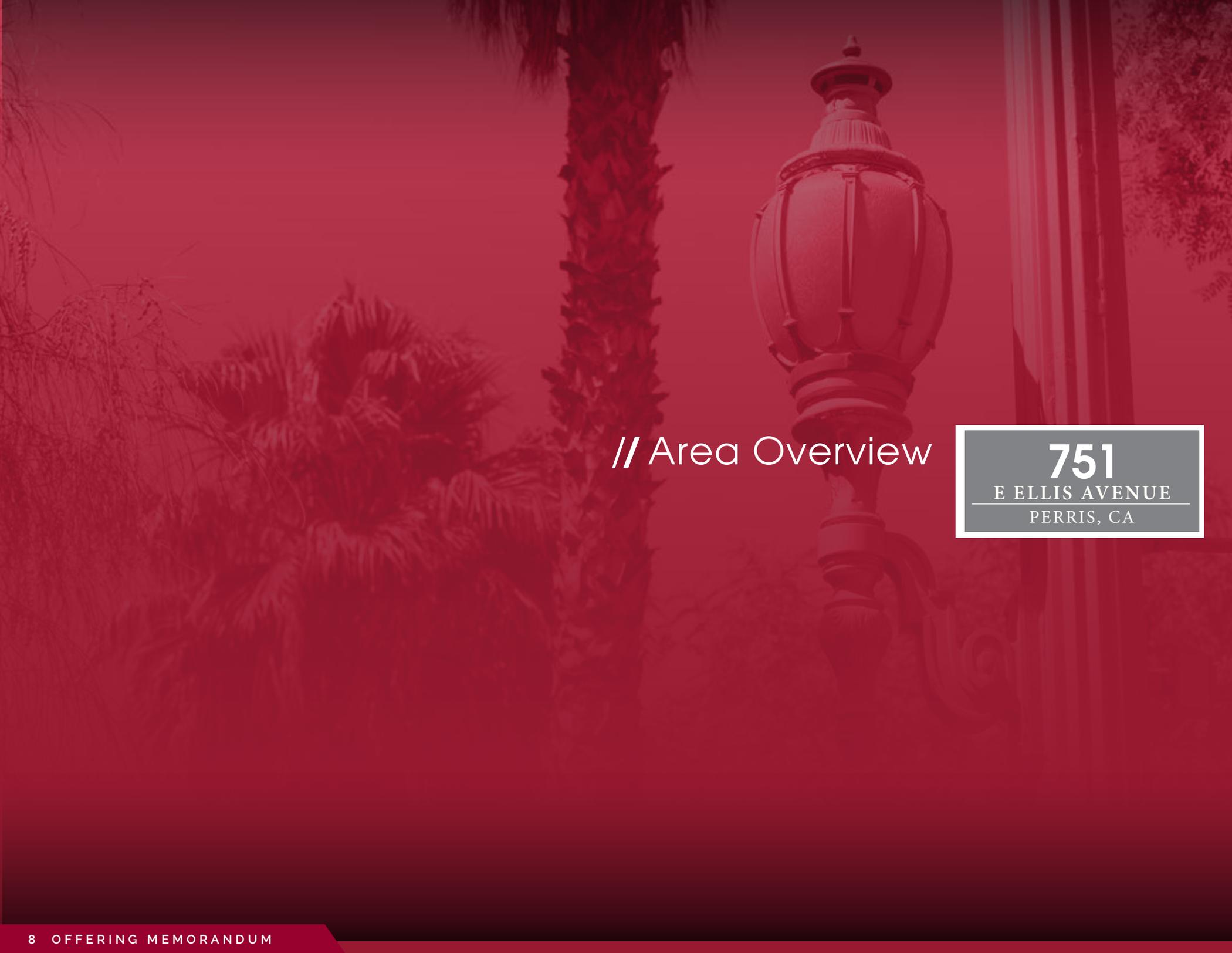


## READY TO BUILD

- ✓ Level site preparation
- ✓ Utility access available
- ✓ Paved road frontage
- ✓ Industrial zoning in place

# // Parcel Map



The background of the slide features a monochromatic red overlay on a photograph of a palm tree and a classic street lamp. The lamp is ornate, with a spherical globe and a decorative base. The palm tree trunk is visible in the center, and the fronds are on the left. The overall aesthetic is clean and professional.

