

±1,600 SF Freestanding QSR & ±280 SF Interior QSR | For Lease

23261 CAJALCO RD

PERRIS | CA 92570

11.5-Acre Travel Center, Join:



±1,600 SF
AVAILABLE
FREESTANDING QSR

±280 SF
AVAILABLE
INTERIOR QSR



CAJALCO EXPY 19,200 VPD

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- ±1,600 SF Freestanding QSR
- ±280 SF Interior QSR
- Signalized intersection with ±23,900 on Cajalco Rd & Harvill Ave
- Strong daytime population of 106,569 within a 5-mile radius
- Estimated 932 daily visitors based on projected fuel volumes
- Ample truck parking (35 spaces) and showers - key amenities that draw consistent customer traffic
- 11.5-acre site with ample parking
- Exclusive patio space available

Traffic Counts

STREET	VPD
Cajalco Rd	± 19,200 VPD
Harvill Ave	± 4,700 VPD
Hwy-215	± 142,000 VPD



Join Area Retailers



PROPERTY SUMMARY



PROPERTY DESCRIPTION

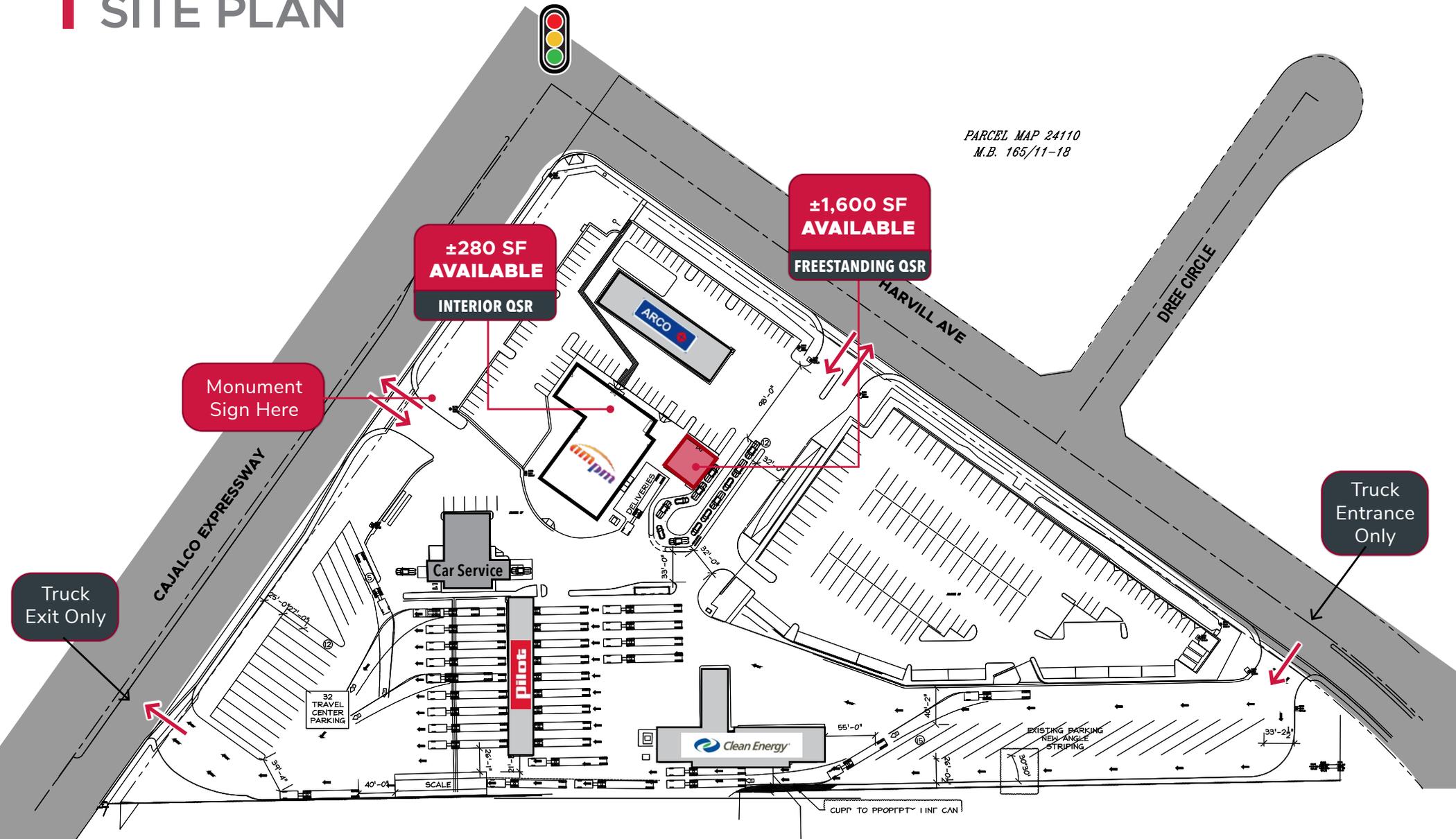
Address	23261 Cajalco Rd, Perris, CA
Property Type	Travel Center
Parcel No.	317-110-035 & 317-110-034
Available Space	± 1,600 SF & 280 SF
Lot Size	11.5-Acres

Year Built | Renovated: 2008

Demographics

	1 MILE	3 MILE	5 MILE
Population	1,741	33,013	161,210
Average HH Income	\$103,758	\$86,738	\$193,186
Daytime Population	13,646	51,493	106,569
Median Age	32.7	31.5	31.6

SITE PLAN



PARCEL MAP 24110
M.B. 165/11-18

*Drive-thru shown on site plan is preliminary and subject to revision.

