

LAND FOR SALE

±3.59 ACRES INDUSTRIAL

SEC E ELLIS AVE. & CASE RD.

PERRIS | CA

OPPORTUNITY ZONE



FOR MORE INFORMATION
PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

AERIAL MAP



58,560 SF

Conceptual Building



3.59 AC

Lot Size



Downtown Specific Plan (Industrial Uses Allowed)

*Verify all uses with the City of Perris



Business Friendly City

of Perris



Immediate area of 5MM SF of Planned Industrial

(Prologis, IDI, Crow)



Excellent Proximity

to 215 Freeway



Located in Opportunity Zone

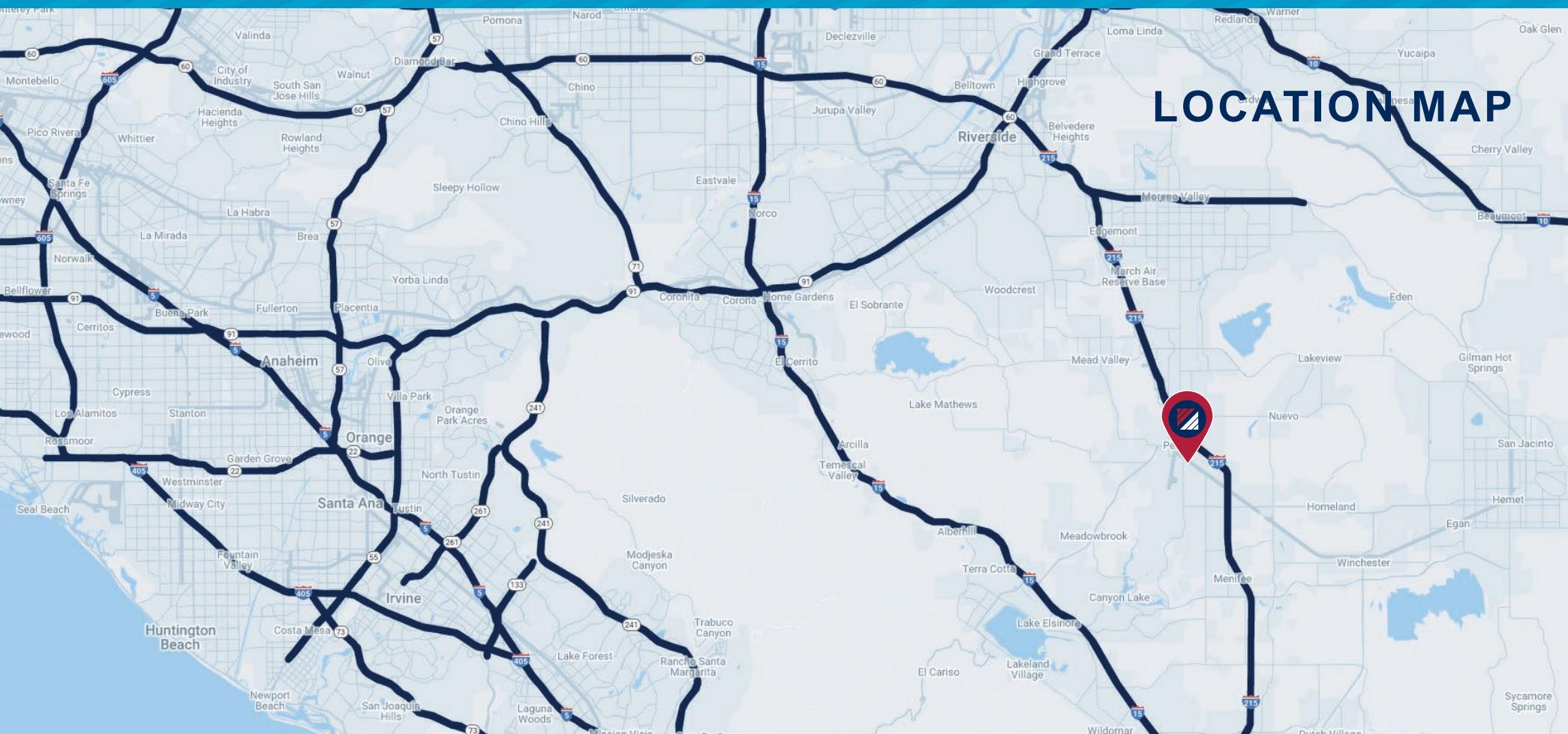


PROPERTY HIGHLIGHTS

CONCEPTUAL SITE PLAN FOR DISCUSSION PURPOSES ONLY



LOCATION MAP



DESTINATIONS	DISTANCE
Riverside	19.8 Mi.
City of Industry	55 Mi.
Downtown Los Angeles	73 Mi.
SBD International Airport	30 Mi.
Los Angeles Intl. Airport	87.9 Mi.
Port of Long Beach	81 Mi.
Port of Los Angeles	83.7 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2022 Population	62,186	125,249	408,793
2022 Households	15,702	35,966	119,314
2027 Household Projection	63,032	126,309	415,026
Avg Household Income	\$76,054	\$77,553	\$92,059
Median Household Income	\$62,030	\$62,949	\$76,039
Total Specified Consumer Spending (\$)	\$539.8M	\$1.2B	\$4.4B