// Area Overview

**751**

E ELLIS AVENUE  
PERRIS, CA

# // City of Perris

## Located in Southern California's Inland Empire

Perris is a rapidly growing city positioned along the I-215 corridor—one of the most critical transportation and logistics routes in the region. Its strategic location offers direct access to major freeways, rail lines, and proximity to Ontario International Airport and the Ports of Los Angeles and Long Beach.

Perris is recognized for its business-friendly policies, pro-growth zoning, and affordable land, making it a preferred destination for industrial and commercial development. National brands including Home Depot, Lowe's, and Ross operate major distribution centers here, supported by a large, young, and capable workforce.

The city is also investing in long-term infrastructure, including the South Perris Metrolink Station, new industrial parks, and mixed-use revitalization zones—creating a robust environment for investors seeking long-term growth and value.



# // Aerial Photography

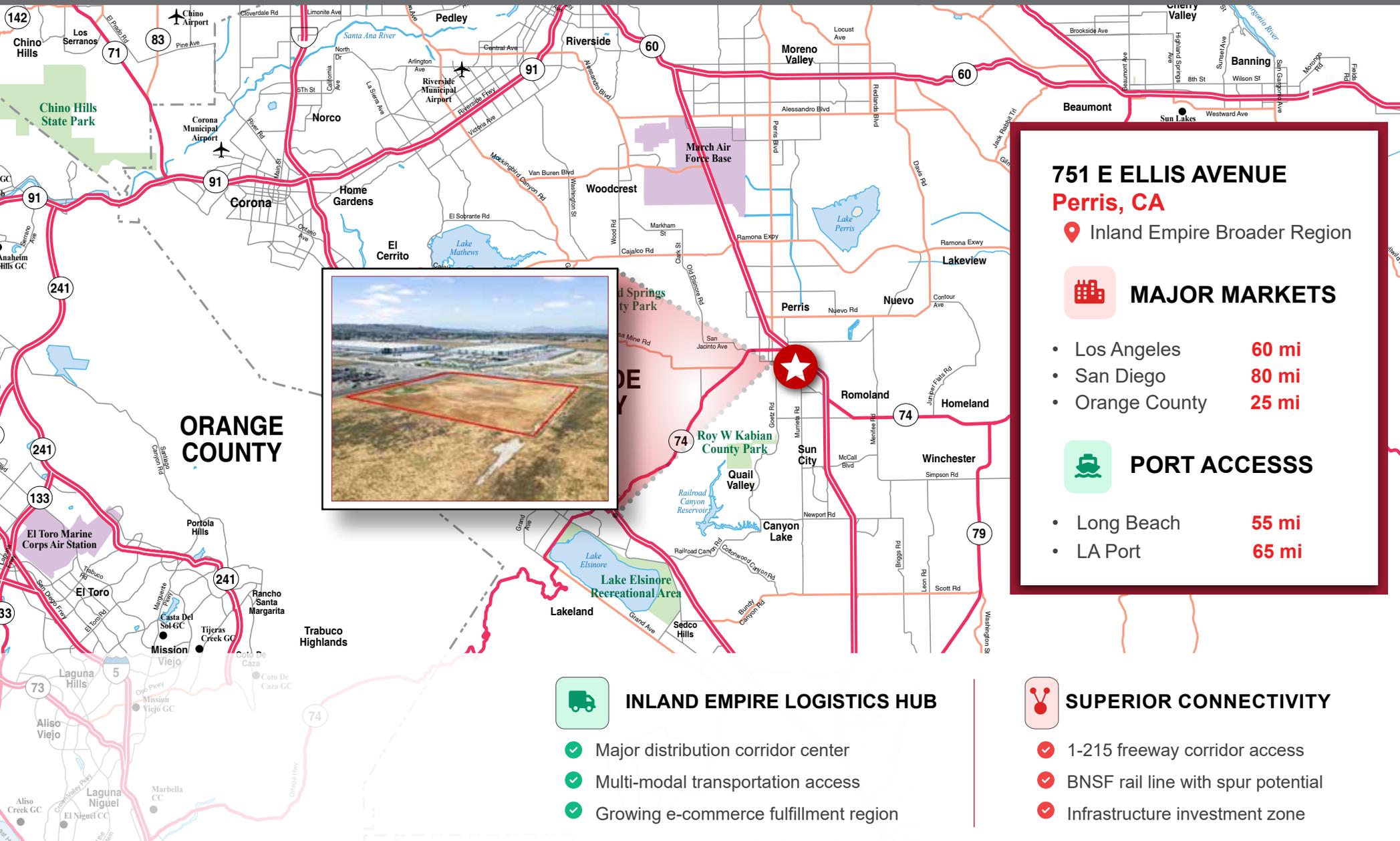


# // Aerial Photography

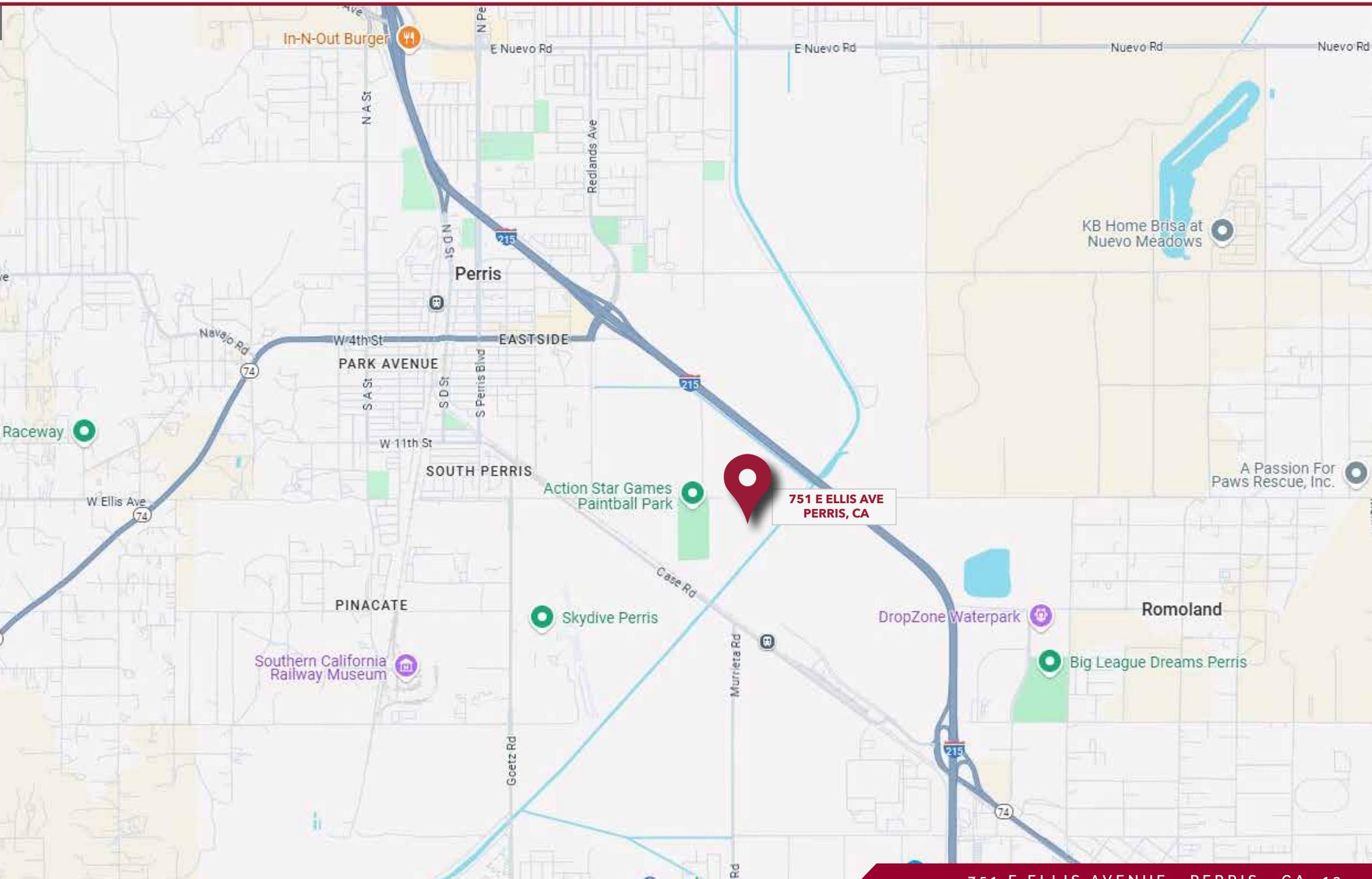


# // Area Map & Regional Overview

## STRATEGIC LOCATION WITHIN SOUTHERN CALIFORNIA'S INDUSTRIAL CORRIDOR



# // Amenities Map



# // Demographics

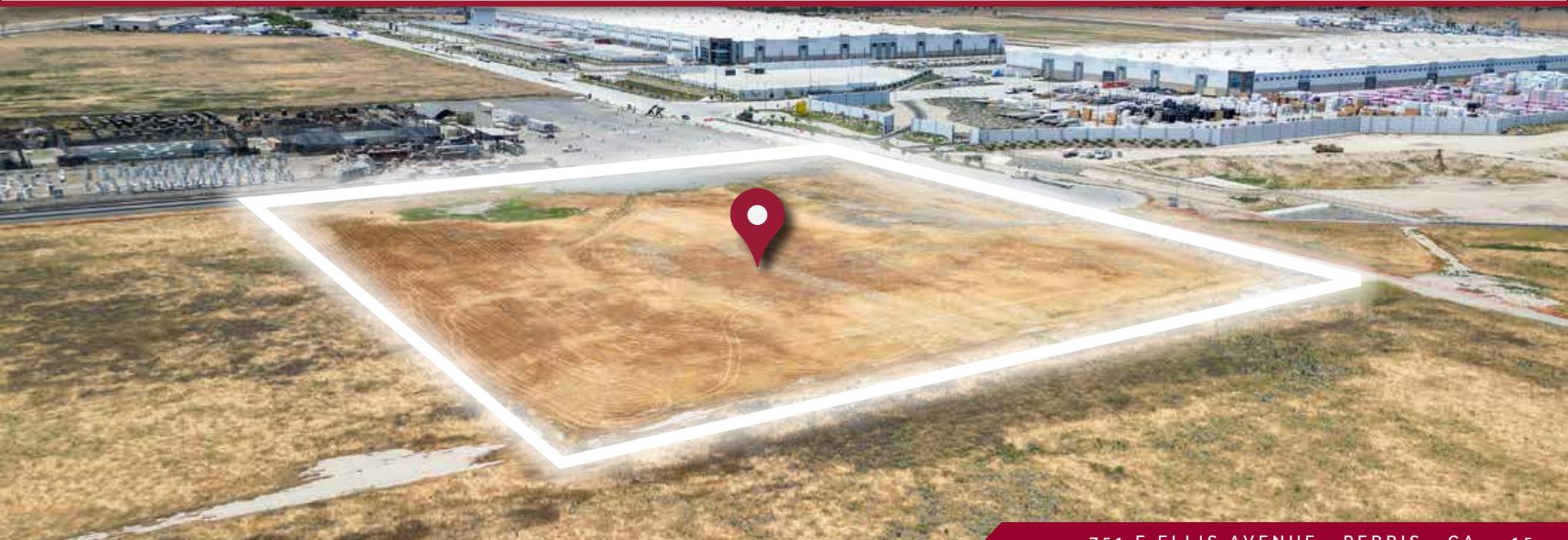
Riverside, CA is a diverse city of over 310,000 people. With a median age in the early 30s, it's a youthful and culturally rich city.

