



OWNER / USER OPPORTUNITY

I-215 FREEWAY FRONTAGE | PERRIS

PERRIS GATEWAY



±20-±54 Acres
Available Land for Sale

I-215
Freeway Frontage @Ethanac Rd.



Property

HIGHLIGHTS



CLICK TO SEE ZONING MAP

The Site:

- ±54 Gross Acres fronting the I-215 freeway
- Underground Utilities to Property Boundary
- Immediate Access to the I-215 Freeway
- Zoned Commercial Community
- APN# 331-100-011, 012, 013, 014, 015, 017, 019, 021, 024, 029, 030, 032, 033
- Growing Area with New and Planned Development
- Riverside County is the 4th most populous county in California and 10th most populous in the U.S.



Permitted Uses:

- | | |
|----------------------------|-------------------------|
| • Home Improvement Centers | • Bowling Alleys |
| • Automotive Sales | • Movie Theatres |
| • Furniture Sales | • Car Wash |
| • Garden and Farm Supplies | • Health Club |
| • Retail outlets | • Lube and Tune Centers |
| • Hotels | • Coffee Shops |
| • Motels | • Bakeries |
| • Food service | • Liquor Stores |
| • Sporting Goods | • Urgent Care |



CLICK TO SEE PERMITTED USES

**ETHANAC
& I-215 FREEWAY**
PERRIS, CA

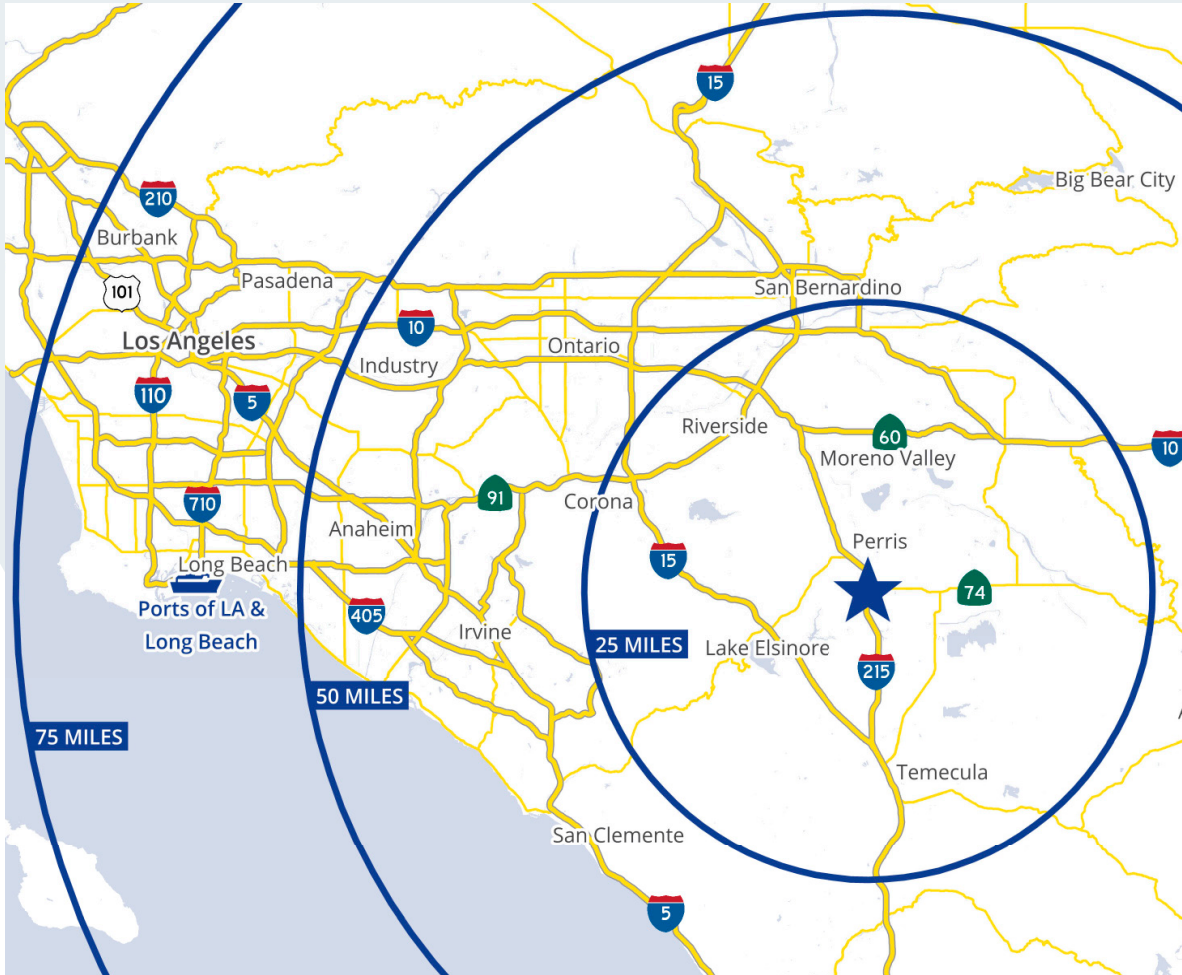


PERRIS TOWN CENTER

Approved SITE PLAN

Features

Property	±484,000 SF Retail Power Center
Anchor Stores (Major)	Totalling ±391,615 SF 7 Freeway Frontage Buildings along the I-215 with direct freeway access at Ehtanac Diamond Interchange
Major 1	221, 515 SF
Major 2	30,000 SF
Major 3	30,000 SF
Major 4	32,200 SF
Major 5	15,900 SF
Major 6	20,000 SF
Major 7	42,000 SF
Retail Pads	Totalling ± 76,150 SF with 10 pads perfect for fast food, gas, retail & convenience stores
Parking	2,632 Stalls Provided