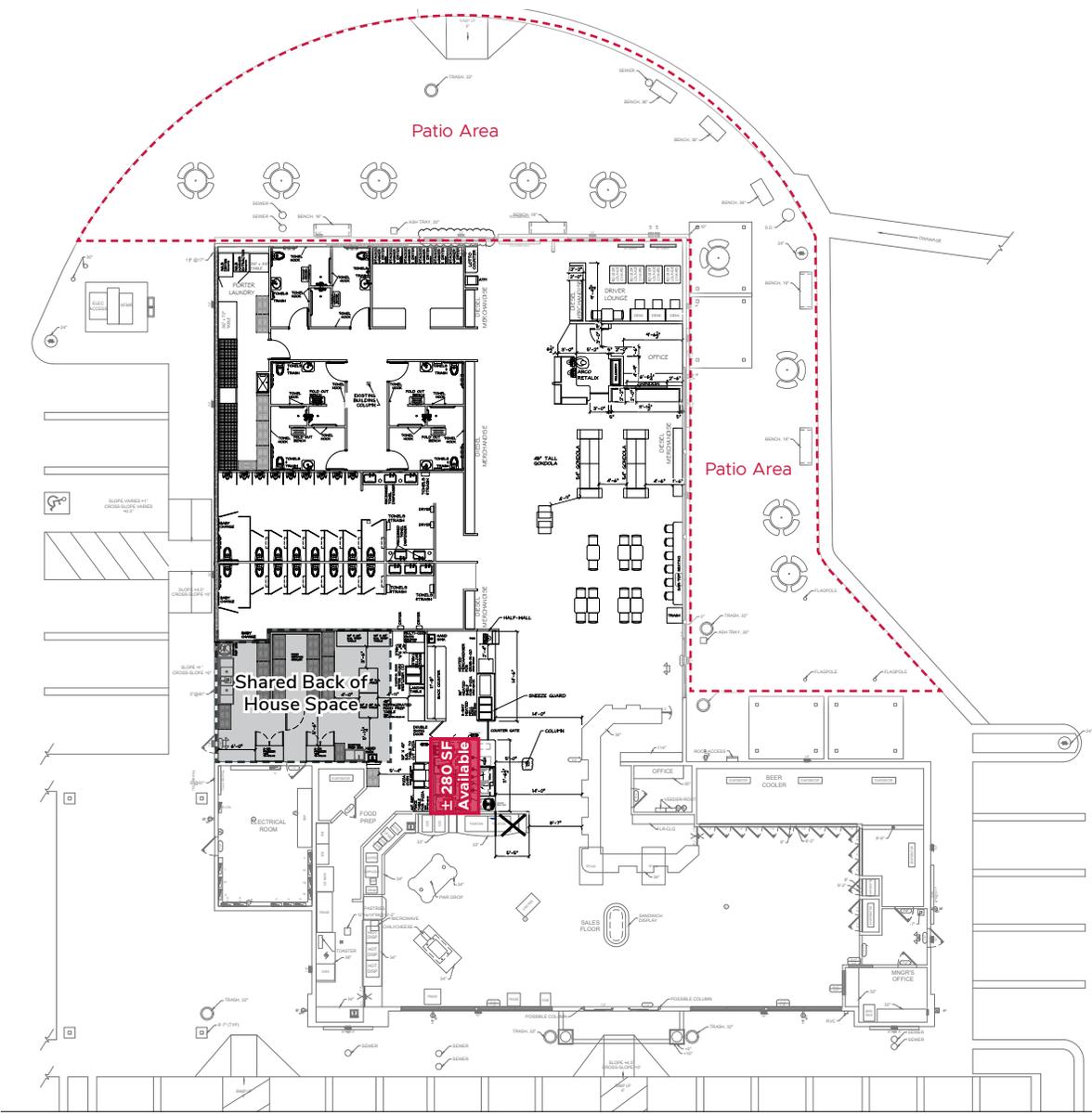


FLOOR PLAN (FREESTANDING QSR)

Space Details

- Available Space: ±1,600 SF
- Space Type: Freestanding QSR
- Delivery Condition: Shell or Build-to-Suit
- Potential drive-thru opportunity





FLOOR PLAN (INTERIOR QSR)

Space Details

- Available Space: 280 SF
- Space Type: Interior QSR (Inside Convenience Store)
- Delivery Condition: Shell or Build-to-Suit



23261 CAJALCO ROAD | PERRIS, CA 92570



CAJALCO EXPY
± 19,200 VPD

pilot

ampm
TOP 13% IN NATION
Per Placer.ai

ARCO

FarmerBoys
WORLD'S GREATEST
FRESH

Jack
in the box®
TOP 3% IN NATION
Per Placer.ai



±280 SF
AVAILABLE
INTERIOR QSR

±1,600 SF
AVAILABLE
FREESTANDING QSR

HARVILL AVE
± 4,700 VPD

23261 CAJALCO ROAD | PERRIS, CA 92570



INTERSTATE CALIFORNIA 215 ± 142,000 VPD

Carls Jr. SUBWAY

TACO BELL Starbucks SONIC Ono Hawaiian BBQ Dunkin' Donuts Shell

±1,600 SF AVAILABLE
FREESTANDING QSR

±280 SF AVAILABLE
INTERIOR QSR

Jack in the box TOP 3% IN NATION Per Placer.ai

Time Out Foods & Grill

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± 4,700 VPD

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HARVILL AVE

CAJALCO EXPY

± 19,200 VPD

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Contact Brokers for More Information

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