

±11.44 Acres (High Density Residential Land)
NW Corner of Redlands Avenue and E 7th Street, Perris, CA

Price: \$6,800,000



For More Information, please contact:

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11.44 Acres of Vacant Land

OVERVIEW:

The property is located at the NW corner of E 7th St. & Redlands Avenue in Perris, California, 1 ½ blocks from I-215. The site offers commuters quick access to the 215 and also is just a few blocks from the Metrolink (<https://www.metrolinktrains.com/rider-info/general-info/stations/perris---downtown/>).

PROPERTY DETAIL

APN

310-090-006, 310-090-007, 310-090-008,
310-090-009, 310-090-010, 310-090-011,
310-090-012

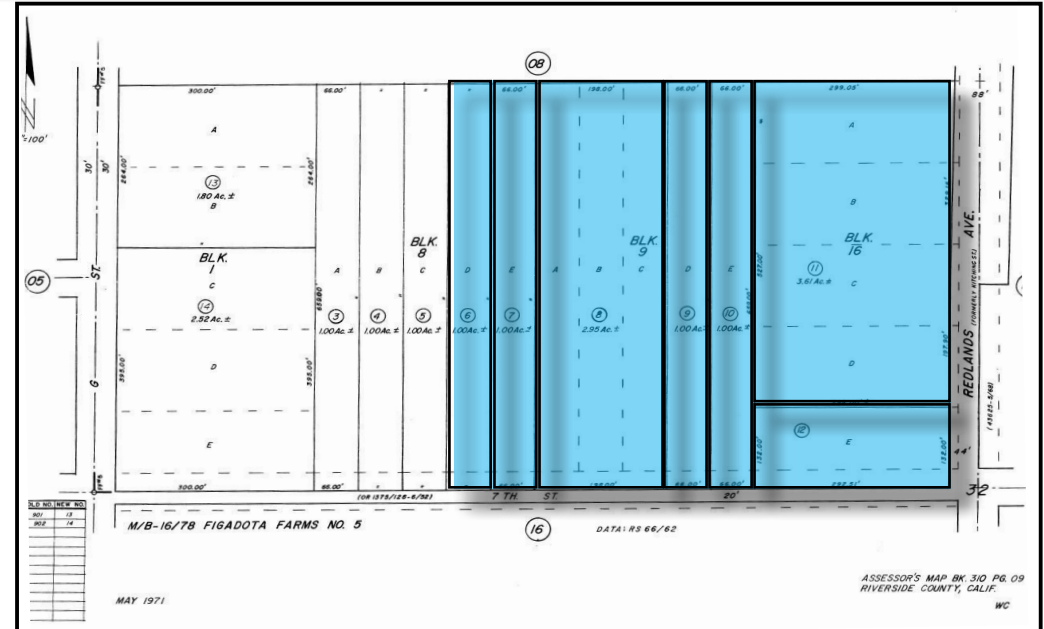
Lot Size

11.44 Acres Gross

Zoning

Zoning: Downtown Specific Plan (DTSP) Urban Village (UV)
<https://www.cityofperris.org/home/showpublisheddocument/2627/637217272572300000>

Urban Village: The intent of the Urban Village is to allow for mixed-use and multi-unit residential buildings with first floor ancillary commercial uses within walking distance of Downtown and the Metrolink Station. The Urban Village is envisioned to include an interior pedestrian paseo that provides access to Downtown and the adjacent commercial district. Building heights would range from three to five stories, with parking provided on the streets as well as in parking structures and surface lots behind buildings.



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CALIFORNIA ENVIRONMENTAL QUALITY ACT

COMPLIANCE (CEQA):

The Downtown Perris Plan was prepared in compliance with the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, the City of Perris prepared an initial study, including an environmental Checklist. The City determined that the Specific Plan could result in environmental impacts, and therefore required environmental analysis. Because the potential impacts resulting from the Specific Plan were determined to be potentially significant in the initial study, an Environmental Impact Report was prepared and is available under a separate cover. As part of the approval process for the Specific Plan, an Environmental Impact Report was considered and certified by the City prior to the approval of the Specific Plan.

Demographics

	1 Mile	3 Miles	5 Miles
Population 2023 (Est):	13,233	61,167	115,258
Population 2028 (Est):	14,090	65,152	123,127
2023 Average HH Income:	\$52,153	\$60,738	\$63,584

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