

±0.76 AC - Investment / Development Opportunity

509 N. D STREET



Dale Street

N Perris Blvd

Foss Field Park

Perris City Hall



For Sale
0.76 AC

N D Street

Perris, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Executive Summary

PROPERTY FACTS

- LOCATION: Perris - Riverside County, CA
- TOTAL SITE AREA: ±0.76 Acres
- APN: 311-120-029
- ZONING: Downtown Perris Specific Plan – Urban Village
- General Plan: Downtown Perris Specific Plan – Urban Village
- **PURCHASE PRICE: \$650,000**
- **PRICE PER SF: \$19.63 / SF**

PROPERTY OVERVIEW

The offering consists of approximately 0.76 acres of land on N. D Street in Downtown Perris just off the I-215 freeway. The site was previously utilized as a U-Haul Parking area and shares a paved access road with the self-storage to the west (25' foot wide strip on the north side of the property) which reduces the net acreage to approximately 0.65 acres (to be confirmed). Additionally, the property is adjacent to the Foss Field Park which is currently undergoing expansion to the property line and is also near various City owned facilities including City Hall. The site benefits from great access, freeway visibility, and proximity to city facilities. Please reach out to our team with any questions or interest in this opportunity.

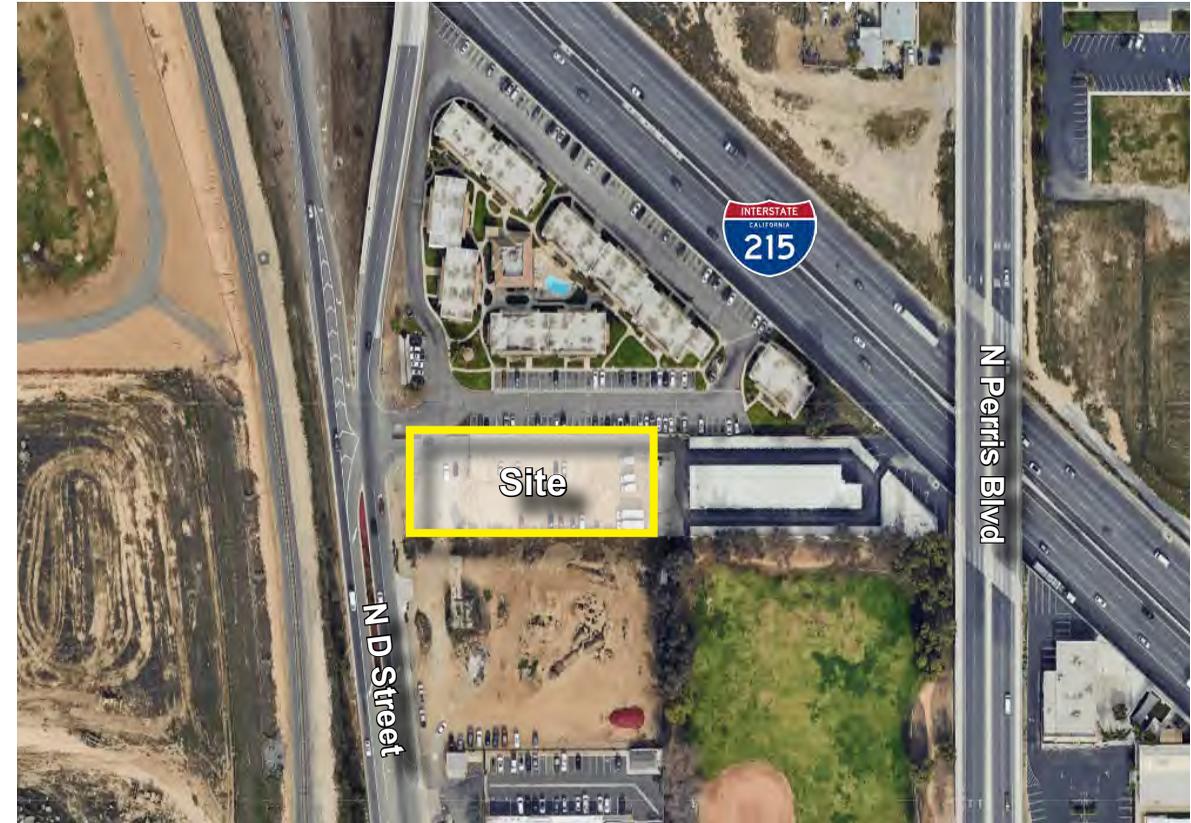
ZONING

The property is located within the Urban Village transect of the Downtown Perris Specific Plan. Per the Specific Plan document linked below:

“The intent of the Urban Village is to allow for mixed-use and multi-unit 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.”

More information and development standards for the Urban Village area can be found in the SP document below.

