

OFFERING MEMORANDUM

1980  
GOETZ RD  
PERRIS . CALIFORNIA

2.42 ACRES



EXCLUSIVELY LISTED BY:

CHAD NASIR

Vice President

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INDUSTRIAL LAND

// ±105,415 SQ. FT. (2.42 ACRES)

# // Confidentiality Agreement

**1980**  
**GOETZ ROAD**  
PERRIS, CA

Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 1980 Goetz Rd , 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.

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

**1980**  
**GOETZ ROAD**  
PERRIS, CA

**04**  
PROPERTY  
OVERVIEW

**14**  
AREA  
OVERVIEW



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## // Property Overview

**1980**  
GOETZ ROAD  
PERRIS, CA

# THE OFFERING



VACANT LAND/INDUSTRIAL



105,415 SF/ 2.42 ACRES



STRATEGIC POSITION

## ZONING

This zone supports a broad range of industrial uses-including manufacturing, outdoor storage warehousing, distribution, and aligns with the General Industrial land use designation.

## UTILITIES

Electrical and water are on site sewer is at the corner of E Ellis Ave and Goetz Rd city will allow septic use.

## ACCESS

Convenient access to major highways enhancing transportation efficiency. Road Widening: Expands Case Road to 4 lanes from Mapes Road to Goetz Road



## PROPERTY DETAILS

**Address:** 1980 GOETZ, PERRIS , CA

**APN:** 330-040-035

**Zoning:** GI (General Industrial)

**Price:** \$3,950,000

**USE :** Heavy Industrial/ Manufacturing /Storage

**MSHCP Cell :** No

**Land Size :** +104,544 SF / 2.42 AC

**Site Size:** +16,960 SF

**Investment Type:** Owner User

**Lease rate :** \$24,000 Per Month

**Utilities On Site:** Water/Power

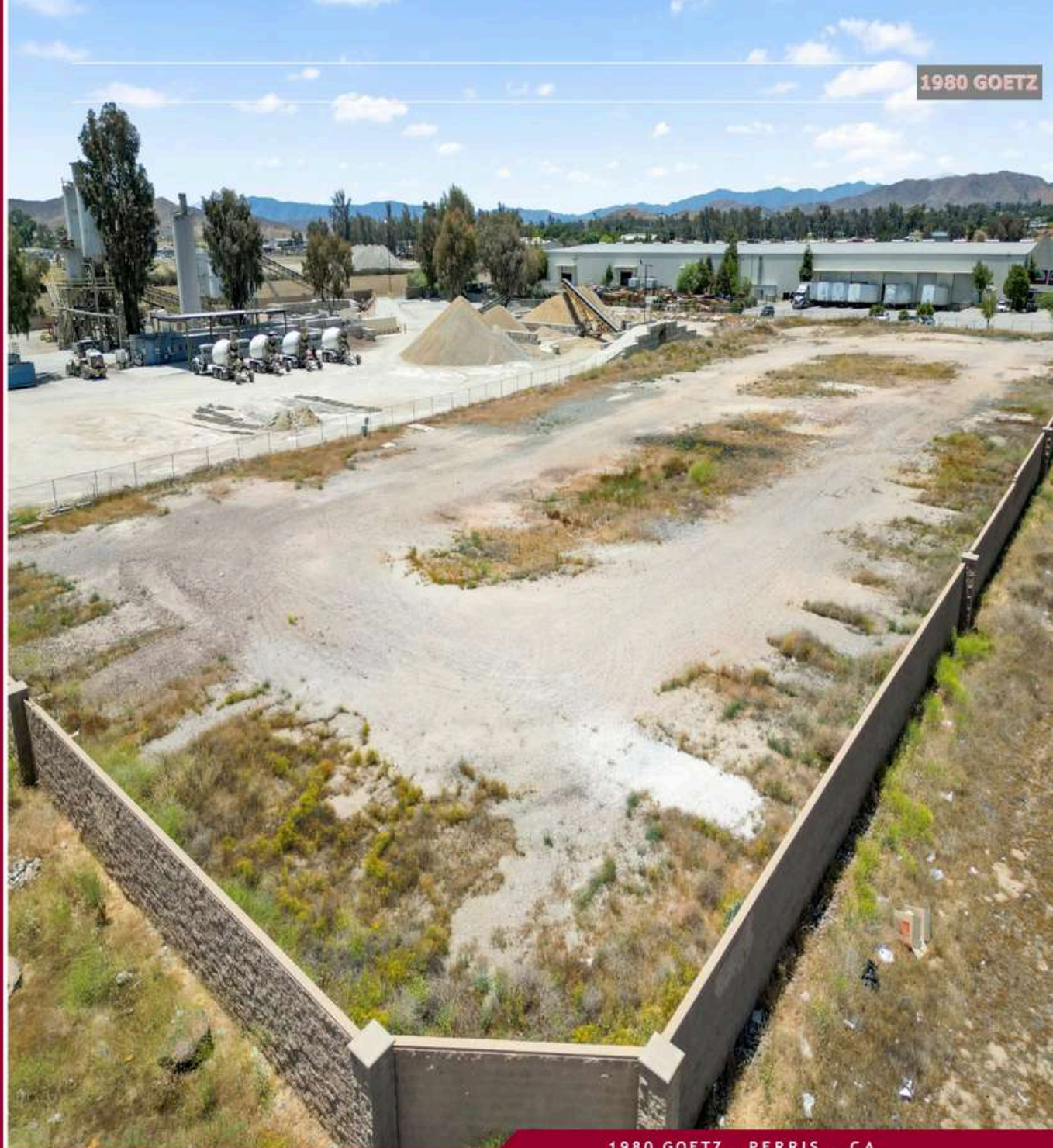
**Site Improvement :** Gated and Boundary Wall

