



FOR SALE- 3.25 GROSS ACRES/2,035 SF OFFICE

18030 HIGHWAY 395
PERRIS, CA 92571



VSMR Commercial Partners

550 E. BADILLO ST.
COVINA, CA 91723
Office: 323-360-1895



SARAY SANCHEZ

Commercial Associate
Mobile: 3233601895
sssaray@gmail.com
License #: 01949045



JAVIER HERNANDEZ

BROKER/HomeBase Rlty Inv
Inc.
Direct: 562-843-6460
javortiz71@gmail.com
License #: 01222599



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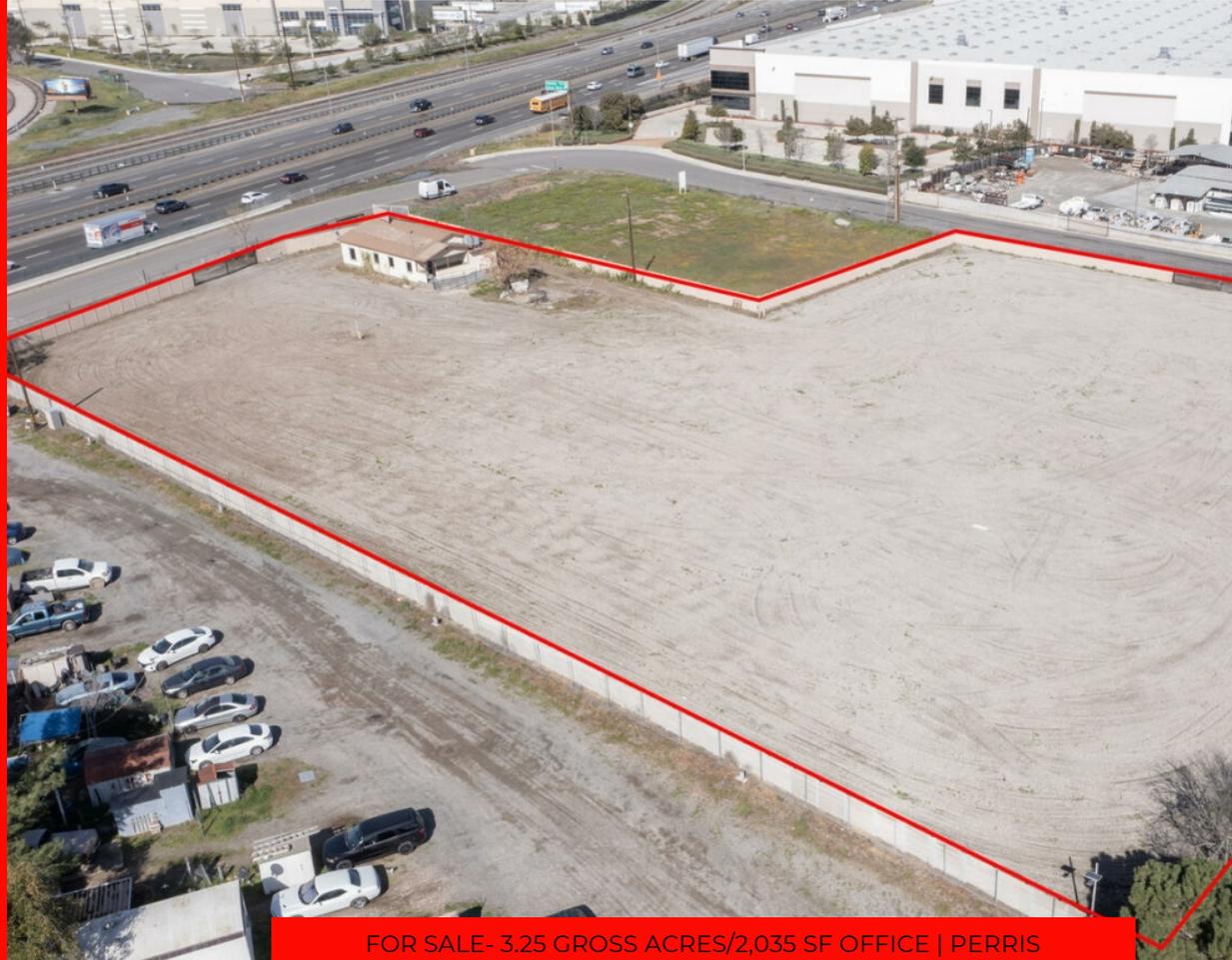
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PROPERTY SUMMARY

