

Downtown Perris Commercial

230 E. 3rd Street, Perris, CA 92570

FOR SALE

Incredible Opportunity to Own Your Own Building!

- Perfect for real estate office, beauty salon, accountant, attorney, etc.
- Massive upside with development capabilities in the Urban Village zoning.



PRICE REDUCTION!

~~\$450,000~~ \$399,000



805± SF Converted Commercial Office Building
Currently used as office for a tax firm on a month-to-month lease of \$1,100/Month Gross



Lot Size of Approximately 14,810± SF (0.34± Acres)
(APN: 310-023-013)



Zoning: Downtown Perris Urban Village Spec Plan

www.cityofperris.org/home/showpublisheddocument/2627/637217272572300000

Exclusively Marketed By:

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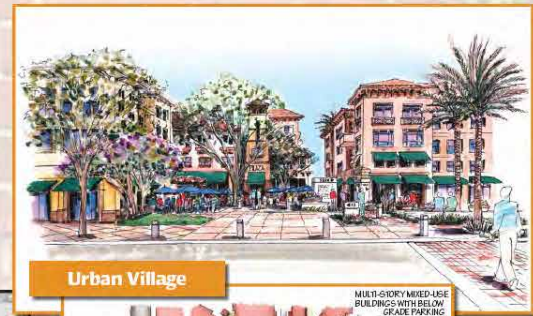


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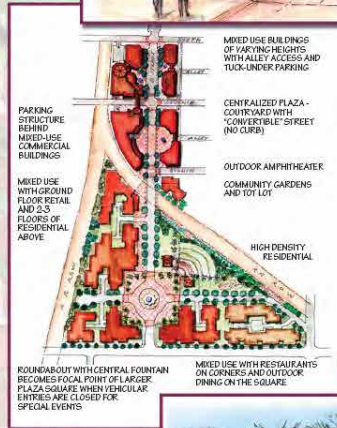
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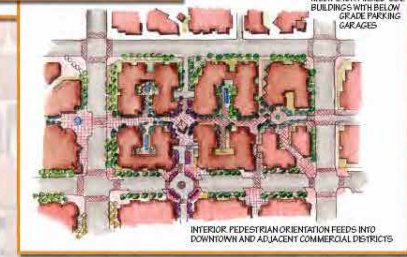
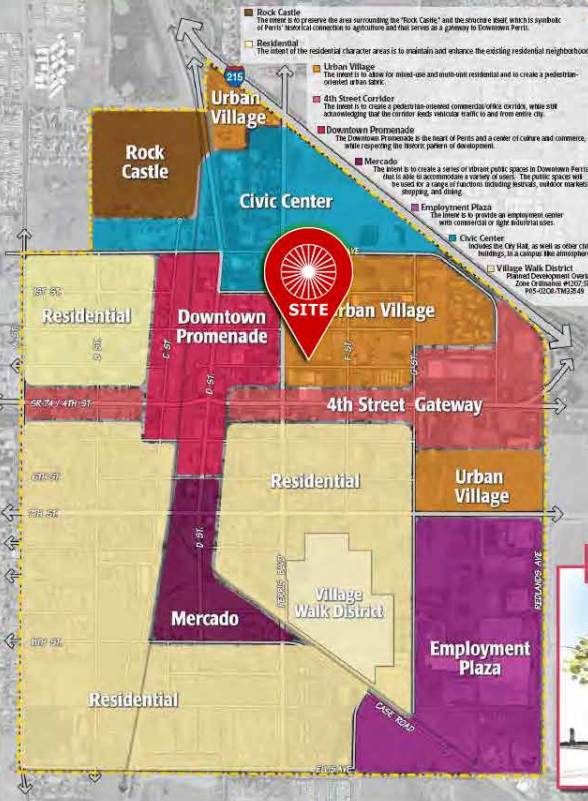
4th Street Gateway



