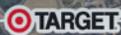


FOR SALE / FOR LEASE

# High-Visibility Signalized Corner Serving 7,000+ Daily Logistics Workers

NWC HARLEY KNOX BLVD & PERRIS BLVD, PERRIS, CA 92571

TARGET DISTRIBUTION/  
FULFILLMENT CENTER



MARCH AIR  
RESERVE

215

I-215 FWY

LOWE'S WAREHOUSE



FWY ON/OFF RAMP

DECKERS WAREHOUSE



NFI DISTRIBUTION SERVICES



GXO LOGISTICS SERVICES



FERGUSON PLUMBING SUPPLY STORE

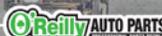


FWY ON/OFF RAMP

LOWE'S DISTRIBUTION CENTER



WAYFAIR WAREHOUSE



O'REILLY AUTO PARTS DISTRIBUTION CENTER



HARBOR FREIGHT WAREHOUSE



WALGREENS DISTRIBUTION CENTER



ROSS STORES DISTRIBUTION CENTER



THE HOME DEPOT DISTRIBUTION CENTER

SITE



AMAZON FULFILLMENT CENTER



GENERAL MILLS OPERATIONS



GRAINGER WAREHOUSE DISTRIBUTION CENTER



WHIRLPOOL CORPORATION MANUFACTURER



SKECHERS WAREHOUSE

# Two ±1.0 Acre Outparcels Opportunity

NWC HARLEY KNOX BLVD & PERRIS BLVD, PERRIS, CA 92571

FOR SALE / FOR LEASE

**SALE PRICE: CALL FOR PRICING**

Land: ±1.0 acres / ≈43,560 SF of Land

APN: 302-090-053, 054

Zoning: C-2 (City of Perris)

SITE CAPTURES DAILY COMMUTER TRAFFIC PLUS THOUSANDS OF NEARBY LOGISTICS EMPLOYEES IN ONE OF THE INLAND EMPIRE'S FASTEST-GROWING DISTRIBUTION CORRIDORS

- Positioned on a prominent, signalized corner next to a 7-Eleven with fuel, the site benefits from consistent commuter flow and a strong base of nearby workforce traffic. The intersection provides full ingress and egress for seamless access in all directions
- Strategic access to I-215, SR-74 and Ramona Expressway
- Home to a high concentration of institutional logistics users within 3 miles such as Amazon, Target, Ross, Lowe's, and multiple Prologis distribution campuses
- Build-to-suit availability



**DEMOGRAPHICS**

\*Source: Esri

POPULATION	3 MILE	5 MILES	10 MILES
2025 Population	<b>68,487</b>	<b>192,359</b>	<b>454,051</b>
2030 Population	<b>71,127</b>	<b>200,207</b>	<b>467,774</b>
Median Age	<b>32.3</b>	<b>32.3</b>	<b>34.0</b>
Average Family Size	<b>4.23</b>	<b>4.16</b>	<b>3.83</b>
Total Daytime Population	<b>59,351</b>	<b>169,260</b>	<b>376,005</b>
Workers	<b>20,903</b>	<b>58,214</b>	<b>120,804</b>
Residents	<b>38,448</b>	<b>111,046</b>	<b>255,201</b>

2025 INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	<b>\$100,637</b>	<b>\$88,687</b>	<b>\$95,470</b>
Average Household Income	<b>\$109,979</b>	<b>\$100,203</b>	<b>\$106,308</b>

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White Alone	<b>17.1%</b>	<b>17.4%</b>	<b>18.9%</b>
Black Alone	<b>17.9%</b>	<b>14.7%</b>	<b>13.1%</b>
American Indian/Alaska Native Alone	<b>1.5%</b>	<b>2.3%</b>	<b>2.1%</b>
Asian Alone	<b>8.0%</b>	<b>5.5%</b>	<b>5.1%</b>
Pacific Islander Alone	<b>0.3%</b>	<b>0.4%</b>	<b>0.4%</b>
Other Race	<b>40.3%</b>	<b>42.5%</b>	<b>43.2%</b>
Two or More Races	<b>14.8%</b>	<b>17.2%</b>	<b>17.2%</b>
Hispanic Origin (Any Race)	<b>63.1%</b>	<b>68.8%</b>	<b>70.3%</b>

**NOTABLE NEARBY DISTRIBUTION**

FACILITY	EST. EMPLOYEES
1 Amazon Fulfillment Center	<b>~1,200-1,800</b>
2 Target Distribution Center	<b>~1,000-2,500</b>
3 Lowe's Distribution Center 0966	<b>~900</b>
4 Grainger Warehouse Distribution Center	<b>~50-200</b>
5 Ross Distribution Center	<b>~400-1,000</b>
6 The Home Depot Distribution Center	<b>~300 - 900</b>
7 Skechers	<b>~400 - 800</b>
8 Weber Logistics	<b>~250-600</b>
9 General Mills Operations	<b>~50-300</b>
10 Riverside Logistics Center	<b>~300-800</b>
11 Harvill Business Center	<b>~150-400</b>
12 NFI	<b>~150 - 400</b>