**Street Improvements:** None required

## LOCATION

### 1980 GOETZ . OVERVIEW

1. 753,900 SF BUILDING PROPOSED ON THE CORNER OF MOUNTAIN AND GOETZ
2. ADJACENT PARCEL OPERATED BY HOLLIDAY CEMENT
3. 1.6 MILES FROM 215 FRWY
4. 3 MILLION SF DISDRIBUTION FACILITY PROPOSED SOUTH OF PARCEL ON MAPES
5. 753,000 S.F DISTRIBUTION CENTER PROPOSED ON E EELIS AND CASE
6. FAST GROWING MARKET



1980 GOETZ

1980 GOETZ . PERRIS , CA



### GI - General Industrial

Heavy industrial and manufacturing uses permitted by- right.

No Conditional Use Permit Required

### PERMITTED INDUSTRIAL USES



**CONTRACTOR YARDS**  
EQUIPMENT STORAGE & OPERATIONS



**CEMENT MIXING**  
CONCRETE & MATERIAL PRODUCTION



**OUTDOOR STORAGE**  
LARGE-SCALE STORAGE FACILITIES



**MANUFACTURING**  
HEAVY INDUSTRIAL PRODUCTION



**MAXIMUM FLEXIBILITY**  
WIDE RANGE OF INDUSTRIAL USES



**COST EFFICIENCY**  
REDUCED REGULATORY COSTS

# Development Readiness & Utilities

INFRASTRUCTURE READY FOR IMMEDIATE DEVELOPMENT

## Ready to Build

ESSENTIAL UTILITIES AVAILABLE FOR IMMEDIATE SITE DEVELOPMENT



DEVELOPMENT  
READY

⚡ No Conditional Use Permit Required



### WATER

READILY ACCESSIBLE ON-SITE

AVAILABLE



### ELECTRICITY

POWER LINES ON-SITE

AVAILABLE



### SEWER

LINE ON GOETZ & ELLIS

SEPTIC OK



### SITE CONDITIONS

OPTIMAL FOR DEVELOPMENT



Sites A & B: Flat, ungraded



Site C: Flat & fully graded



### DEVELOPMENT BENEFITS

READY FOR CONSTRUCTION



No utility delays



Reduced development timeline

# // Market Growth & Investment Highlights

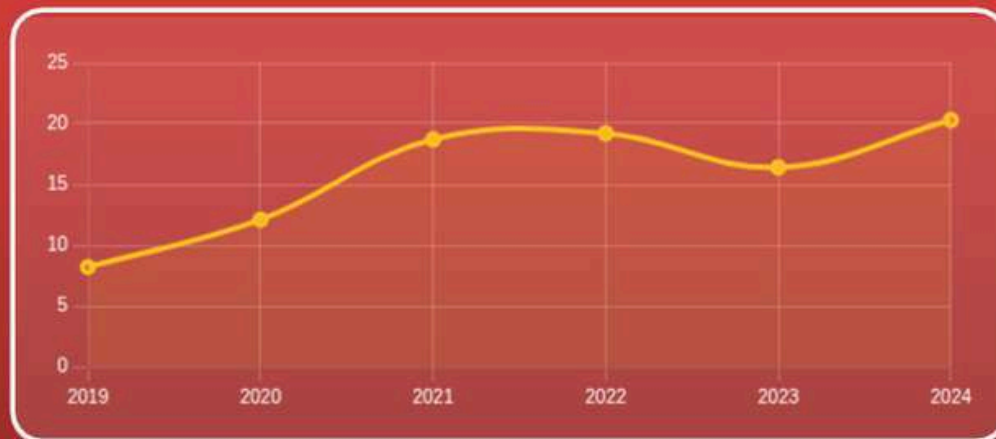
## STRONG PERFORMANCE IN HIGH-GROWTH INDUSTRIAL MARKET

# 15.8%

### ANNUAL PRICE GROWTH

5-YEAR AVERAGE IN INLAND EMPIRE INDUSTRIAL MARKET

SOURCE:  
COSTAR DATA - INLAND EMPIRE INDUSTRIAL MARKET



### REGIONAL GROWTH

- **Menifee Growth** **16.5%**  
SINCE 2020
- **Perris Expansion** **200%+**  
SINCE 2000