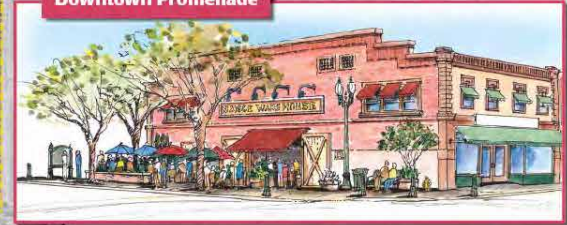
Urban Village



Mercado



Downtown Promenade



Vision Statement

All aboard! The destination is Downtown Perris. Celebrate this vibrant, cultural, and diverse community. Stroll our safe, colorful, tree-lined streets that invite you to enjoy our history and become a part of our exciting future. From groceries to gadgets, cafés to fine dining, come find a treasure in our unique shops. Downtown Perris is a place to live and work, bring your friends and family, and experience a genuine sense of community.

- City of Perris Specific Plan - Downtown Urban Village

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***Fenced Area with Parking Slabs
(One Handicap)***



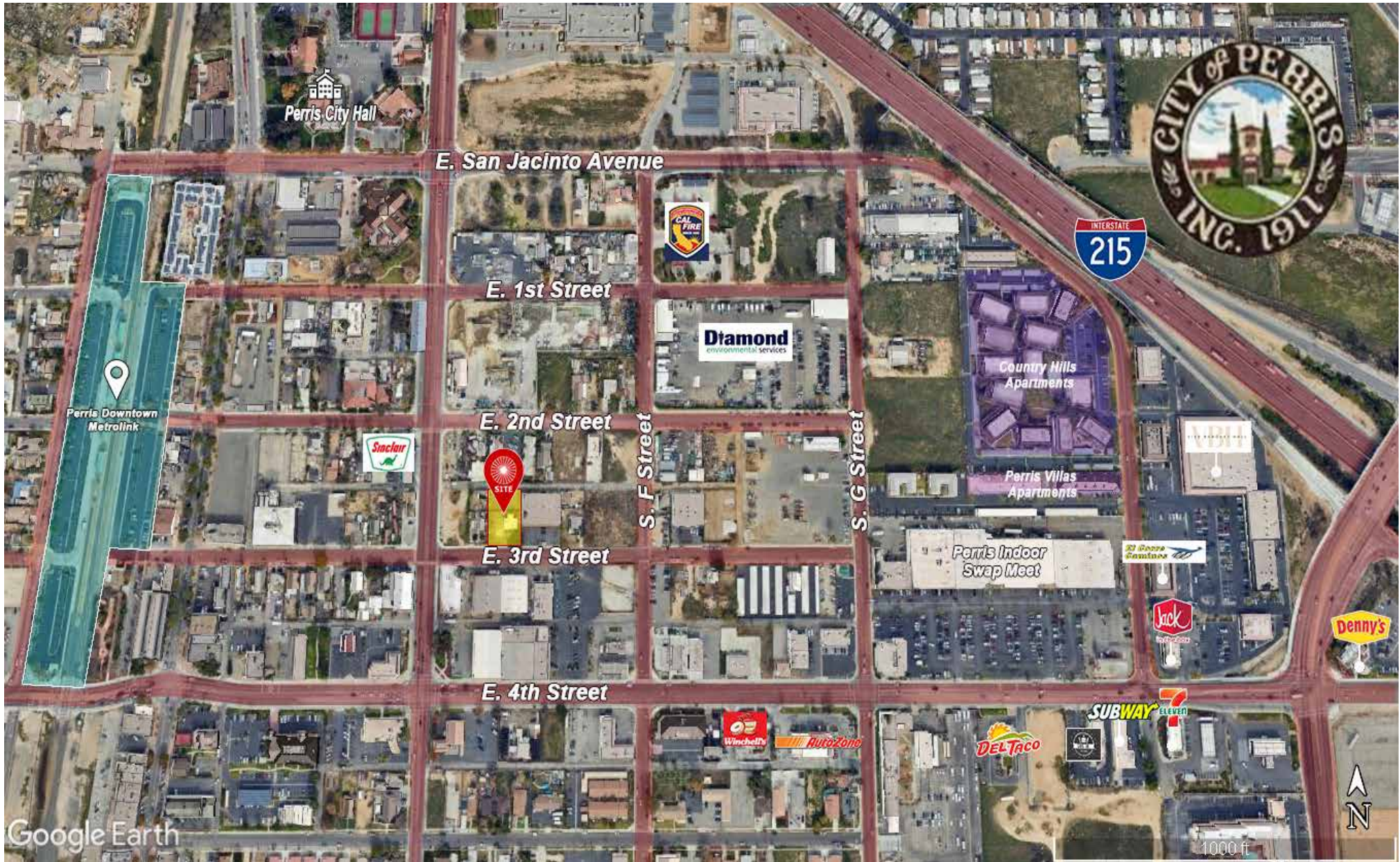
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Google Earth