Offering Price	\$4,500,000.00
Lot Size (acres)	3.25
Lot Size (SF)	141,570.00 SqFt
Building SqFt	2,035 SqFt
Traffic Count	100,000.00
Zoning Type	(LI)Light Industrial
Parcel ID	314-100-088
County	Riverside
Coordinates	33.858327,-117.256547
Energy / Power Type	AVAILABLE

INVESTMENT SUMMARY

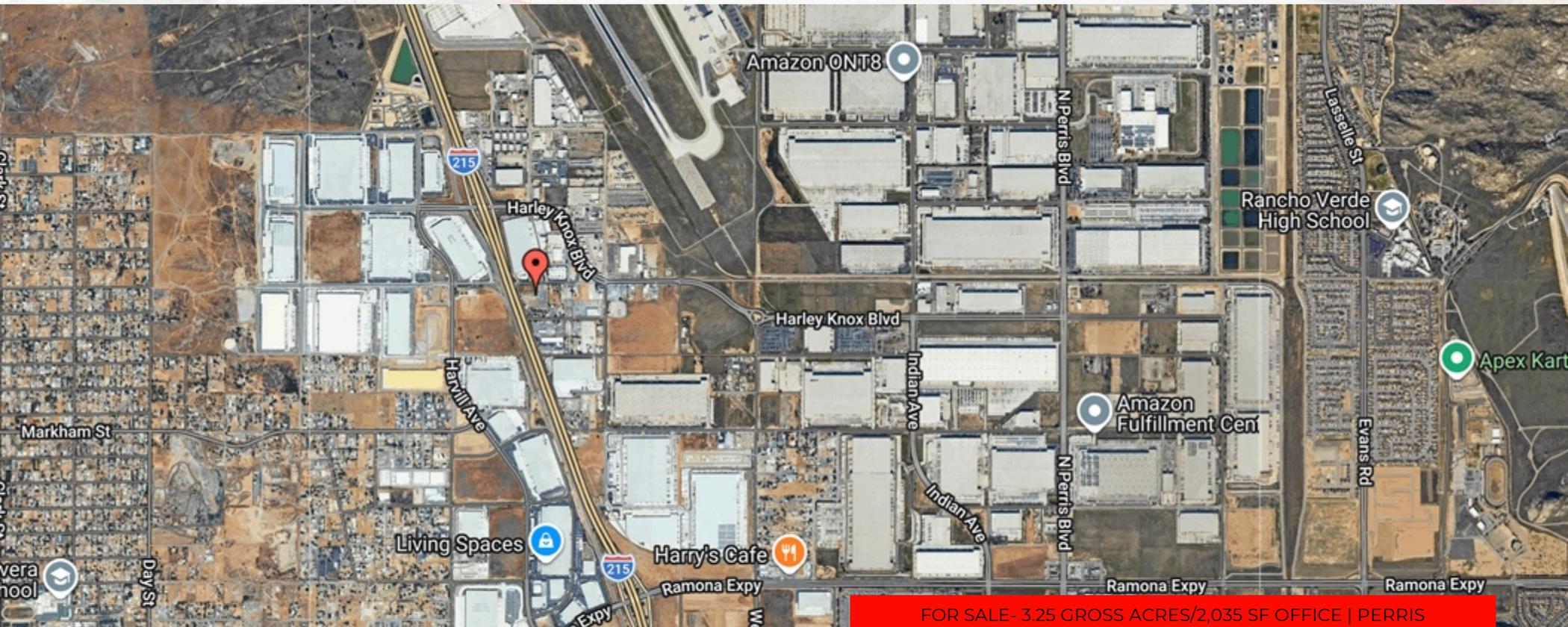
Situated in the heart of the rapidly expanding Perris Industrial Corridor, 18030 Highway 395 presents a premier investment opportunity consisting of 3.25 acres of prime light industrial land. The property boasts exceptional **frontage along the I-215 Freeway**, providing unmatched visibility and high-impact signage potential to one of Southern California's most critical logistics arteries. This strategic location offers an investor or owner-user a foothold in a high-demand submarket characterized by record-low vacancy and consistent industrial growth. Currently, the property is in the final stages of a **transformative entitlement process for a Conditional Use Permit (CUP) to operate a dedicated pallet yard**. With official approval anticipated by April 2026, this pending entitlement drastically enhances the property's utility, making it a "shovel-ready" destination for industrial outdoor storage (IOS) and specialized logistics.