### FUTURE DEVELOPMENT

## 4.3M

Sq. Ft. Warehouse Proposed within 0.75 Miles

## +5,673

Potential Jobs Created -Industrial Development Potential



## 21%

REGIONAL MARKET GROWTH



## RAIL ACCESS

REGIONAL MARKET GROWTH



## HIGH GROWTH

INDUSTRIAL CORRIDOR



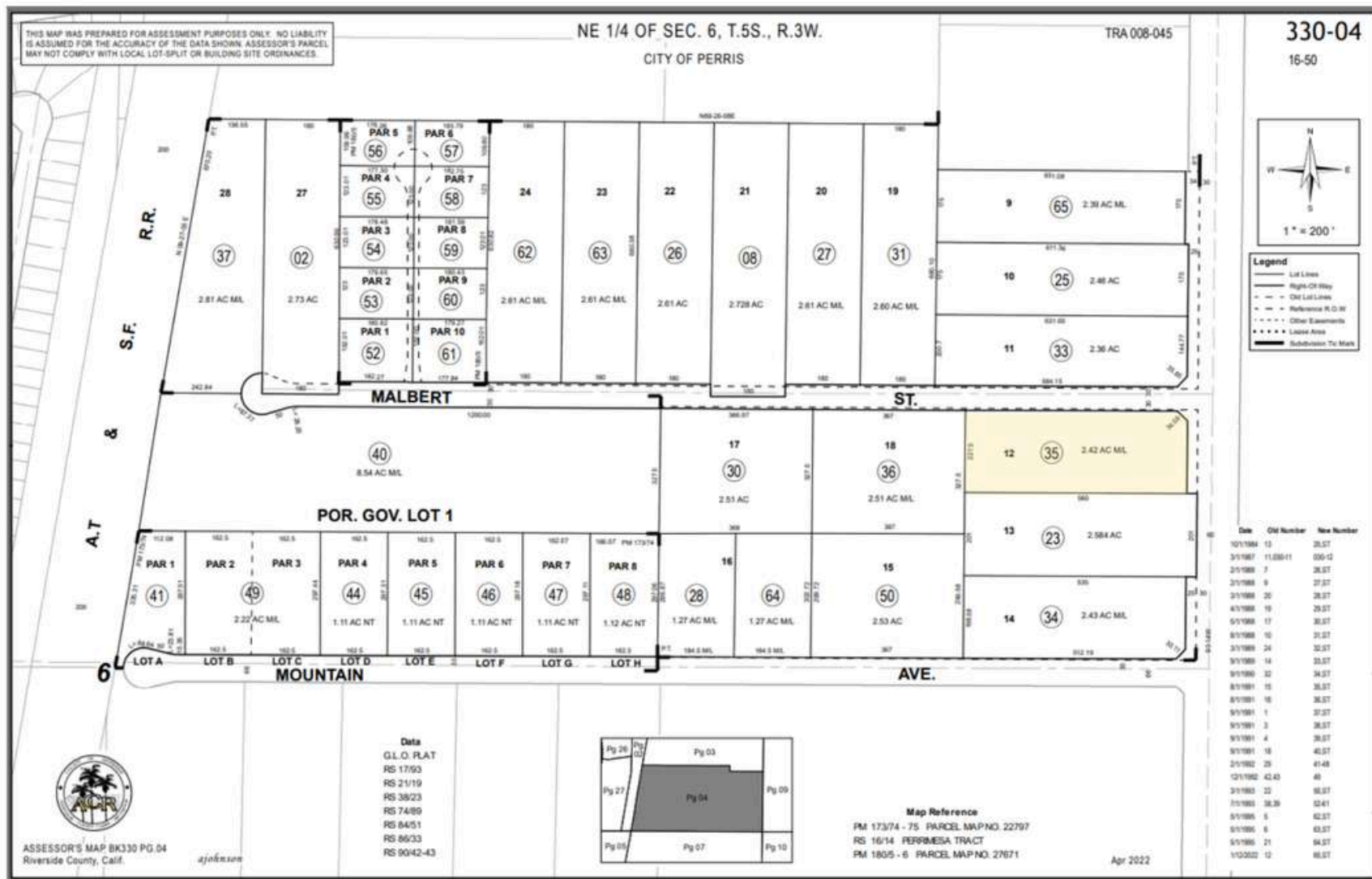
## STRONG ROI

MARKET PERFORMANCE

# // Development Map



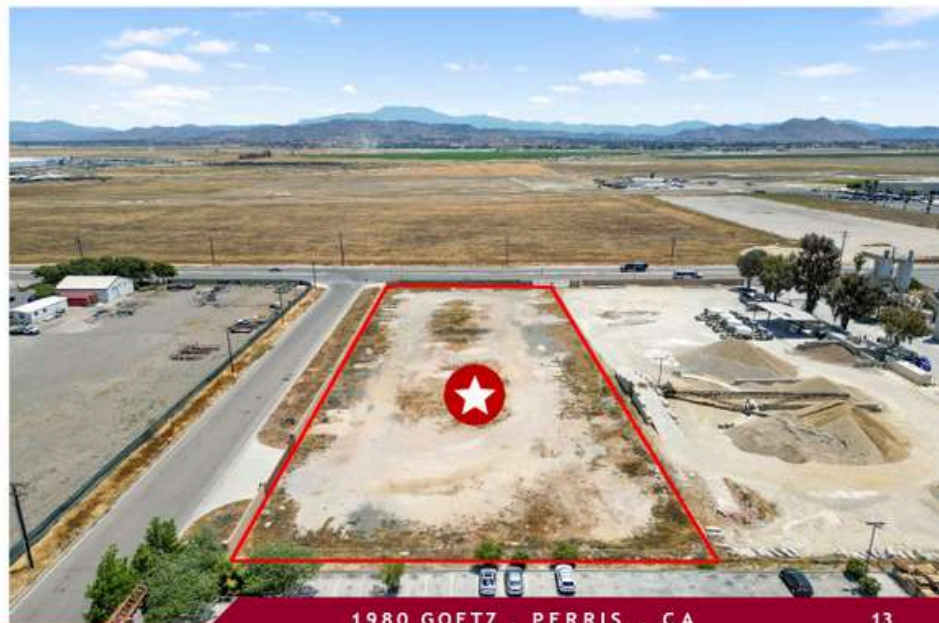