 [CLICK TO SEE TRAFFIC](#)

Driving Distances

.1 Mile
I-215 Freeway

1 Mile
74 Freeway

5 Miles
Perris Downtown March Airbase
Metrolink Station

14 Miles
37 Miles
Ontario
Int'l Airport

77 Miles
Port of
Long Beach

79 Miles
San Diego
Int'l Airport

85 Miles
Los Angeles
Int'l Airport



Market **DEMOGRAPHICS**



CLICK FOR REPORT

Household & Population

\$74,782
Median HH Income

145,126
Current Total Population

\$376,496
Median Home Value

148,301
5 Year Total Population

34.6
Median Age

45,249
Current Total Households

51.1%
Female Population

46,244
5 Year Total Households

50.1%
Percent Married

72%
Owner Occupied
Housing Units

Education

18%
No High School
Diploma

31%
High School
Graduate

34%
Some College

17%
Degreed Graduate

Annual Lifestyle Spending

\$2,711
Travel

\$66
Tickets to Movies

\$81
Theatre/Operas/
Concerts

\$64
Sports Events

\$6
Online Gaming

Annual Household Spending

\$2,224
Apparel & Services

\$185
Computers & Hardware

\$4,086
Eating Out

\$5,808
Groceries

\$6,755
Health Care

Business

2,544
Total Businesses

21,965
Total Employees

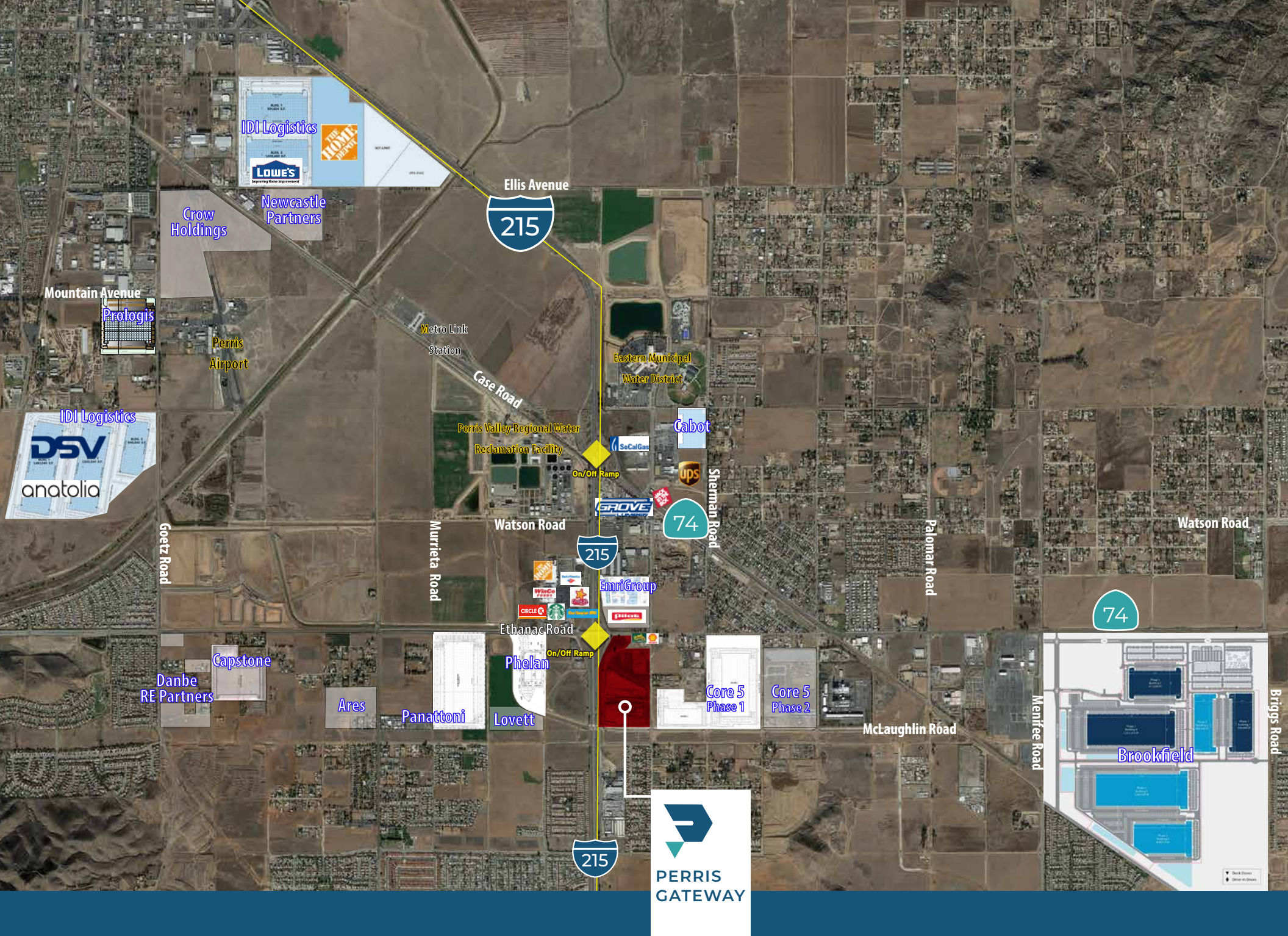
Employment

54%
White Collar

33%
Blue Collar

14%
Services

6.3%
Unemployment Rate



Existing & Proposed UTILITIES



CLICK FOR UTILITY MAPS



provided by:



Sources: Riverside Co. GIS, 2021;
RCIT, 2019.

Figure 2-1 – Water Facilities





**PERRIS
GATEWAY**



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