	<b>1 Mile Radius</b>	<b>2 Mile Radius</b>	<b>3 Mile Radius</b>
<b>Population Growth 2024-2029:</b>	12,642	96,863	260,730
<b>2024 Population Growth:</b>	5.02%	5.00%	4.94%
<b>HH Growth 2024 - 2029:</b>	4.66%	4.54%	4.47%
<b>Median House Hold Income:</b>	\$114,719	\$106,754	\$107,290



# // Sales Comparables

ADDRESS	SALE DATE	SALE PRICE	SPRICE PSF	ZONING	LOT SIZE
1281 W Oleander Ave Perris, CA 92571	07/22/2024	\$2,200,000	\$29.53	LI/I	1.71 AC ±74,488 SF
22950 Peregrine Way Perris, CA 92570	04/17/2024	\$1,200,000	\$27.28	LI	1.01 AC ±43,996 SF
SEC Watson & Mapes Rd Perris, CA 92570	04/16/2024	\$106,982,000	\$38.31	M2	64.1 AC ±2,792,196 SF
2940 Wilson Ave Perris, CA 92571	08/08/2024	\$7,460,672	\$36.21	RR/LI	4.73 AC ±206,039 SF



# // Development Potential & Zoning



## LIGHT INDUSTRIAL USES & INVESTMENT OPPORTUNITIES



### LIGHT INDUSTRIAL ZONING

Multiple development opportunities with flexible use options

**9.4**  
ACRES

Level terrain ready for development



#### PERMITTED USES



Light Manufacturing



Warehouse & Distribution



Storage Facilities



#### CONDITIONAL USES

CUP Required



Recycling Facilities



Heavy Manufacturing



Transportation Yards



### INVESTMENT OPPORTUNITIES



#### BUILD & HOLD

Long-term income strategy



#### INDUSTRIAL PARK

Multi-tenant development



#### BUILD TO SUIT

Custom development



#### LAND BANKING

Future appreciation

# // Location & Accessibility

## STRATEGIC POSITION WITHIN ESTABLISHED LOGISTICS CORRIDOR



### INDUSTRIAL ECOSYSTEM

751 E Ellis Avenue positioned within major logistics hub

# 1.95

MILES

from the I-215

### NEARBY FACILITIES



**PROLOGIS PERRIS**  
DISTRIBUTION CENTER 9



**HOME DEPOT**  
DISTRIBUTION CENTER



**PROPOSED ±643,419 SF**  
LOGISTICS CENTER



**PROPOSED ±753,900 SF**  
LOGISTICS FACILITY



### STRATEGIC POSITION

Located at the center of major industrial developments with direct access to transportation infrastructure and established logistics operations.

# // Interstate 215/Ellis Avenue Over crossing Project

## LIGHT INDUSTRIAL USES & INVESTMENT OPPORTUNITIES

### PROJECT SITE MAP



**751 E ELLIS AVENUE PROPERTY HIGHLIGHTED IN RED**  
 ADJACENT TO PLANNED I-215 INFRASTRUCTURE IMPROVEMENTS

#### PROJECT SPECIFICATIONS

**LOCATION:**  
 I-215 AT ELLIS AVENUE, PM 25.2

**DISTANCE:**  
 0.9 ML 5 OF SR-74/REDLANDS AVE

#### PROJECT ALTERNATIVES

**ALTERNATIVE 1:** NO NEW DEVELOPMENT, EXISTING CONDITIONS MAINTAINED **NO PROJECT**

**ALTERNATIVE 2:** EXTENDS EDIS AVE TO SAN JACINTO AVE ACROSS FROM MURRIETA RD . 353-FOOT BRIDGE OVER I-215 & FEMA FLOOD ZONE . 30 MPH CURVE AVOIDING CONSERVATION **1.41 MILES**