## // Parcel Map

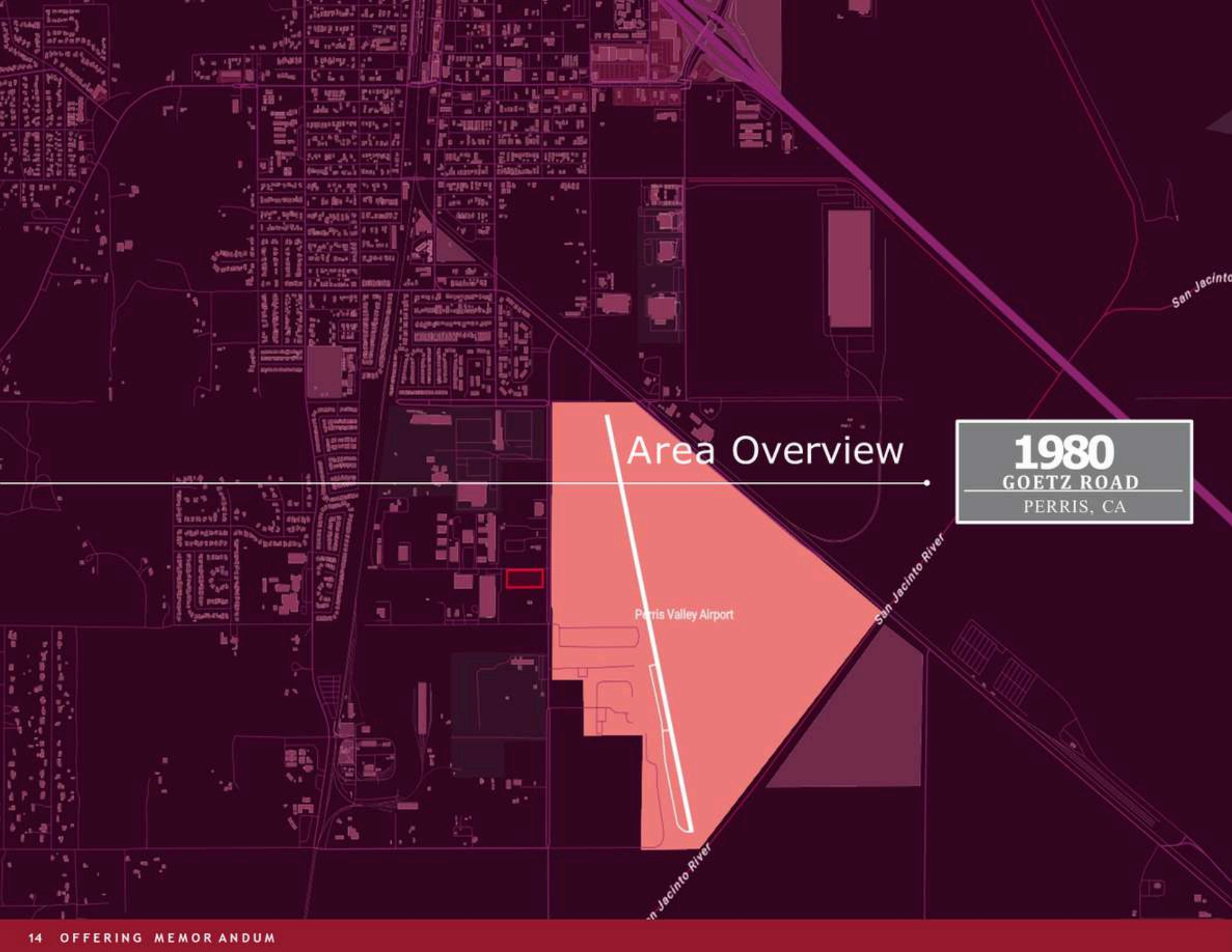


## // Aerial Photography



## // Aerial Photography





## Area Overview

**1980**  
GOETZ ROAD  
PERRIS, CA

Perris Valley Airport

San Jacinto River

San Jacinto

# // 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.



# // Area Map & Regional Overview

## STRATEGIC LOCATION WITHIN SOUTHERN CALIFORNIA'S INDUSTRIAL CORRIDOR



### 1980 GOETZ ROAD Perris, CA

📍 Inland Empire Broader Region



#### MAJOR MARKETS

- Los Angeles **60 mi**
- San Diego **80 mi**
- Orange County **25 mi**



#### PORT ACCESS

- Long Beach **55 mi**
- LA Port **65 mi**



#### INLAND EMPIRE LOGISTICS HUB

- ✓ Major distribution corridor center
- ✓ Multi-modal transportation access
- ✓ Growing e-commerce fulfillment region

