

# FOR LEASE

PERRIS LANDMARK PLAZA

402-496 EAST 4TH STREET | PERRIS, CA



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## OFFERING SUMMARY

LEASE RATE:	\$1.00-\$1.25/SF/Month NNN
BUILDING SIZE:	±97,156 SF
AVAILABLE SF:	±14,200 SF
ZONING:	CC
MARKET:	Inland Empire

## PROPERTY HIGHLIGHTS

- Prime location with high visibility and traffic counts
- Plaza anchored by a Cardenas
- Home of Perris' indoor swap meet
- Diverse tenant mix suitable for a range of businesses
- Ample parking for both customers and tenants
- Competitive rental rates



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# TENANT ROSTER

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TENANT ROSTER		
SUITE	SF	TENANT
402	±1,778	Cell Phone Store
404	±1,200	Pharmacy
406	±1,500	Mr. You Chinese Food
410	±1,800	Laundromat
420	±20,000	Swapmeet
440	±15,000	Swapmeet
460	-	Cardenas
470	±7,200	Swapmeet
476	±10,000	VACANT
480	±4,200	VACANT
496	±1,200	Donut Shop

VACANT SUITES ARE COMBINABLE UP TO ±14,200 SF



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# SUITE 476 INTERIOR PHOTOS

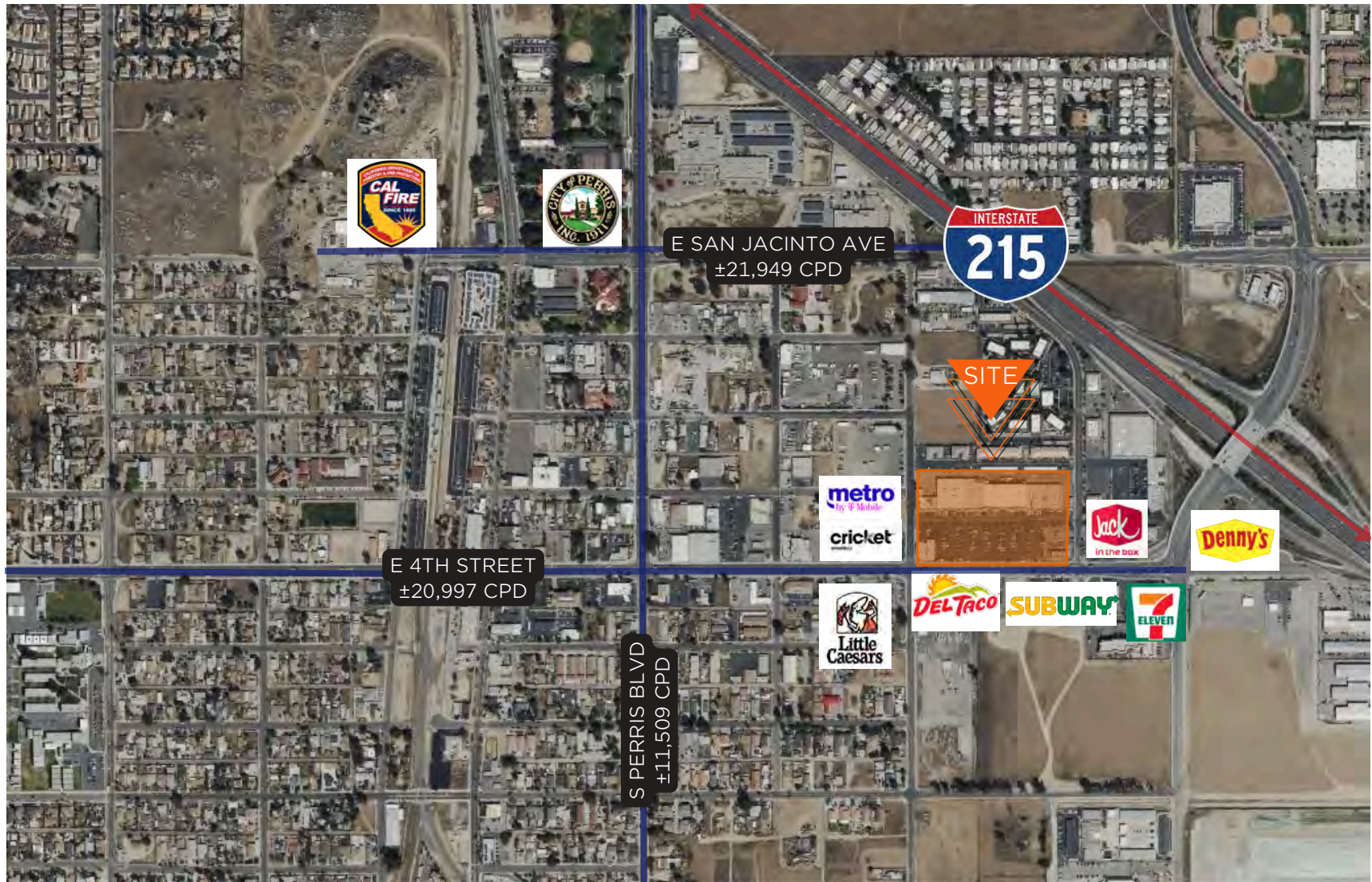
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# DEMOGRAPHICS

PERRIS LANDMARK PLAZA | 402-496 EAST 4TH STREET | PERRIS, CA



- State California
- County Riverside
- Mayor Michael Vargas
- Website [cityofperris.org](http://cityofperris.org)

## POPULATION

Source: ESRI



59,635  
POPULATION

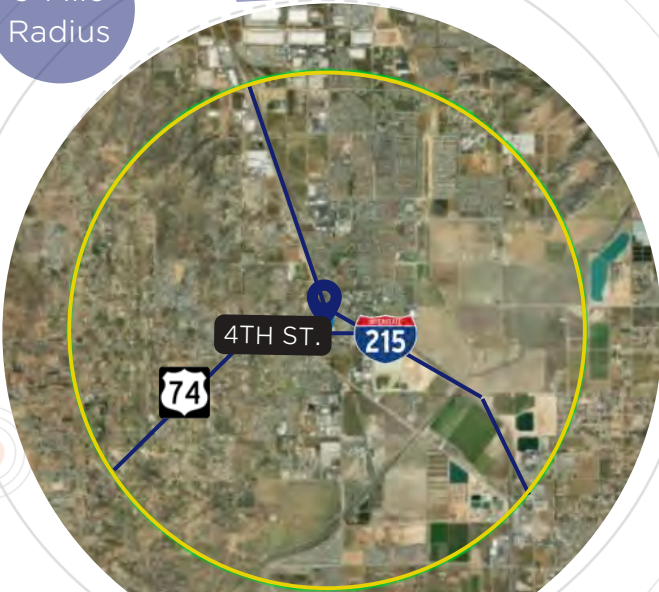


28.3  
MEDIAN AGE



14,515  
HOUSEHOLDS

3-Mile  
Radius



## EMPLOYMENT



40%  
WHITE COLLAR



46%  
BLUE COLLAR



17%  
SERVICES



±26,212  
EMPLOYED CIVILIANS

## EDUCATION



34%  
HIGH SCHOOL  
GRADUATE



24%  
SOME COLLEGE



8%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$64,017  
MEDIAN HOUSEHOLD  
INCOME



\$19,347  
PER CAPITA  
INCOME



\$83,916  
MEDIAN NET  
WORTH



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