

±1,667 SF END CAP DRIVE-THRU AVAILABLE FOR LEASE

1350 Case Road, Perris, CA 92570



±1,667 SF Drive-Thru End Cap

Goetz Road - ±9,035 CPD

Case Road - ±9,070 CPD

Ellis Ave

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PROGRESSIVE
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Co-operating brokers should contact us directly for fee information.

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



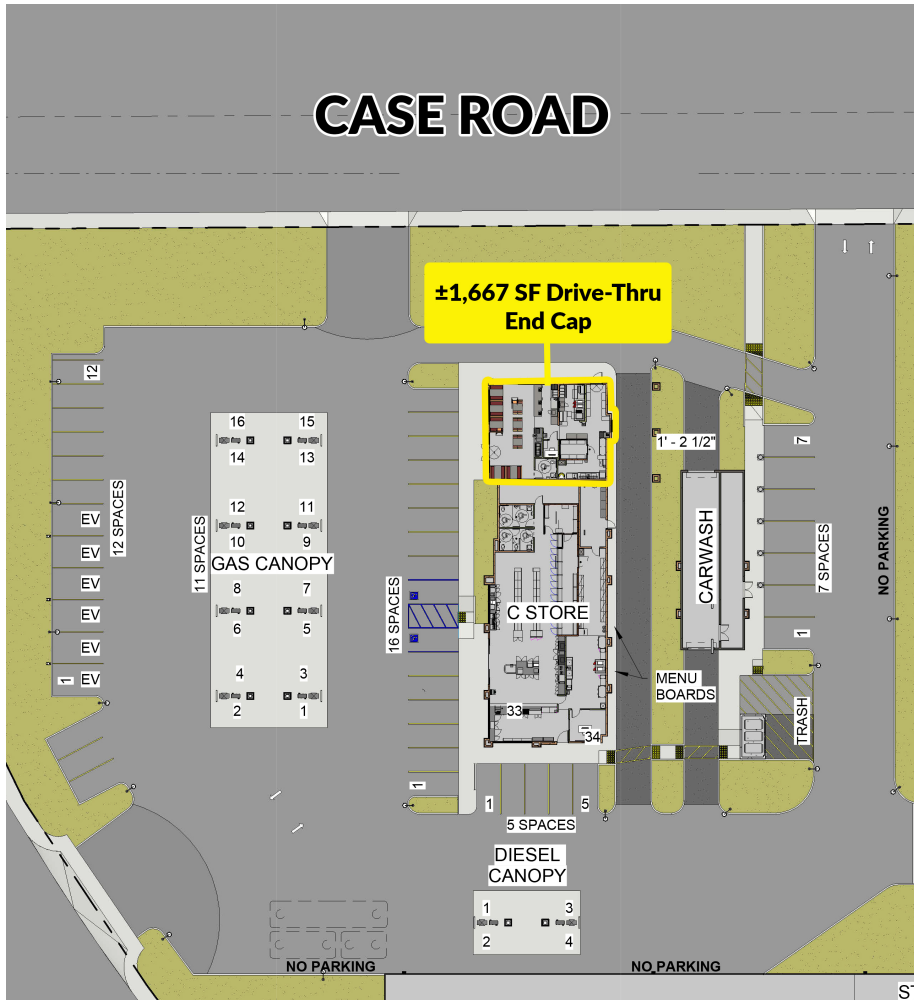
COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

SITE SUMMARY

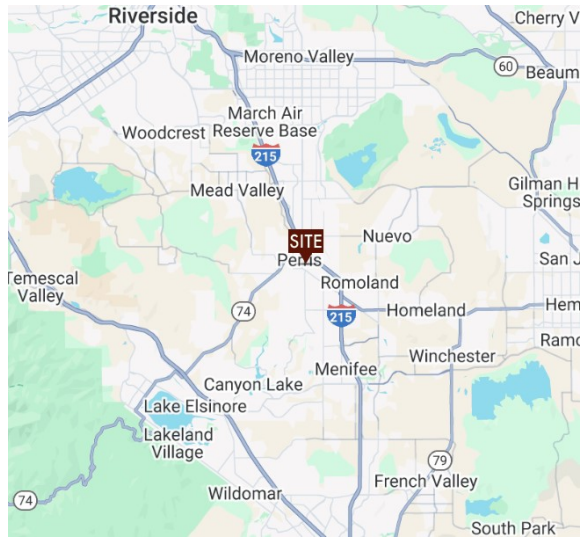


DEMOGRAPHICS	3 Min	5 Min	7 Min
Population	12,833	22,262	37,721
Average Income	\$110,270	\$103,307	\$100,988
Daytime Population	3,628	5,220	7,938