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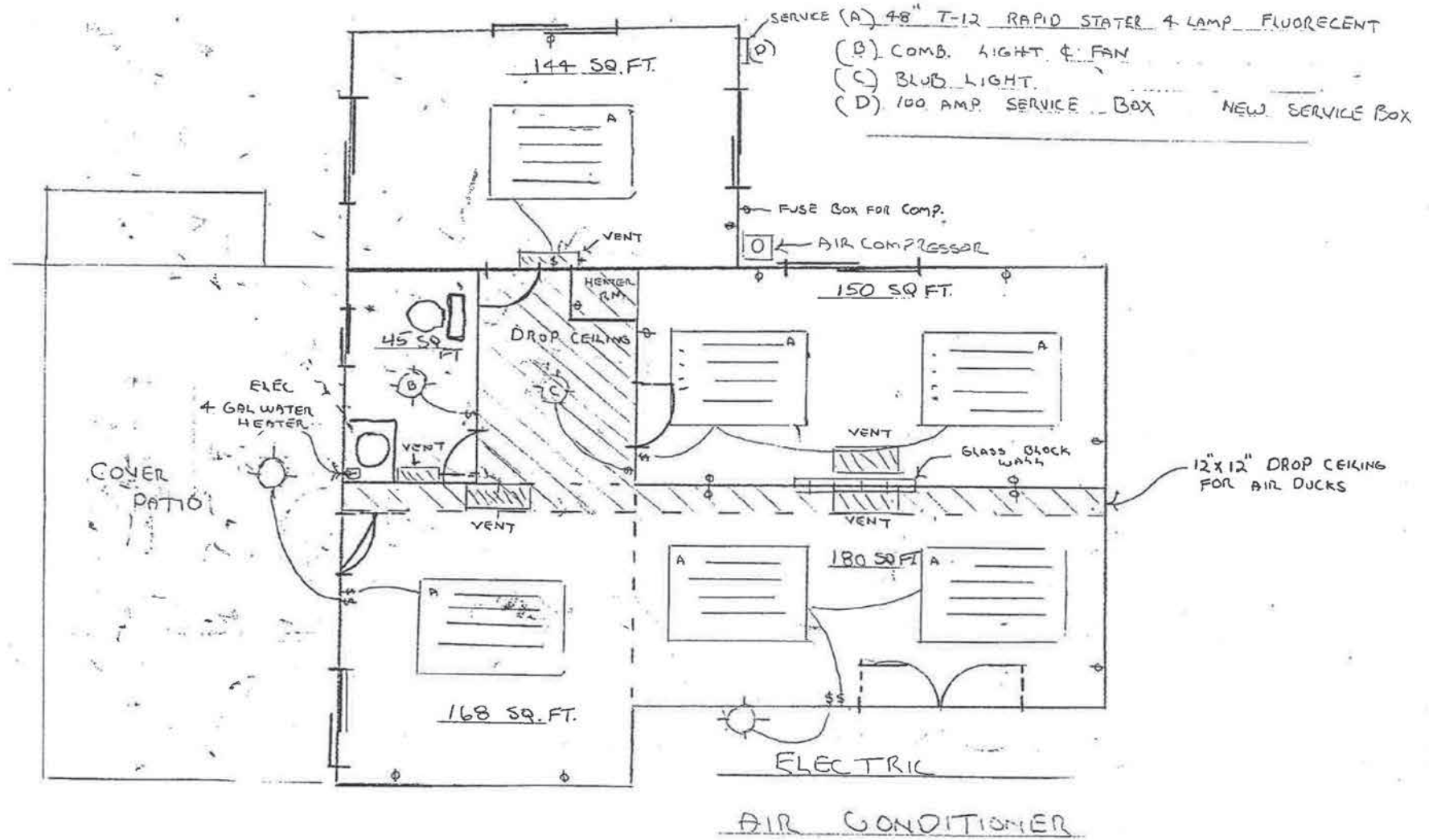
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Approximate Floor Plan