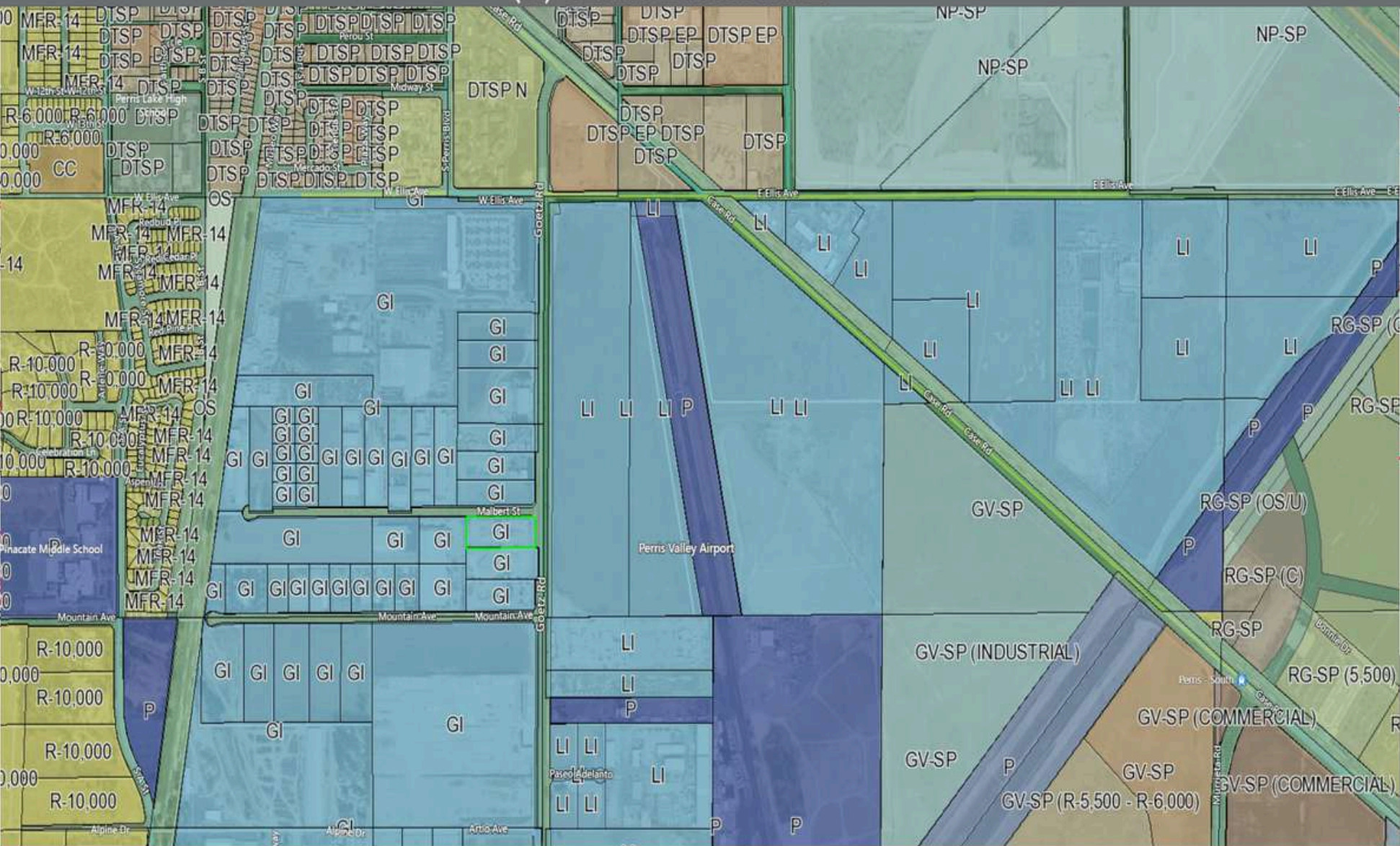


#### SUPERIOR CONNECTIVITY

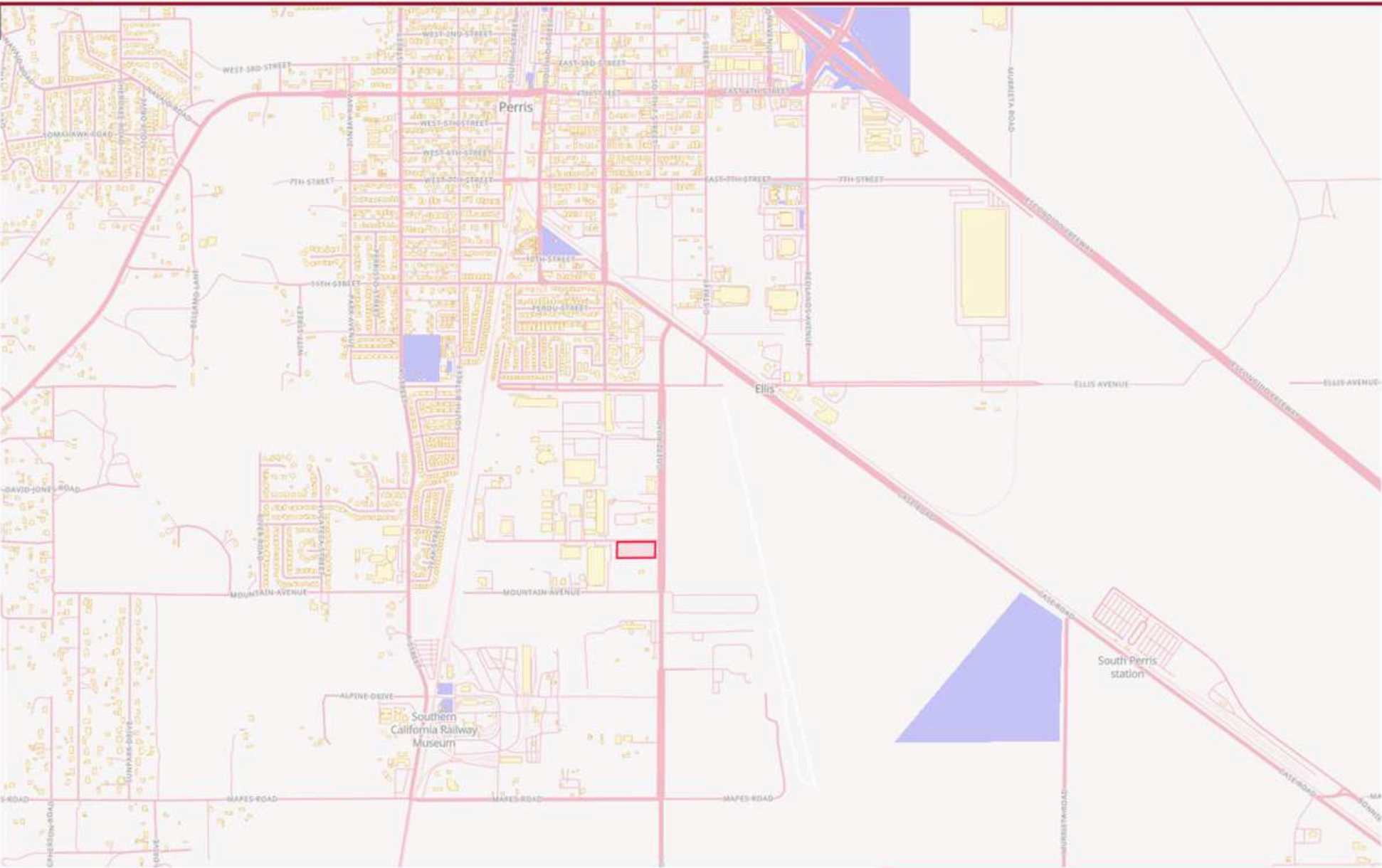
- ✓ 1-215 freeway corridor access
- ✓ BNSF rail line with spur potential
- ✓ Infrastructure investment zone

# // Zoning Map

## (GI) -GENERAL INDUSTRIAL



# // SITE Map



# // Industrial Ecosystem Aerial

1980 Goetz Road positioned within major logistics hub



**PROLOGIS PERRIS**  
DISTRIBUTION CENTER 9



**PERRIS LOGISTIC ±3 M**  
DISTRIBUTION CENTER



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



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

## // 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.

	1 Mile Radius	2 Mile Radius	3 Mile Radius
<b>Population Growth Projection 2029:</b>	2,132	52,866	133,272
<b>HH Growth 2024 - 2029:</b>	7.24%	6.86%	5.76%
<b>Median Household Income:</b>	\$107,432	\$81,423	\$85,111



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