

FULLY ENTITLED LAND FOR SALE

NWC Perris Blvd. & Harley Knox Blvd.
Perris, California

±66,686 S.F. | 4.41 ACRES
DEVELOPMENT OPPORTUNITY

PRICE REDUCTION
FLEXIBLE DEAL TERMS
4% PROCURING BROKER COMMISSION



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MIKE TINGUS
PRINCIPAL
818.223.4380
MTINGUS@LEE-RE.COM
WWW.MIKETINGUS.COM
DRE# 01013724

DON KAZANJIAN
PRESIDENT & PRINCIPAL
909.373.2929
DKAZANJIAN@LEE-ASSOC.COM
DRE# 00860886

GRANT FULKERSON, SIOR
PRINCIPAL
818.304.4956
GFULKERSON@LEE-RE.COM
WWW.FULKERSON-RE.COM
DRE# 01483890

SAGE | **REALTY GROUP**

PROPERTY OVERVIEW

PROPERTY INFORMATION

| | |
|---------------------|--|
| SALE PRICE | \$3,365,000 (\$17.50 PSF) |
| LAND ACREAGE | ±4.41 Acres |
| LAND SQUARE FOOTAGE | ±192,233 SF |
| APNS | 302-090-061, 302-090-055, 302-090-056, 302-090-057, 302-090-058, 302-090-059 |
| ZONING | Perris Valley SP |
| OFFSITES | Completed 2000 |
| CEQA UPDATE | COMPLETED |

DEVELOPMENT HIGHLIGHTS

±66,686 SF UNIQUE DEVELOPMENT OPPORTUNITY - ALL UTILITIES AT SITE

- PHASED DEVELOPMENT POTENTIAL (3 BUILDINGS)
- OWNER / USER INVESTMENT - POTENTIAL SBA LOAN AVAILABLE
- UNIT SIZES ±1,595 TO ±3,620 SF

LOCATED AT THE CORNER OF PERRIS BLVD & HARLEY KNOX BLVD, PERRIS

- ±2.2 MILES TO THE I-215 FREEWAY
- ±8.0 MILES TO THE I-215/CA-60 INTERCHANGE
- 30 MINUTES TO ONTARIO INTERNATIONAL AIRPORT

ADJACENT PARCELS (AVAILABLE)

- 7/11 RETAIL + FUEL OPERATION

DEMOGRAPHICS

| | 2 MILES | 5 MILES | 10 MILES |
|-----------------|---------|----------|----------|
| 2022 POPULATION | ±20,833 | ±190,895 | ±453,525 |
| 2027 POPULATION | ±21,903 | ±201,234 | ±477,961 |

TRAFFIC COUNTS

| | |
|-------------------------|---------|
| PERRIS BLVD/GLOBE ST | ±20,824 |
| PERRIS BLVD/PERRY ST | ±25,110 |
| PERRIS BLVD/RAMONA EXPY | ±27,845 |
| RAMONA EXPY/INDIAN ST | ±40,968 |





SUBJECT PROPERTY

NOT PART OF

AVAILABLE DOCUMENTS UPON REQUEST

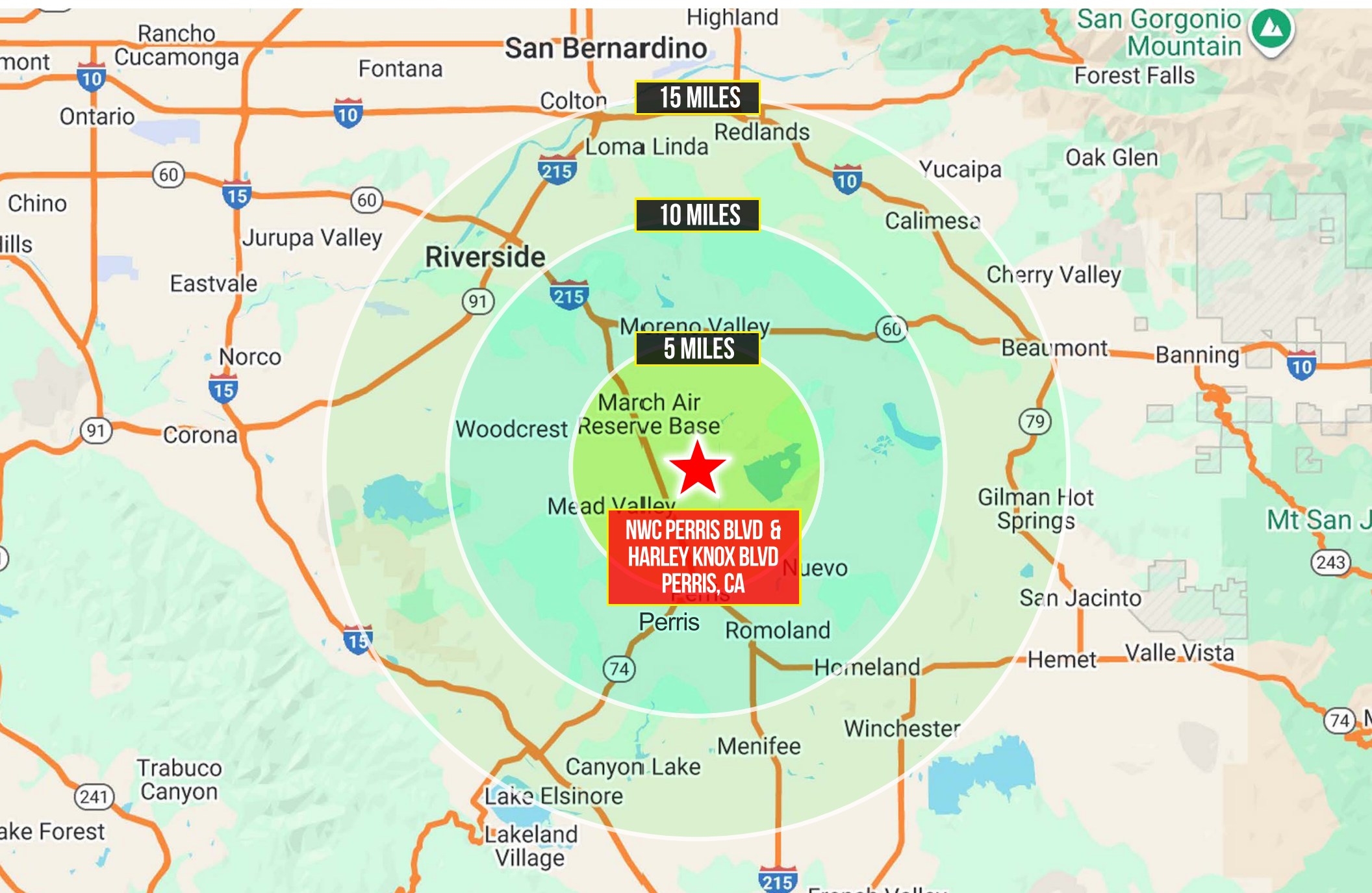
- DEVELOPMENT PLAN
- CC&R'S
- ZONING MAP
- PERMITTED USES

N PARRIS BLVD

HARLEY KNOX BLVD

7-ELEVEN

LOCATOR MAP







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