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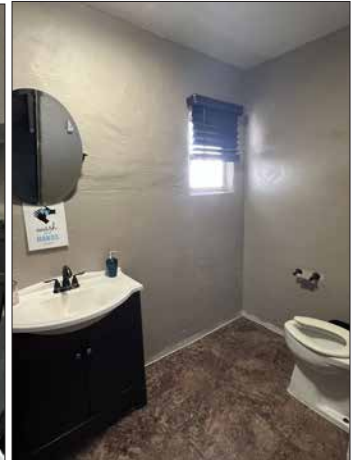
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**Structure Includes Reception Area,
Two Private Offices, Open Area, and Restroom**



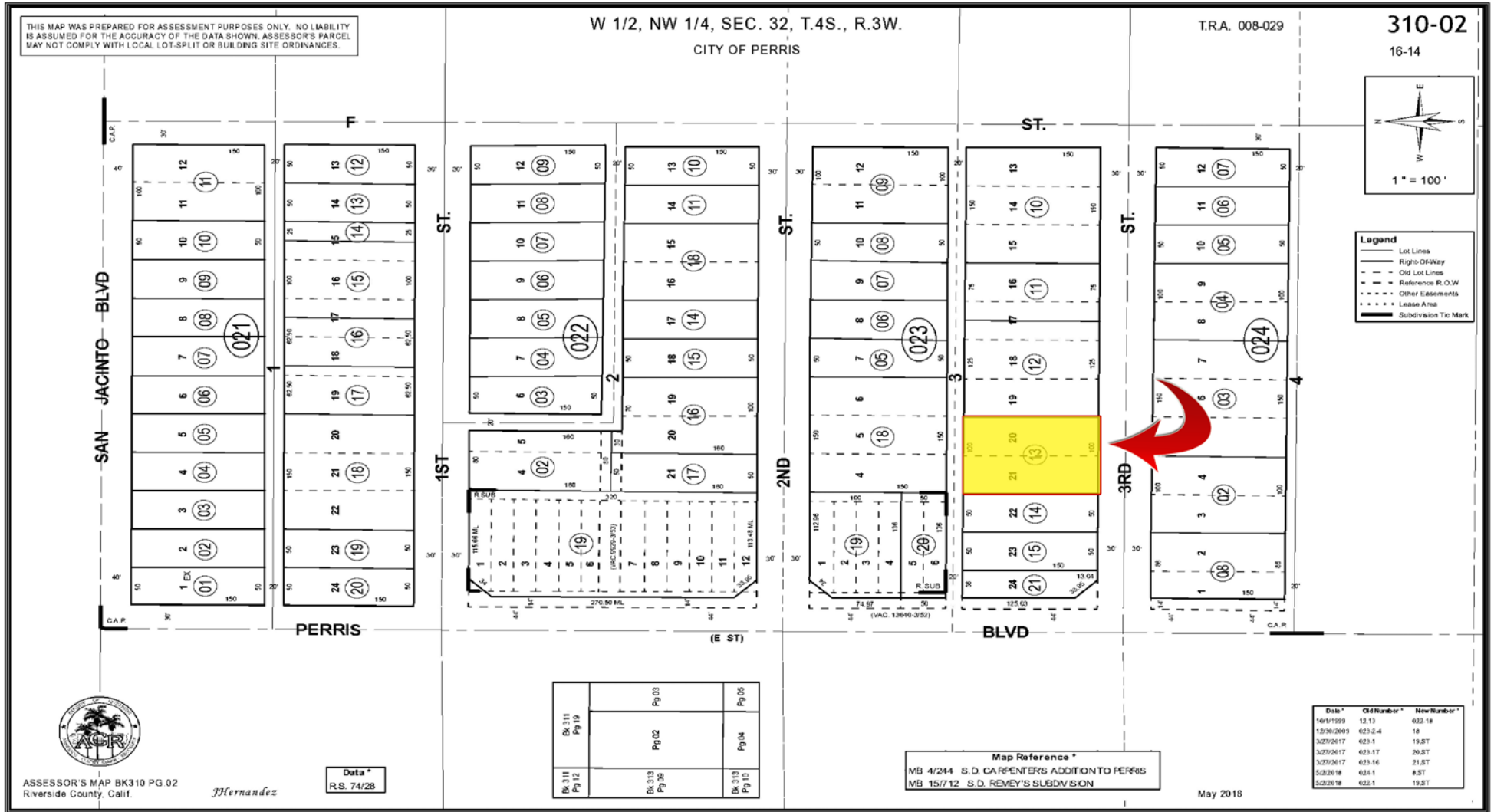
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Parcel Map



