



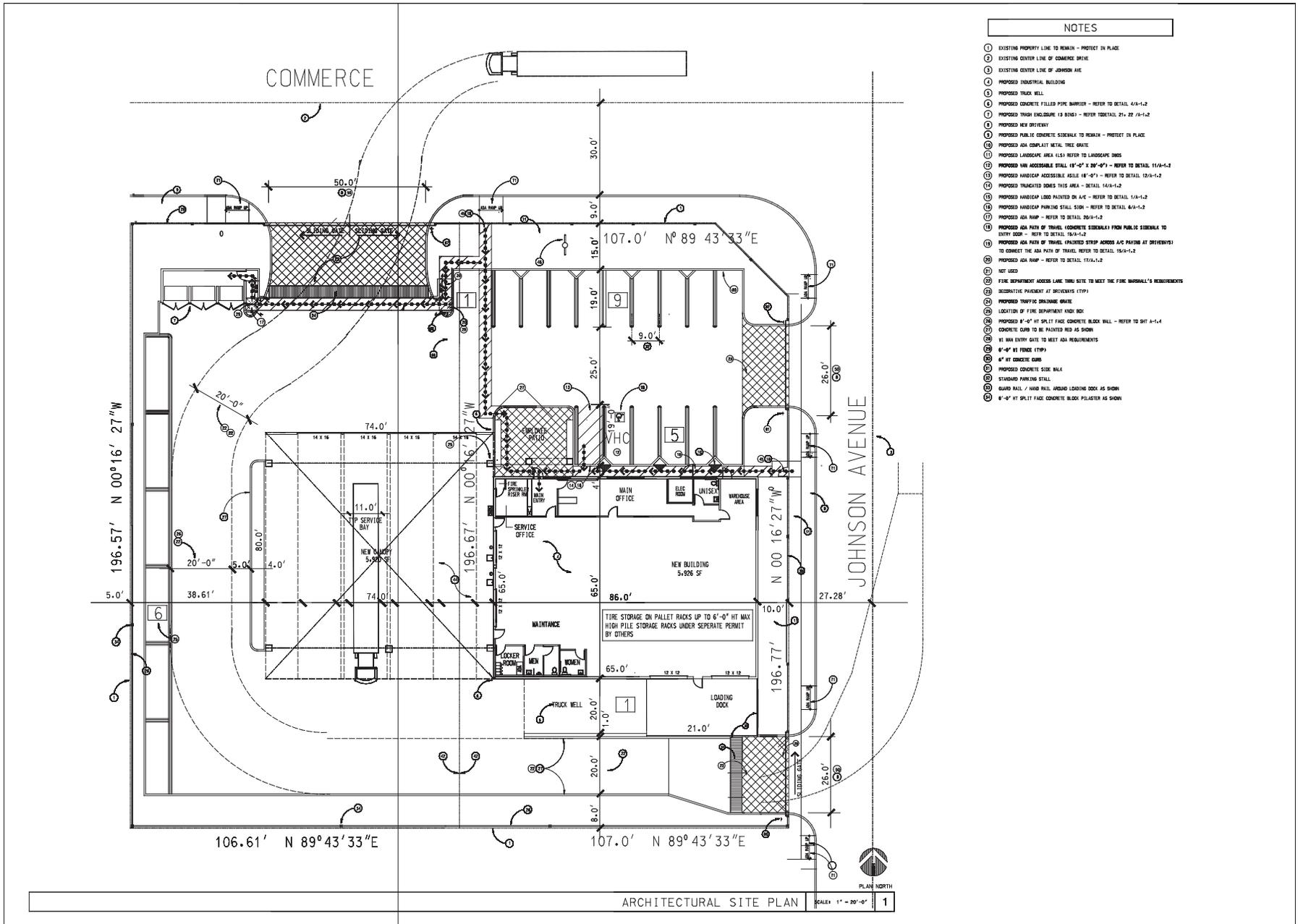
PROPERTY HIGHLIGHTS:

- APN: 303-275-047
- Approved plans for a $\pm 5,926$ sf free-standing industrial building
- Approved for a $\pm 5,920$ sf canopy
- Permitted use for a tire facility with yard space
- Zoned: LI - Light Industrial uses including manufacturing, research, warehouse and distribution
- Approved plans for industrial building with fenced yard
- Power, water, telephone and sewer to site (verify all utilities)

VIC ONORIO Senior Vice President
951.276.3623 | vonorio@lee-associates.com
DRE #00932747