TRAFFIC COUNTS

±18,805 CPD on Case Road & Goetz Road

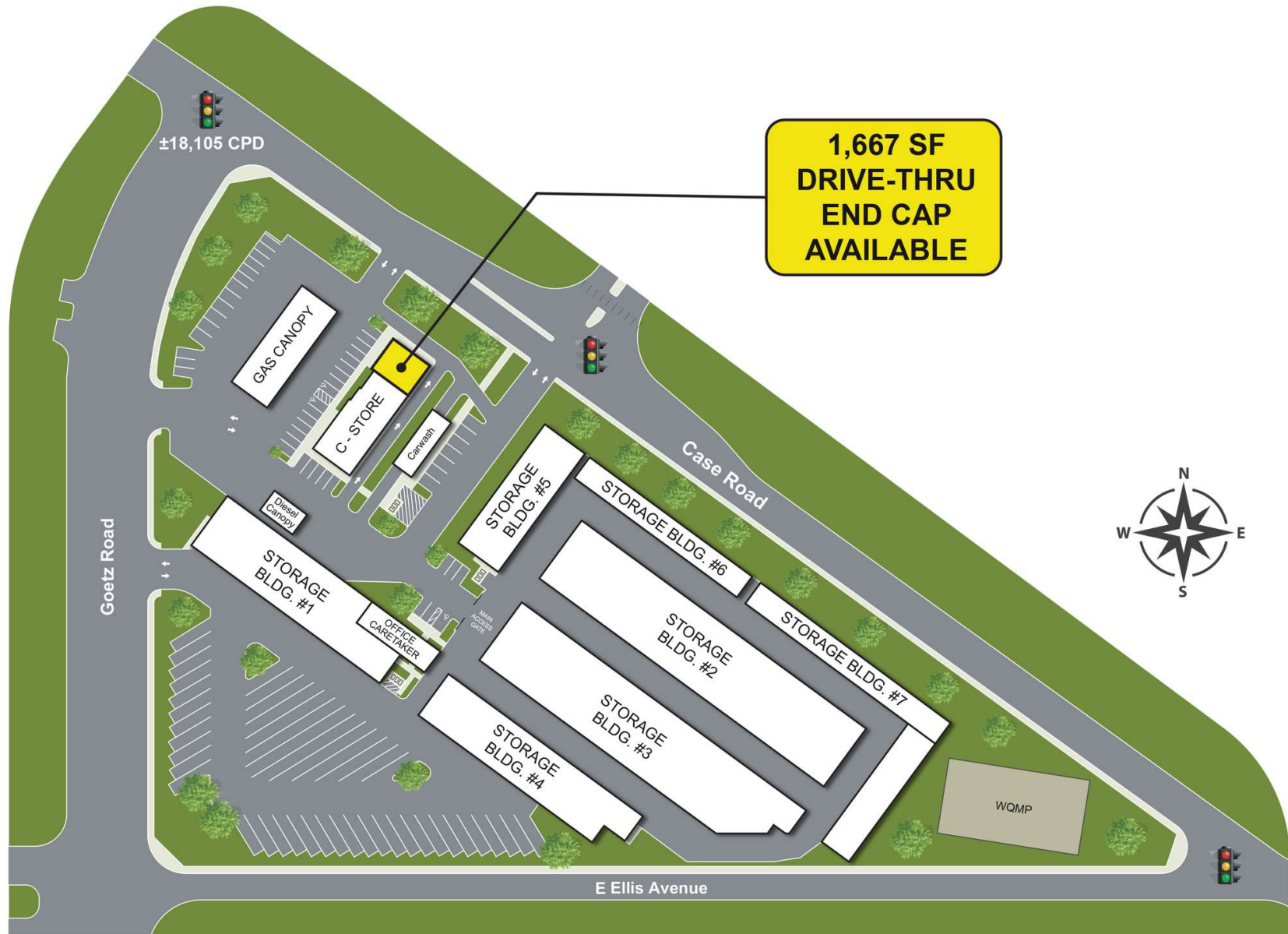
Click Image for Interactive Map



HIGHLIGHTS

- End cap drive-thru is ±1,667 SF
- Project includes c-store with gas station, car wash, and an adjacent proposed 1,100 unit storage facility.
- Trade area is under served and surrounded by 9,654 households and a daytime population to 7,938 within a 7-minute drive to the center.
- Located on Case Road and Goetz Rd visible to ±18,105 CPD.