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Vision Plan

The Vision Plan for Downtown Perris was developed based on community input and represents the desired vision for the future of Downtown. The Vision Plan and associated Vision Statement serves as the foundation for the remainder of the Specific Plan, including the Regulating Code.

Framework

As part of the Downtown Immersion process, many of the participants expressed their desire that the Specific Plan provide more direction as to preserving the Downtown area, while taking advantage of the development of the MetroLink Station through expanding retail opportunities and allowing for more mixed use and housing opportunities. In addition, the community expressed that more public spaces are needed within the southern portion of the Specific Plan. Utilizing the design concepts that emerged from the design charrette, the following distinct character areas were formed that represent the desired uses. The formulation of the character areas has guided the development of the Vision Plan, as well as the Regulating Plan (Chapter 5). The following is a description of each of the character areas:

- **Rock Castle:** The intent of the Rock Castle Character Area is to preserve the area surrounding the “Rock Castle,” and the structure itself, which is symbolic of Perris’ historical connection to agriculture and that serves as a gateway to Downtown Perris. Development of large lot, one to two story detached homes should be allowed to compliment the “Rock Castle.”
- **Civic Center:** The Civic Center Character Area includes City Hall, Senior Center, Library, and other civic buildings. The intent is to develop a campus-like atmosphere with parks, plazas, and open spaces. The Civic Center area is an icon and provides the community with a centralized location for people to gather. The potential for public parking areas are also envisioned for this area.
- **Residential:** The intent of the Residential Character Area is to maintain and enhance the existing residential neighborhoods, and provide residential transition areas between more intense uses. Preservation of the existing neighborhoods, including one and two story detached houses, is a main priority. Transition areas are proposed to provide a buffer between commercial corridors and allow for two to three story duplexes, triplexes, courtyard housing, flats, and row houses.
- **Urban Village:** **The intent of the Urban Village is to allow for mixed-use and multiunit 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.**
- **4th Street Corridor:** The 4th Street Corridor is intended to create an auto-oriented corridor with an emphasis on a more commercial frontage streetscape that caters to the vehicular traffic that travels along SR-74 (4th Street). The 4th Street Corridor will include new and existing buildings with heights ranging from one to three stories. New buildings will be built to the sidewalk to enhance the public realm and support pedestrian activity along the corridor. Primary uses will be retail, office, and commercial uses, with opportunities for mixed use buildings where appropriate. Parking should be accessed through shared driveways and/or accessed through alleys.
- **Downtown Promenade:** The Downtown Promenade is the heart of Perris and the center of culture and commerce for the Downtown area. The Promenade provides for a connection to the past through the variety of historic structures, including the reopening of the Train Depot and the Bank of Perris, and through a variety of vibrant retail, restaurant, service, entertainment, and residential uses. New or refurbished buildings will range in height from one to three stories and designed to address the sidewalk. The Downtown Promenade will extend to 6th Street and include a public plaza area adjacent to 2nd Street and the new MetroLink station. Parking would be provided on the streets and to the rear of the buildings.