**ALTERNATIVE 3:** EXTENDS TO SAN JACINTO AVE WEST OF PERRIS VALLEY STORM DRAIN T-INTERSECTION 605 FEET WEST OF PV5D CHANNEL . SAME BRIDGE SPECIFICATIONS **1.271 MILES**

#### INVESTMENT BENEFITS

**ENHANCED ACCESS**  
 DIRECT I-215 CONNECTIVITY

**FREIGHT LOGISTICS**  
 COMMERCIAL VEHICLE FLOW

**DEVELOPMENT SUPPORT**  
 INFRASTRUCTURE INVESTMENT

**PROPERTY VALUE**  
 LONG-TERM APPRECIATION

#### STRATEGIC INFRASTRUCTURE INVESTMENT

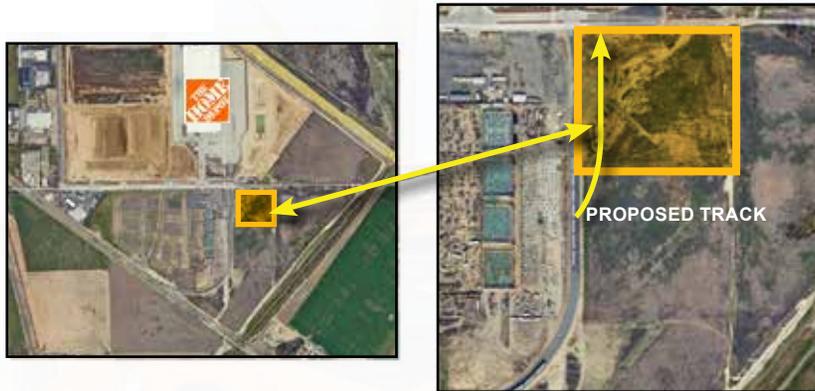
MAJOR I-215 CORRIDOR ENHANCEMENT IMPROVING REGIONAL CONNECTIVITY AND COMMERCIAL ACCESS FOR THE PROPERTY

# // BNSF RAIL SPUR PROPOSAL



## PROPOSED DIRECT RAIL ACCESS TO 751 E ELLIS AVENUE PROPERTY

### RAIL SPUR DESIGN



Proposed Track Connection from Home Depot Facility  
Direct rail access to 751 E Ellis Avenue property site

#### CITY OF PERRIS CONDITIONS

- HOME DEPOT**  
OWNS THE EXISTING TRACK FROM WHICH THE NEW SPUR WOULD ORIGINATE
- COORDINATION REQUIRED FOR TRACK ACCESS RIGHTS AND CONNECTION APPROVAL**

#### BNSF REVIEW PROCESS

- FORMAL REVIEW** REQUIRED  
ALL RAIL PROJECTS SUBJECT TO BNSF ENGINEERING REVIEW
- APPROVAL PROCESS** STANDARD  
BNSF HAS INDICATED WILLINGNESS TO PROVIDE RAIL SPUR

#### CITY OF PERRIS CONDITIONS

- DIRECT LOADING**  
RAIL-TO-TRUCK TRANSFER
- BULK CARGO**  
HEAVY MATERIALS
- COST SAVINGS**  
TRANSPORTATION EFFICIENCY
- INDUSTRIAL USE**  
MANUFACTURING SUPPORT

#### IMPLEMENTATION STEPS

- COORDINATE WITH HOME DEPOT FOR TRACK ACCESS
- SUBMIT FORMAL APPLICATION TO BNSF
- 3 COMPLETE ENGINEERING REVIEW AND APPROVAL

#### CITY OF PERRIS CONDITIONS

- RAIL TRIP LIMITATIONS:** ITEMS 49-52  
MAX 600 TRIPS/YEAR . MAX 3 TRIPS/DAY.
- VETERAN'S MEMORIAL:** REQUIRED  
DESIGN/BUILD AT 1ST & D STREETS PRIOR TO PERMITS.
- ADA SIDEWALKS :** COMPLIANCE  
REDLANDS AVE & ELLIS AVE PER RTA/CITY CODE.