[Download Perris Specific Plan](#)



Drone Photos



Drone Photos



Drone Photos



Drone Photos

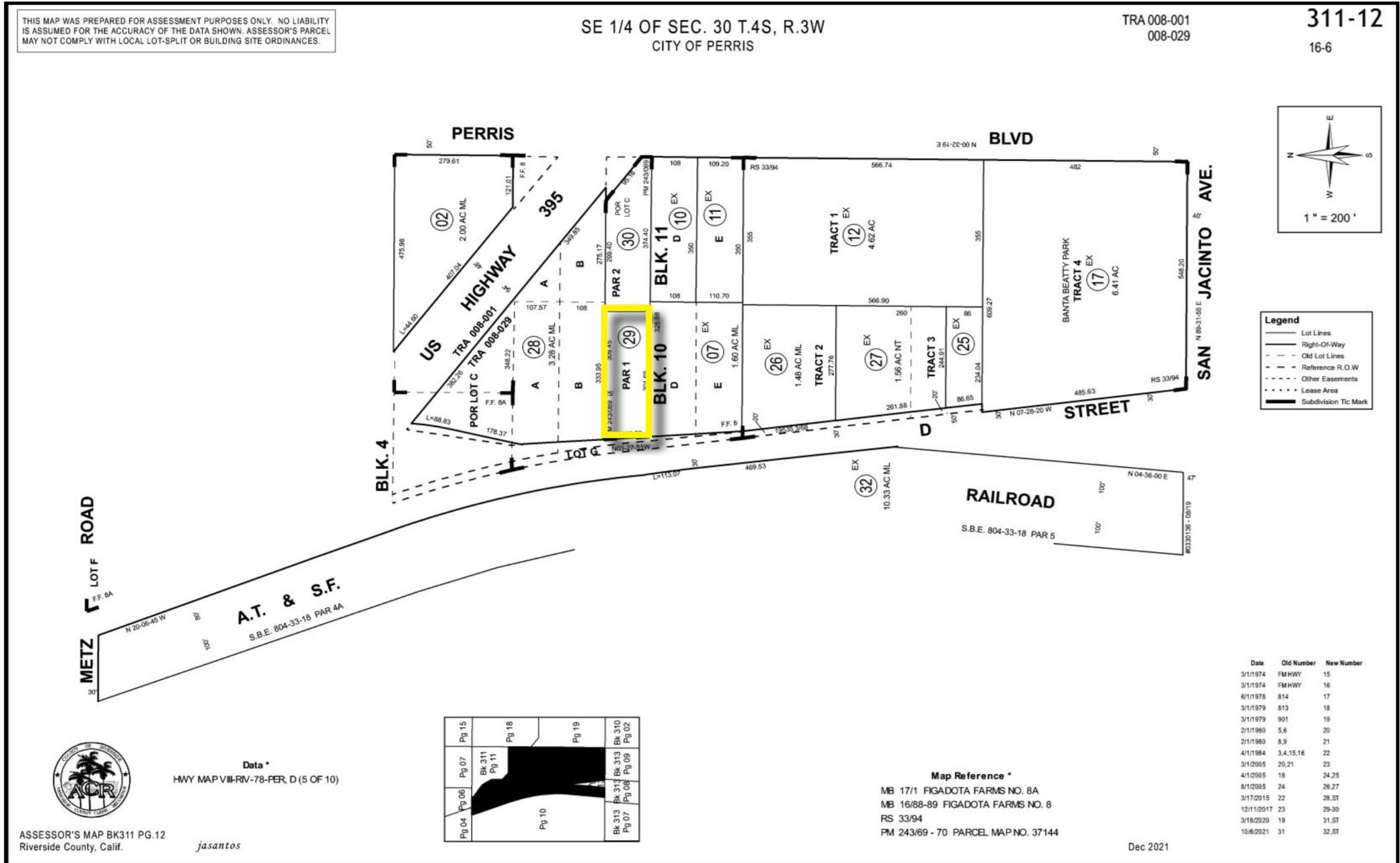


Aerial Map

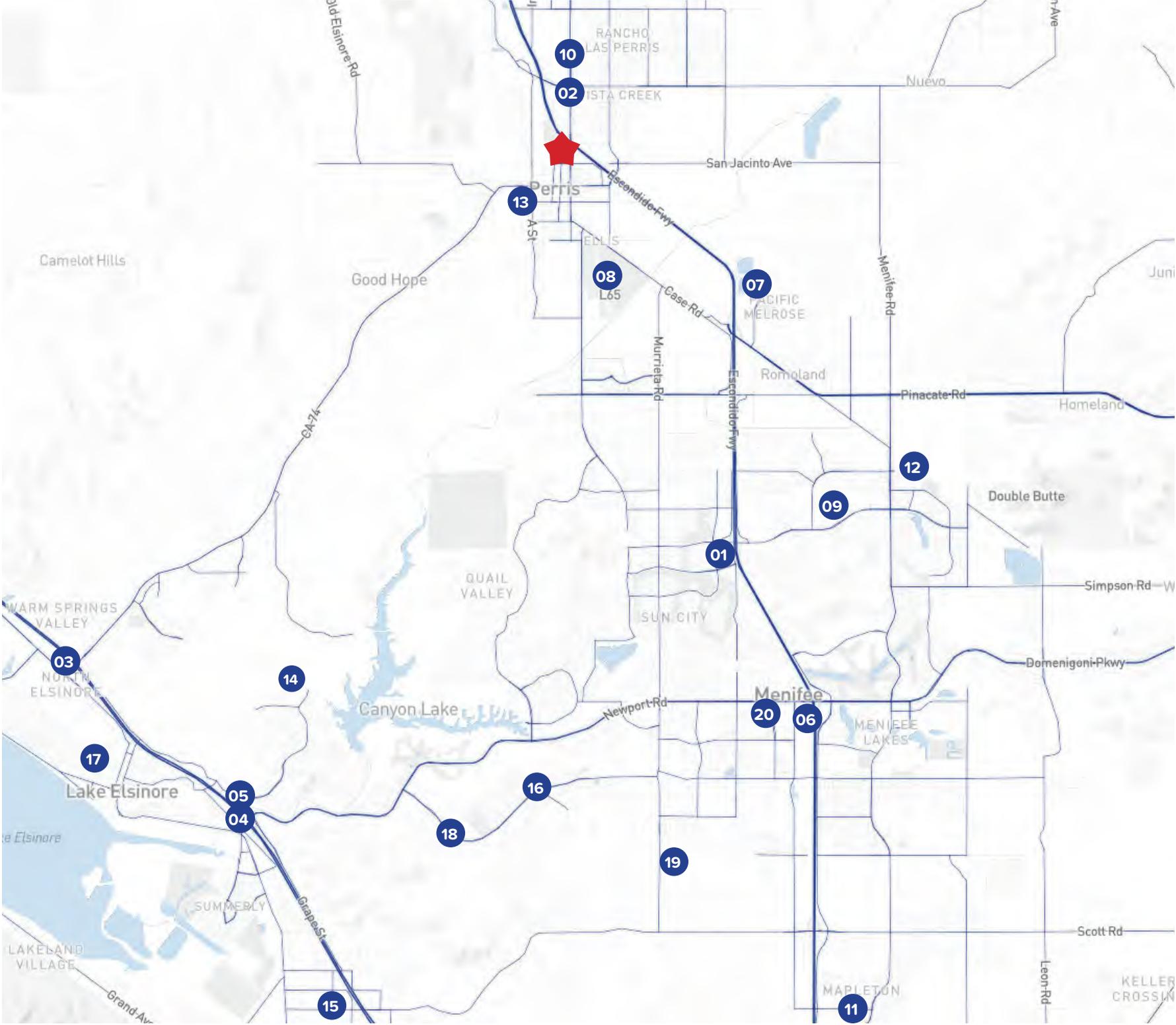


Assessor's Map

PROPERTY OVERVIEW



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Sun City Shopping Center
- 02 Perris Towne Square
- 03 Lake Elsinore Square
- 04 Lake Elsinore Valley Center
- 05 Winchester Farms Country Market
- 06 Railroad Market

ENTERTAINMENT

- 07 Big League Dreams Perris
- 08 Sky Dive Perris

MEDICAL FACILITIES

- 09 Menifee Valley Medical Center
- 10 Perris Valley Medical Center
- 11 Kaiser Permanente

EDUCATION

- 12 Mesa View Elementary School
- 13 Perris Elementary School
- 14 Tuscany Hills Elementary School
- 15 Elsinore High School
- 16 Herk Bouris Elementary School
- 17 Elsinore Middle School
- 18 Canyon Lake Middle School
- 19 Menifee Middle School

GOVERNMENT FACILITIES

- 20 Menifee Justice Center

Perris, CA

Perris is a city located in Riverside County, California, United States. It is situated in the Inland Empire region of Southern California.

Perris is known for the Perris Valley Airport, which hosts the annual Perris Valley Skydiving competition. The city is also home to the Orange Empire Railway Museum, a popular attraction for railway enthusiasts, featuring a large collection of vintage trains and artifacts.

Perris was founded around the California Southern Railroad in the 1880s; depot and historic Southern Hotel (built in 1886) remain cultural landmarks >

Other Perris Attractions:

Southern California Railway Museum: West Coast's largest operating railroad museum, featuring heritage train rides

Lake Perris State Recreation Area: A favorite for boating, hiking, and camping.

Skydiving & Motorsports: Noted skydiving facilities at Perris Valley Airport and events like sprint car racing at Perris Auto Speedway.

Popular local events include craft fairs, festivals, and the Southern California Fair at Lake Perris.

2025 Summary

Population	83,032
Households	19,386
Median Age	31.3
Median Household Income	\$82,523
Average Household Income	\$97,845



FOR MORE INFORMATION CONTACT:

MIKE PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174



**COLDWELL BANKER
COMMERCIAL
LAND TEAM**

27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395