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INVESTMENT HIGHLIGHTS

- Active Entitlement Path (CUP): The property is in the final stages of a Conditional Use Permit (CUP) for a pallet yard, with official entitlement approval anticipated by April 2026.
- Expansion Potential: Architectural plans include a proposed 9,000 SF manufacturing building, transforming the site into a full-scale industrial production and storage facility.
- Rare "IOS" Asset Class: As a 3.25-acre yard, the property caters to the massive shortage of Industrial Outdoor Storage (IOS) in Southern California, a sector currently seeing record demand.
- Freeway Branding: Boasts prominent I-215 Freeway frontage, offering significant signage opportunities to a high-traffic logistics corridor (100,000+ VPD).
- Operational Excellence: The site features two oversized driveway entrances and a secured yard area, engineered for high-volume truck flow and heavy equipment maneuverability.



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LOCATION HIGHLIGHTS

- **Perris Industrial Corridor:** Situated in one of the nation's most vital logistics hubs, the site is surrounded by over 40 million square feet of Class-A industrial development.
- **Corporate Neighbor Synergy:** Direct neighbors are massive distribution hubs for global leaders, including Amazon, Wayfair, Ross Stores, Lowe's, Procter & Gamble, and General Mills.
- **Strategic "Middle-Mile" Hub:** Located between the Ports of Los Angeles/Long Beach and major Southwest distribution markets, offering a critical link in the regional supply chain.
- **Proximity to March Inland Port:** Just 7 miles from the March Inland Port Airport, a dedicated air cargo facility and major driver of local industrial growth.
- **Institutional Hubs:** The property is surrounded by premier developments such as the Harvill Logistics Center, Majestic Freeway Business Center, and the upcoming Harvest Landing (a new 300,000 SF FedEx hub).
- **Regional Connectivity:** Immediate access to the I-215 with rapid connections to the CA-60, I-10, and I-15, ensuring efficient transit times for logistics and distribution fleets.



3 MILE RADIUS



POPULATION
39,921



DAYTIME POPULATION
51,067



HOUSEHOLDS
9,751



AVG. HOUSEHOLD INCOME
\$ 123,390

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	691	22,893	120,846
2010 Population	854	33,871	186,030
2025 Population	1,145	39,921	203,792
2030 Population	1,180	41,624	209,137
2025-2030 Growth Rate	0.6 %	0.84 %	0.52 %
2025 Daytime Population	3,062	51,067	178,626

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	22	450	3,046
\$15000-24999	7	249	1,740
\$25000-34999	6	491	2,627
\$35000-49999	10	615	4,199
\$50000-74999	23	1,289	8,358
\$75000-99999	43	1,501	8,324
\$100000-149999	61	2,502	11,480
\$150000-199999	30	1,239	6,240
\$200000 or greater	78	1,416	6,083
Median HH Income	\$ 121,860	\$ 103,620	\$ 91,715
Average HH Income	\$ 146,802	\$ 123,390	\$ 112,984



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	201	6,150	32,339
2010 Total Households	230	8,216	46,346
2025 Total Households	278	9,751	52,098
2030 Total Households	289	10,320	54,175
2025 Average Household Size	4.07	4.07	3.9
2025 Owner Occupied Housing	191	6,787	35,297
2030 Owner Occupied Housing	204	7,281	36,932
2025 Renter Occupied Housing	87	2,964	16,801
2030 Renter Occupied Housing	85	3,038	17,243
2025 Vacant Housing	3	633	1,460
2025 Total Housing	281	10,384	53,558

ABOUT PERRIS

Strategically located between Los Angeles and San Diego, Perris is a historic Inland Empire hub that has transitioned from a 19th-century railway center into a global logistics powerhouse. Originally a vital stop on the California Southern Railroad. The city leverages the same geographic advantages that fueled the railway to now anchor the Perris Industrial Corridor. Its unparalleled connectivity to major Southern California arteries continues to attract global industry leaders and drive robust economic growth.



CITY OF PERRIS

COUNTY	RIVERSIDE
INCORPORATED	5/25/1911

AREA POPULATION

CITY	31.6 SQ MI
LAND	31.5 SQ MI
WATER	0.1 SQ MI
ELEVATION	1453 FT



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE VSMR COMMERCIAL PARTNERS ADVISOR FOR MORE DETAILS.

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