#### CPUC REGULATIONS

- APPROVAL REQUIREMENTS:** DUAL  
BNSF + CPUC APPROVAL BEFORE BUILDING 3 PERMITS.
- CROSSING CLEARANCE:** 10 MIN  
MAX BLOCKING TIME FOR FREIGHT TRAIINE AT PUBLIC CROSSINGS.
- SWITCHING OPERATIONS:** LIMITED  
AVOID AT CROSSINGS UNLESS NECESSARY . CLEAR EVERY 10 MIN.

# // Case Road Improvement Project

## INFRASTRUCTURE ENHANCEMENT ADJACENT TO 751 E ELLIS AVENUE PROPERTY

### **A** STREET IMPROVEMENT MAP



**751 E ELLIS AVENUE PROPERTY HIGHLIGHTED IN RED**  
ADJACENT TO PLANNED I-215 INFRASTRUCTURE IMPROVEMENTS

#### **i** PROJECT OVERVIEW

THE CASE ROAD IMPROVEMENT PROJECT AIMS TO IMPROVE TRAFFIC FLOW AND SAFETY ALONG CASE ROAD, A VITAL CONNECTOR BETWEEN THE 215 FREEWAY AND DOWNTOWN PERRIS.

COVERAGE

**2 MILES**

#### **🔨** KEY IMPROVEMENTS

##### **ROAD WIDENING**

MAPES ROAD TO GOETZ ROAD EXPANSION

**4 LANES**

##### **INTERSECTION RECONSTRUCTION**

CASE ROAD / ELLIS AVENUE / METROLINK TRACKS

**4 LANES**

##### **TRAFFIC SIGNAL**

ELLIS AVENUE ROADWAY IMPROVEMENTS

**NEWS**

#### **📅** PROJECT TIMELINE

##### **CONSTRUCTION START**

**OCT 30TH**

##### **COMPLETION TARGET**

**SPRING 2025**

##### **BRIDGE RECONSTRUCTION**

**2025**

#### **📈** PROJECT BENEFITS



**ENHANCED SAFETY**  
TRAFFIC FLOW IMPROVEMENTS



**BUSINESS ACCESS**  
IMPROVED CONNECTIVITY



**WATER INFRASTRUCTURE**  
RECYCLED & POTABLE LINES



**INDUSTRIAL USE**  
MANUFACTURING SUPPORT

# // Case Road Improvement Project.....continued

## STRATEGIC INFRASTRUCTURE INVESTMENT

Case Road improvements enhance property accessibility and support regional business growth

