

# LAND FOR SALE

# ±3.59 ACRES INDUSTRIAL

## OPPORTUNITY ZONE

# SEC E ELLIS AVE. & CASE RD.

PERRIS | CA



FOR MORE INFORMATION  
PLEASE CONTACT:

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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

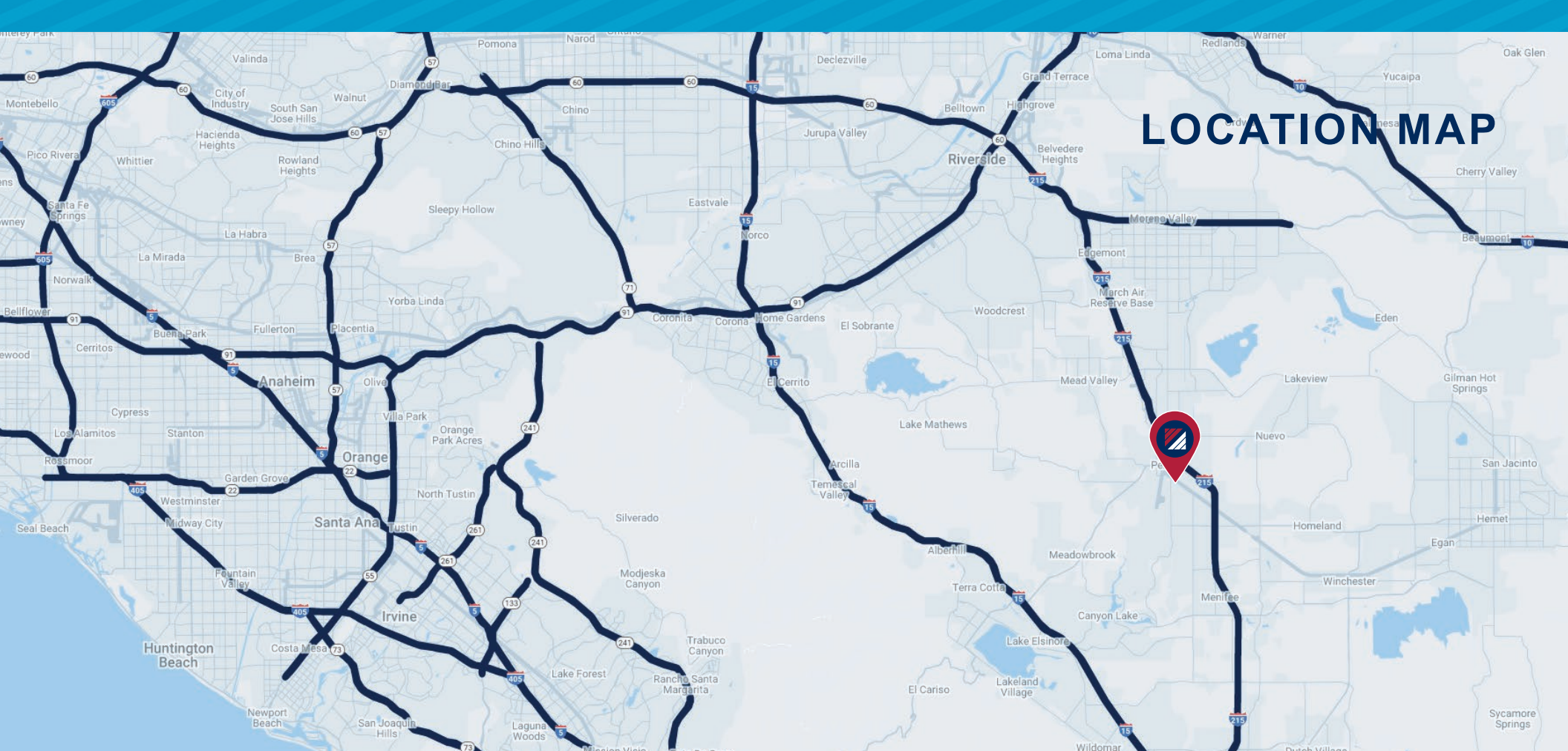


# PROPERTY HIGHLIGHTS

## CONCEPTUAL SITE PLAN FOR DISCUSSION PURPOSES ONLY







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