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside CA 92507 DRE# 01048055

**CONTACT BROKER FOR
MORE INFORMATION**

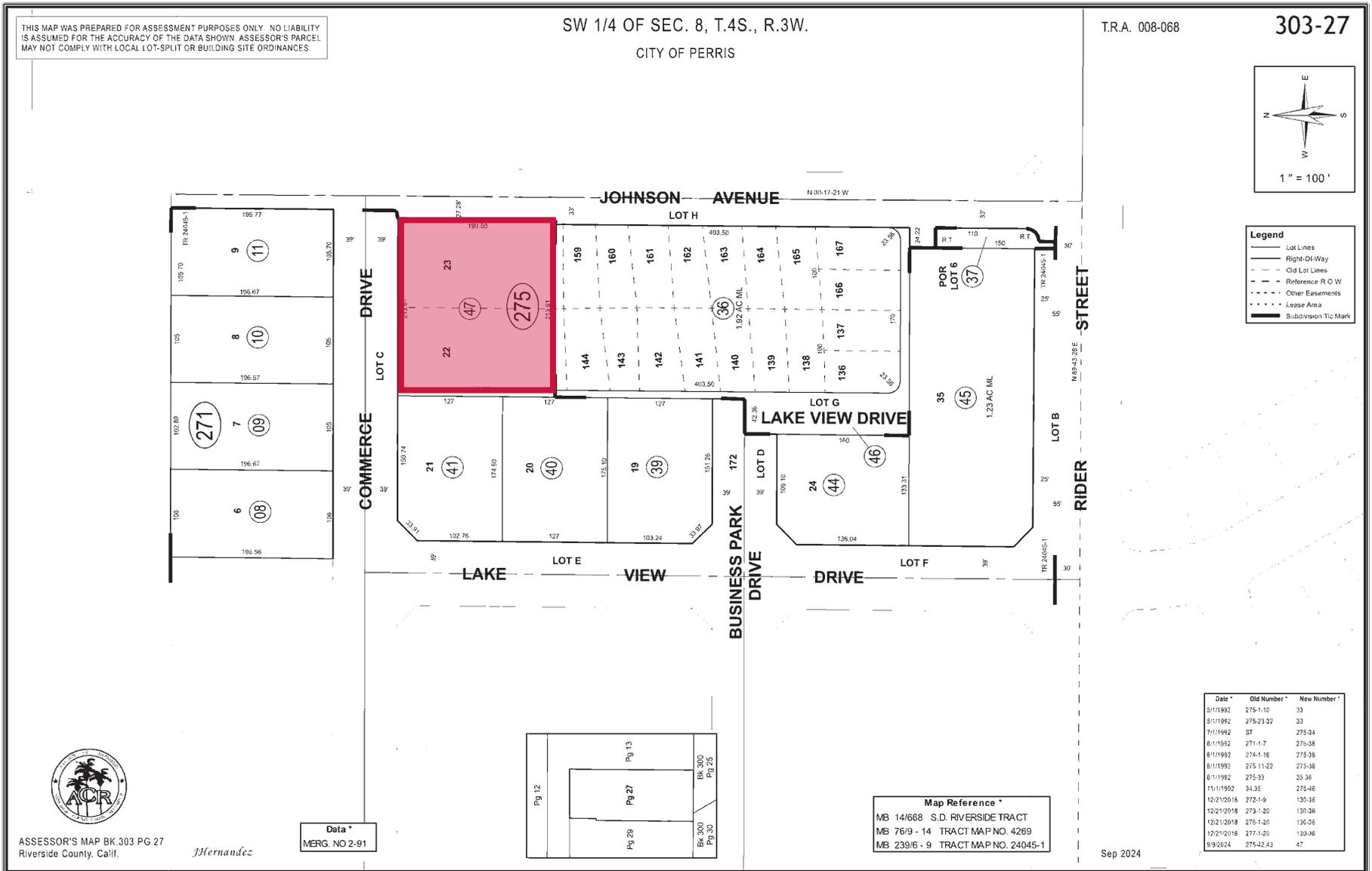


Item	Material	Description
P-1	Field Color	COLOR: SW 6276 MYSTIC SHADE
P-2	Medium Accent Color	COLOR: SW 6235 FOGGY DAY
P-3	CMU Stem Wall	COLOR: SW 9143 CADET
P-4	Roll-up Door	COLOR: SW 6235 FOGGY DAY
P-5	Metal Clad Canopy	COLOR: SW 6258 TRICORN BLACK
AL-1	Aluminum Storefront	CLEAR ANODIZED ALUMINUM
GL-1	Glazing	GRAY GLAZING
ST-1	Stone Veneer	CORONADO STONE: HONEY LEDGE - HURON