 **2025 Complete**  
Enhanced Access

### **TRAFFIC DETOUR MAP** CONSTRUCTION TRAFFIC MANAGEMENT PLAN

#### **DETOUR ROUTES**

 **TRUCK DETOUR**  
215 FREEWAY - 4TH ST - 7TH ST - REDLANDS AVE - CASE RD

 **PASSENGER VEHICLES**  
G ST - 7TH ST . REDLANDS AVE

 **SHARED ROUTE**  
AD VEHICLES SHARE REDLANDS AVE SECTION DURING CONSTRUCTING





// Financials

**751**  
E ELLIS AVENUE  
PERRIS, CA

# // Market Analysis & Regional Context

## MORENO VALLEY/PERRIS: FASTEST-GROWING INDUSTRIAL SUBMARKET & INVESTMENT OPPORTUNITY

**AFFORDABILITY ADVANTAGE**  
Below Market Rents

**10-15%**  
Below IE Average

**\$14-\$16**  
Rent PSF Range

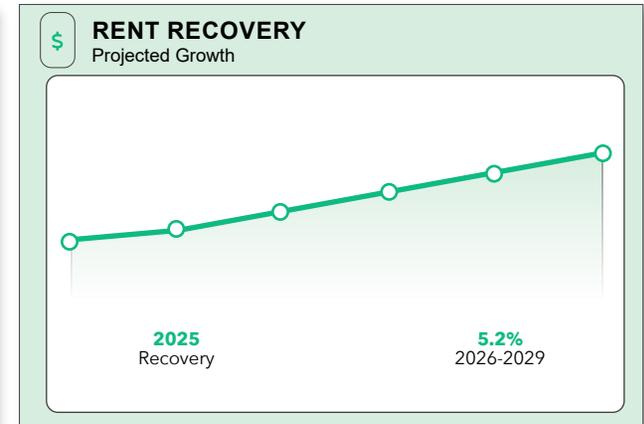
**+30**  
5-Year Growth

**AFFORDABILITY ADVANTAGE**  
Below Market Rents

**FASTEST-GROWING**  
IE Submarket (Decade)

Ranking Change **9th - 2nd**

Supply Growth **Doubled**



**MAJOR TENANTS**

Amazon

Hone Depot

Lowe's

Wayfair

hAnes

P&G

**NATIONAL RETAILERS** **PROVEN DEMAND**

**INVESTMENT ACTIVITY**

**WORLD LOGISTICS CENTER** **\$25B**  
40M+ SF - 27 BUILDINGS . 2,600 ACRES \$25B

**INSTITUTIONAL INTEREST** **High**  
POPULAR TARGET FOR MAJOR INVESTORS

**AVG CAP RATE** **5.7%**  
\$237/5F AVG PRICE . \$592M VOLUME

### MORENO VALLEY/PERRIS: PREMIER INVESTMENT OPPORTUNITY

Fastast-growing IE submarket with major tenant rosterinstitutional backing, and \$258 development pipeline

**2nd** **10-15%** **+5.2%**  
Largest IE Below Avg Rent Growth

# // Financial Terms & Investment Details

## ATTRACTIVE SELLER FINANCING WITH FLEXIBLE INVESTMENT STRUCTURE

 **ASKING PRICE**  
9.4 Acres industrial land parcel

**\$7.75M**  
TOTAL INVESTMENT

---

**\$7.75M** **409,464**  
Total Investment Total Square Feet

 **SELLER FINANCING**  
Attractive terms available

**FINANCING AMOUNT**  
80% SELLER CARRY **\$6.20M**  
AVAILABLE

**DOWN PAYMENT**  
20% CASH REQUIRED **\$1.55M**  
INITIAL

 **PAYMENT TERMS**  
Structured financing schedule

**AMORTIZATION PERIOD**  
LOWER MONTHLY PAYMENTS WITH EXTENDED AMORTIZATION **25 YEARS**

**BALLOON PAYMENT**  
FULL BALLOON DUE AT END OF 10-YEAR TERM **10 YEARS**

**INTEREST RATE**  
COMPETITIVE RATES BASED ON MARKET CONDITIONS **TO BE NEGOTIATED**

 **AFFORDABILITY ADVANTAGE**  
Below Market Rents

 **LOW DOWN PAYMENT**  
ONLY 20% CASH REQUIRED

 **SELLER FINANCING**  
80% CARRY AVAILABLE

 **EXTENDED TERMS**  
10-YEAR BALLOON PERIOD

 **PRIME LOCATION**  
INFRASTRUCTURE SUPPORTED

### EXCEPTIONAL FINANCING OPPORTUNITY

Seller financing with minimal down payment and extended terms for qualified investor

**\$1.55M**  
Gets You Started

OFFERING MEMORANDUM

# 751

— E ELLIS AVE —  
PERRIS . CALIFORNIA

## 9.4 ACRE PARCEL

EXCLUSIVELY LISTED BY:

**CHAD NASIR**  
Vice President  
DRE# 02086093  
949.724.471  
cnasir@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

**VIRTUAL TOUR** 

### UNENTITLED INDUSTRIAL LAND OFFERING

// ±409,464 SQ. FT. (9.4 ACRES)