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Vision Plan Continued

- **Mercado:** The Mercado Character Area extends south of 6th Street along D Street to 10th Street and is envisioned to expand upon the cultural diversity of the area. This area includes a mix of buildings from one to three stories surrounding a system of paseos and common public spaces with wide sidewalks and arcades. Retail, restaurants or entertainment on the ground floor with office or residential above provides an opportunity for a variety of businesses, including opportunities for local artisans. The public spaces will be used for a range of functions including festivals, outdoor markets, shopping, and dining.

A plaza square is proposed at the intersection of D Street and 10th Street to provide an anchor to the southern portion of the Main Street environment. The plaza square is envisioned to include enhanced paving and will expand when vehicle entries are closed for special events. The plaza square will be framed by a variety of three to five story mixed use buildings with restaurants and retail on the ground floor. The proposed community park located along the northeast corner is envisioned to include an outdoor amphitheater, garden, and tot lot.

- **Employment Plaza:** The intent of the Employment Plaza Character Area is to provide an employment center, with new and existing one to three story commercial or light industrial uses. Large lot parcels would be encouraged to incorporate campus designs with ample employee amenities and parking towards the center or to the rear.

Mobility

The mobility network in Downtown Perris consists of a combination of highways, streets, transit, bicycle, and the pedestrian realm. The Downtown street network is primarily in a grid pattern with an occasional blocked off street as a result of the railroad extension. Key vehicle mobility streets in the Downtown area include SR 74/4th Street, Perris Boulevard, Redlands Avenue, D Street, and A Street. Neighborhood streets complete the street network, composing the neighborhoods and connecting the major streets. The extension of the Perris Boulevard streetscape improvements to Ellis Avenue will provide a connection to the southern portion of the Specific Plan area and regional trails system.

Pedestrian connections and open spaces throughout the Specific Plan area will be reserved within the public right-of-way, most notably D Street, which links the majority of Downtown to the transit station and to the community trail proposed along Ellis Avenue to the south. A secondary pedestrian connector is proposed along 2nd Street to connect to the transit plaza at D Street. Additional connections may occur within privately-owned courtyards that open to the street.

**Source: Downtown Perris Urban Village Specific Plan: <https://www.cityofperris.org/home/showpublisheddocument/2627/637217272572300000>

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Play in Perris



Lake Perris



Big League Dreams

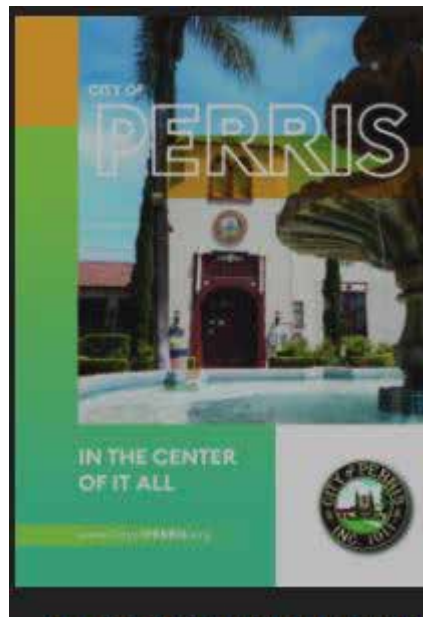


Skydive Perris



March Air Force Base

For More Information: <https://thinkperris.org/play/>



City of Perris Digital Bulletin 2024: <https://online.pubhtml5.com/ccun/xkmy/#p=1>

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