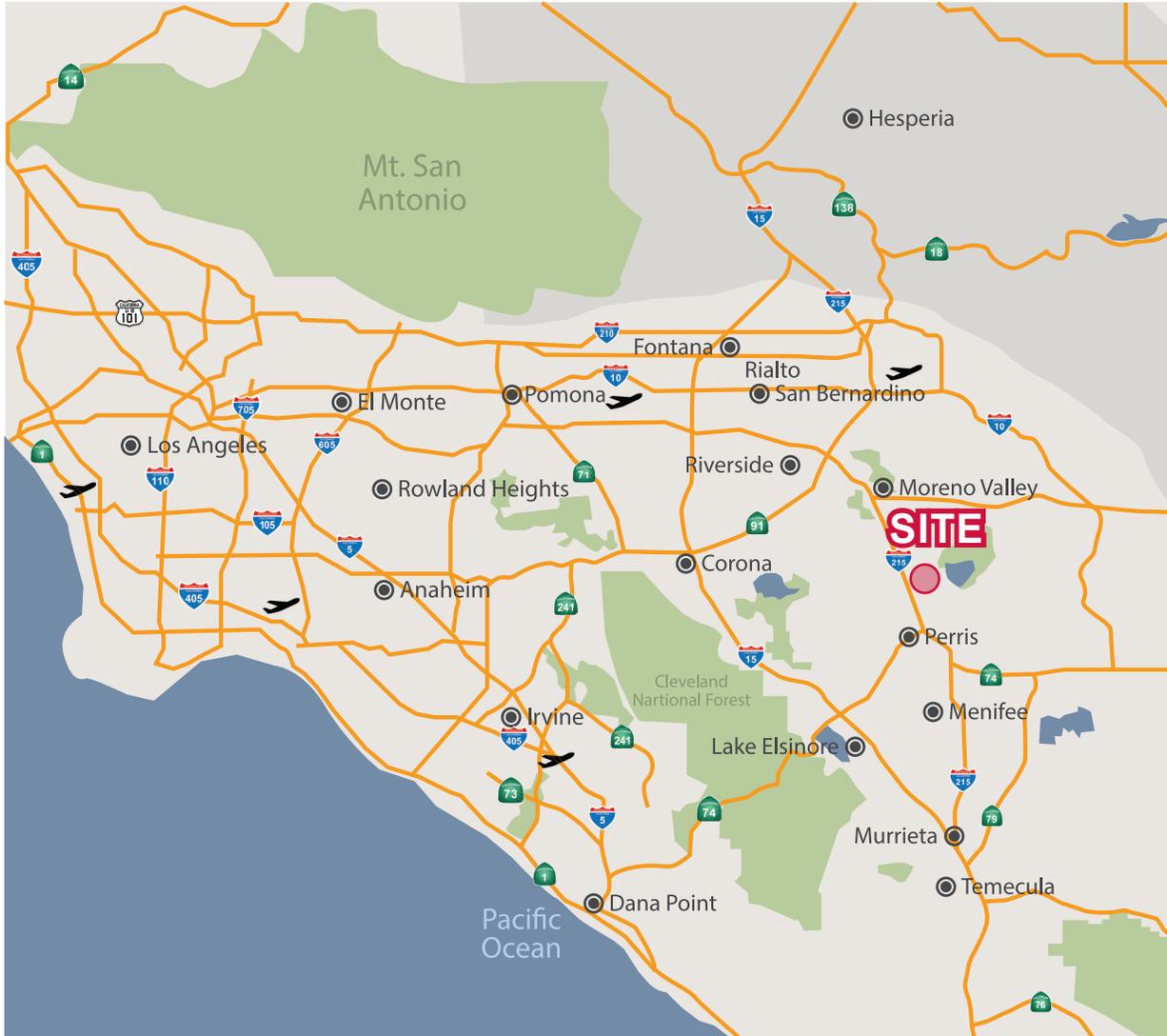
**INDUSTRIAL BUILDING
FOR
TRUCK TIRE FACILITY**

00000 COMMERCE
PERRIS, CALIFORNIA

at³ associates, inc.
dba
Architectural Team Three
23905 Clinton Keith Road
Suite 114
Wildomar, California 92595



SOUTH SIDE OF COMMERCE DR, EAST OF LAKE VIEW DR, PERRIS, CA 92571



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	8,113	64,741	141,910
2030 Projected Population	8,150	64,404	143,574
2020 Census Population	8,548	66,190	142,903
Average Household Income	\$136,576	\$120,418	\$111,533

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	1,943	15,466	34,959
2030 Projected Households	1,990	15,691	36,053
2020 Census Households	2,020	15,776	34,923

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	23%	23.9%	24.7%
Hispanic or Latino	71.7%	69.1%	67.6%
Black or African American	9.8%	12.1%	12.7%
Asian or Pacific Islander	5.7%	5.9%	5.6%
American Indian or Alaska Native	2.1%	2.0%	2.1%
Other Race	59.4%	56.2%	54.9%

BUSINESS	1 MILE	3 MILES	5 MILES
2025 Total Businesses	217	1,123	2,326
2025 Total Employees	2,246	10,509	19,915
2025 Estimated Employee Population per Business	1.4	9.4	8.6
2025 Estimated Residential Population per Business	37.4	57.6	61

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