**TOTAL ESTIMATED WORKFORCE ≈ 7,875 EMPLOYEES**

**MAJOR NATIONAL DISTRIBUTION**

~850,000 - 1,000,000 SF

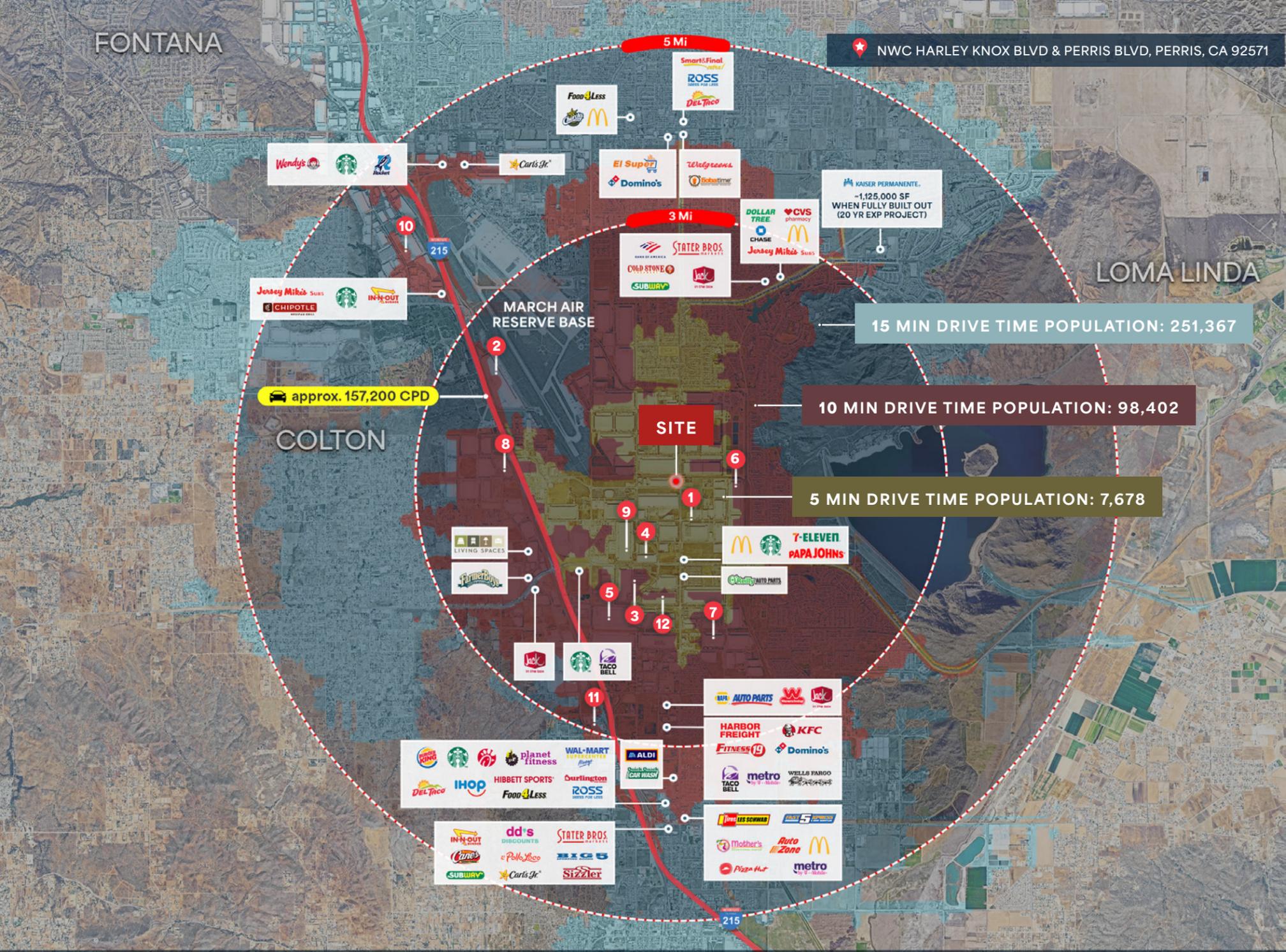
Let's Build Something Together

~1,020,000 SF

~1,000,000 - 1,900,000 SF

~300,000 - 1,000,000+ SF per building

~1,200,000 - 1,500,000 SF





## FOR MORE INFORMATION CONTACT

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