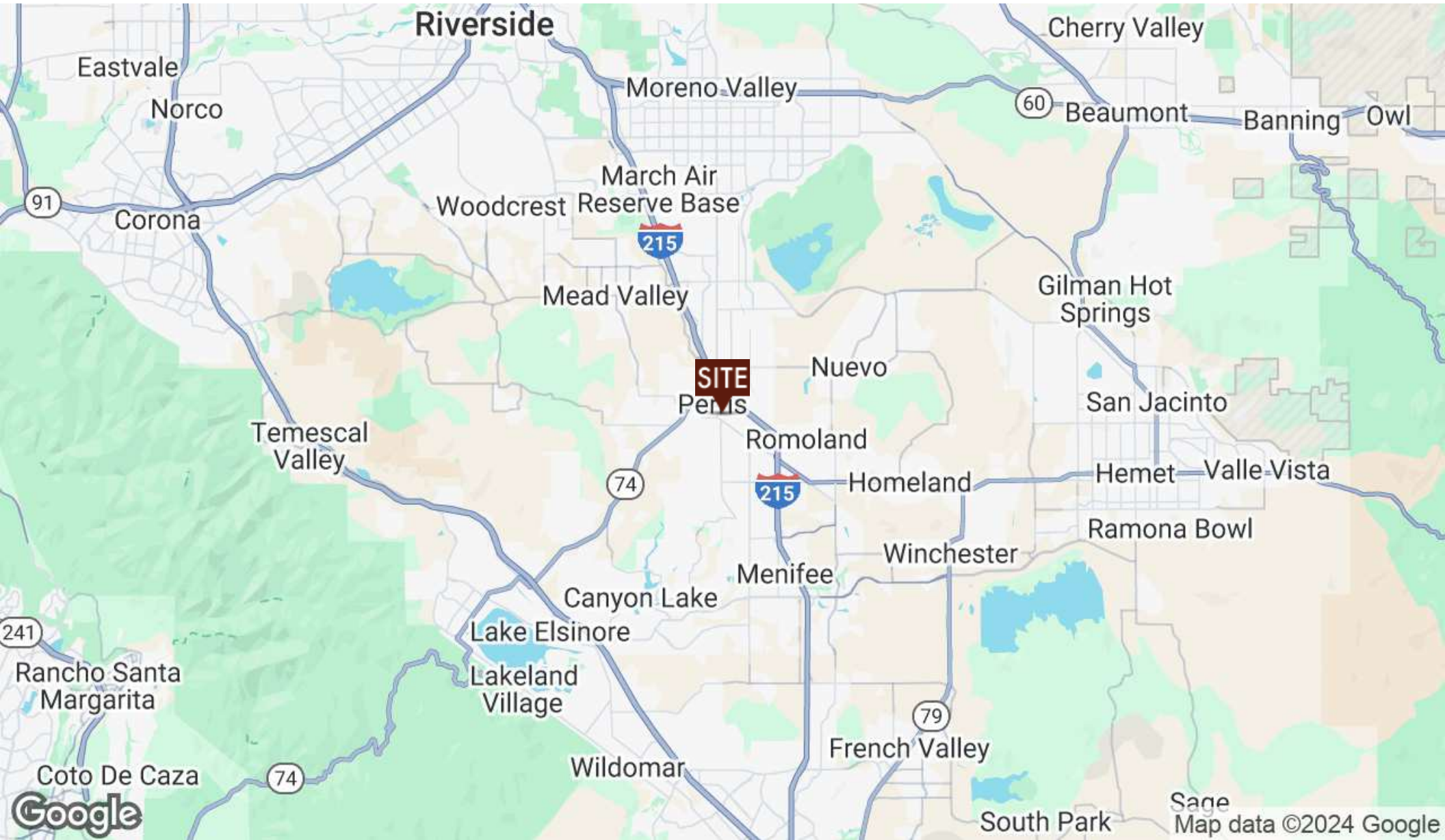
SITE PLAN



RETAILER MAP



LOCATION MAP



DEMOGRAPHICS

