

FOR LEASE

546 Indian Hills Circle, Perris, CA



CAPITAL
REAL ESTATE VENTURES INC

815 J Street #202 ■ San Diego ■ CA 92101 ■ www.capital-rev.com

LEASING OVERVIEW

Property Details:

Address: 546 Indian Hills Circle
Perris, CA 92570

Available Space:

Suite H 2,167 sq. ft. (Street Front Retail)
Suite K 914 sq. ft. (Street Front Retail)
Suite M 1,178 sq. ft. (2nd Floor Office)
Suite N 1,178 sq. ft. (2nd Floor Office)

Lease Rate: \$1.95 PSF Retail/ \$1.25 PSF Office

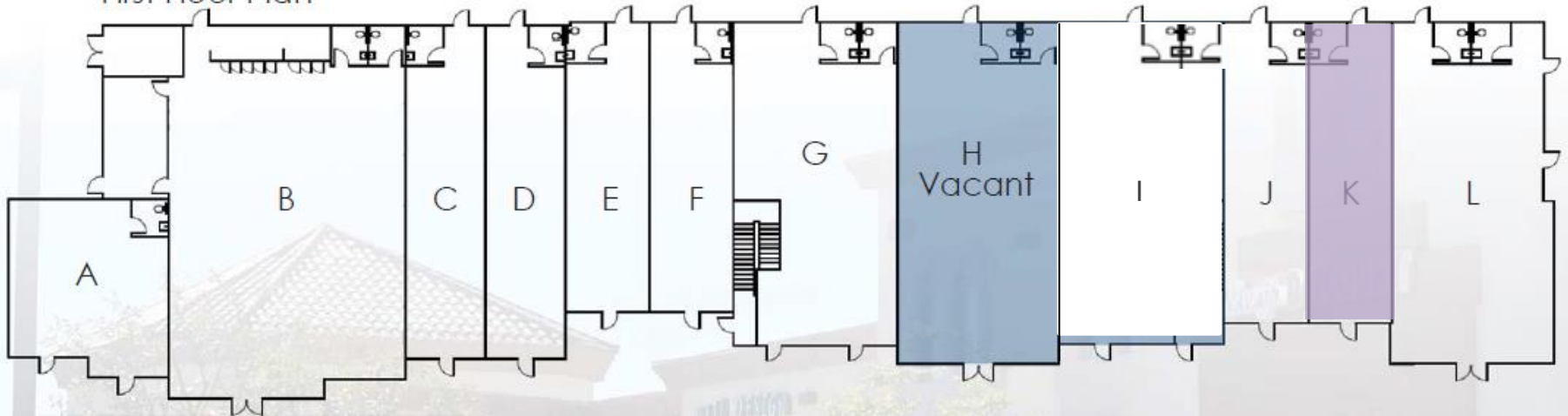
Lease Type: NNN +/- \$1.00 PSF (Suite H&K)

Property Highlights:

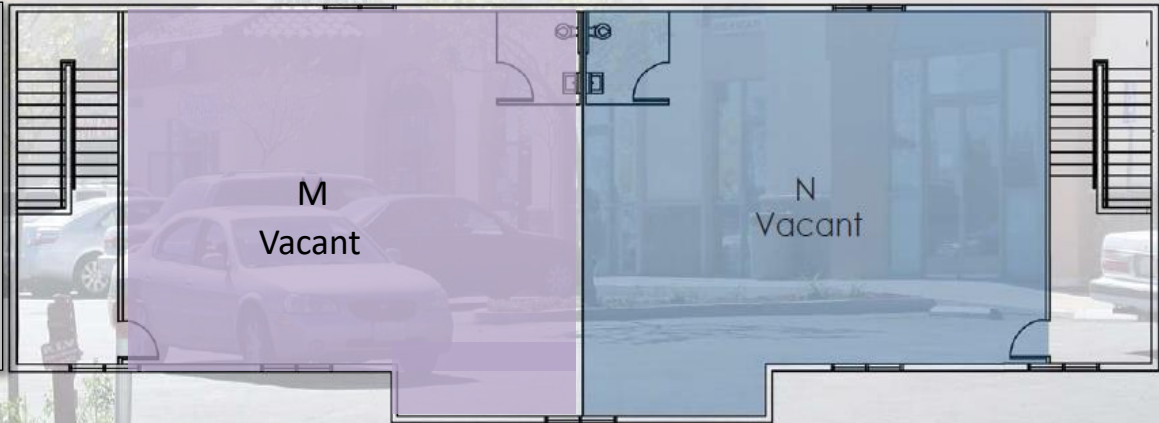
- Newer Construction (2008)
- 1 One of Perris' Busiest Retail Corridors
- 25,500 CPD Highway 74/Navajo Rd
- 2 Miles East of the I-15 Highway
- 5:1 Parking Ratio
- Population of over 406,000 within 10 miles
- Top signage opportunity along Highway 74.

SITE PLAN

First Floor Plan



Suite	Size
H	2,167 sq. ft.
J	943 sq. ft.
M	1,178 sq. ft.
N	1,178 sq. ft.



AREA OVERVIEW



DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
2016 Estimated Population	58,851	111,793	406,582
2021 Projected Population	63,116	120,192	436,464
2010 Census Population	54,454	102,380	369,391
2000 Census Population	36,116	59,624	222,644
Projected Annual Growth 2016 to 2021	1.4%	1.5%	1.5%
Historical Annual Growth 2000 to 2016	3.9%	5.5%	5.2%
2016 Median Age	28	30.9	32.9
2016 Estimated Households	14,023	29,426	116,426
2021 Projected Households	14,900	31,368	123,880
2010 Census Households	12,873	26,806	104,902
2000 Census Households	9,651	17,825	68,655
Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2016	2.8%	4.1%	4.3%
2016 Estimated Average Household Income	\$50,966	\$56,497	\$73,010
2016 Estimated Median Household Income	\$43,163	\$48,039	\$62,156
2016 Estimated Per Capita Income	\$12,216	\$14,921	\$20,943
2016 Estimated Elementary (Grade Level 0 to 8)	20.0%	16.6%	11.1%
2016 Estimated Some High School (Grade Level 9 to 11)	19.5%	16.5%	12.4%
2016 Estimated High School Graduate	30.6%	29.1%	27.9%
2016 Estimated Some College	18.7%	22.5%	25.7%
2016 Estimated Associates Degree Only	4.5%	5.8%	7.5%
2016 Estimated Bachelors Degree Only	4.6%	6.5%	10.3%
2016 Estimated Graduate Degree	2.1%	3.0%	5.1%
2016 Estimated Total Businesses	722	1,637	6,232
2016 Estimated Total Employees	7,359	16,892	63,074
2016 Estimated Employee Population per Business	10.2	10.3	10.1
2016 Estimated Residential Population per Business	81.5	68.3	65.2



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