

OFFERING MEMORANDUM

190-220

MAPES RD

PERRIS . CALIFORNIA

10.59 ACRES



SITE A

SITE B

EXCLUSIVELY LISTED BY:

CHAD NASIR

Vice President

DRE# 02086093

949.724.471

cnasir@lee-associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



INDUSTRIAL LAND

// ±461,300 SQ. FT. (10.59 ACRES)

// Confidentiality Agreement

190-220
MAPES ROAD
PERRIS, CA

Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 190-220 Mapes Road, Perris, CA, (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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04
PROPERTY
OVERVIEW

14
AREA
OVERVIEW

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// Property Overview

190-220
MAPES ROAD
PERRIS, CA

// Executive Summary of Property

PRICE

Site A - \$5,044,000 / \$30 S.F

Site B- \$8,794,764 / \$30 S.F

ACREAGE

Site A- 3.86 Acres / 168,142 S.F

Site B- 6.73 Acres / 293,159 S.F

ZONING

This zone supports a broad range of industrial uses-including manufacturing, warehousing, distribution, and aligns with the General Industrial land use designation.

USE POTENTIAL

Suitable for manufacturing, warehousing, or Cement mix plant, Contractor yard

ACCESS

Convenient access to major highways enhancing transportation efficiency. Road Widening: Expands Case Road to 4 lanes from Mapes Road to Goetz Road

VISIBILITY

Menifee has grown 16.5% since 2020 with a 2.9% annual rate, while Perris has more than doubled since 2000. Both cities are experiencing strong industrial and residential

GROWTH POTENTIAL

Located in a high-growth area with a 3.1 million sq. ft. warehouse under development across the street, the property is well-positioned for future expansion and investment.

UTILITIES

All essential utilities are available for immediate site development.

190-220
MAPES ROAD
PERRIS, CA

// Property Overview

STRATEGIC LOCATION & INVESTMENT ADVANTAGES

10.59
TOTAL ACRES



HEAVY INDUSTRIAL

Manufacturing Permitted

461,301
SQUARE FEET



UTILITIES READY

Water & Electricity On-Site

\$30
PRICE PSF



BY-RIGHT ZONING

Immediate Development

\$13.8M
TOTAL PRICE



GROWTH MARKET

15.8% Annual Appreciation



GI GENERAL INDUSTRIAL ZONING

BY-RIGHT PERMISSIONS, NO CUP REQUIRED



STRATEGIC LOCATION

2.4 MILES TO I-215 FREEWAY ACCESS



DEVELOPMENT READY

FLAT LAND, UTILITIES AVAILABLE ON-SITE



SITE A
APN #: 330-080-011

SITE A

SITE B

SITE B
APN #: 330-080-010,009,008,007

Zoning & Development

GI GENERAL INDUSTRIAL - MAXIMUM DEVELOPMENT

GI - General Industrial

Heavy industrial and manufacturing uses permitted by- right.

No Conditional Use Permit Required



PERMITTED INDUSTRIAL USES



CONTRACTOR YARDS

EQUIPMENT STORAGE & OPERATIONS



CEMENT MIXING

CONCRETE & MATERIAL PRODUCTION



OUTDOOR STORAGE

LARGE-SCALE STORAGE FACILITIES



MANUFACTURING

HEAVY INDUSTRIAL PRODUCTION



MAXIMUM FLEXIBILITY

WIDE RANGE OF INDUSTRIAL USES



COST EFFICIENCY

REDUCED REGULATORY COSTS

Development Readiness & Utilities

INFRASTRUCTURE READY FOR IMMEDIATE DEVELOPMENT

Ready to Build

ALL ESSENTIAL UTILITIES AVAILABLE FOR IMMEDIATE SITE DEVELOPMENT

⚡ No Conditional Use Permit Required



DEVELOPMENT
READY



WATER

READILY ACCESSIBLE ON-SITE

AVAILABLE



ELECTRICITY

POWER LINES ON-SITE

AVAILABLE



SEWER

LINE ON S A ST & MAPES

SEPTIC OK



SITE CONDITIONS

OPTIMAL FOR DEVELOPMENT



Sites A & B: Flat, ungraded



Site C: Flat & fully graded



DEVELOPMENT BENEFITS

READY FOR CONSTRUCTION



No utility delays



Reduced development timeline

// Market Growth & Investment Highlights

STRONG PERFORMANCE IN HIGH-GROWTH INDUSTRIAL MARKET

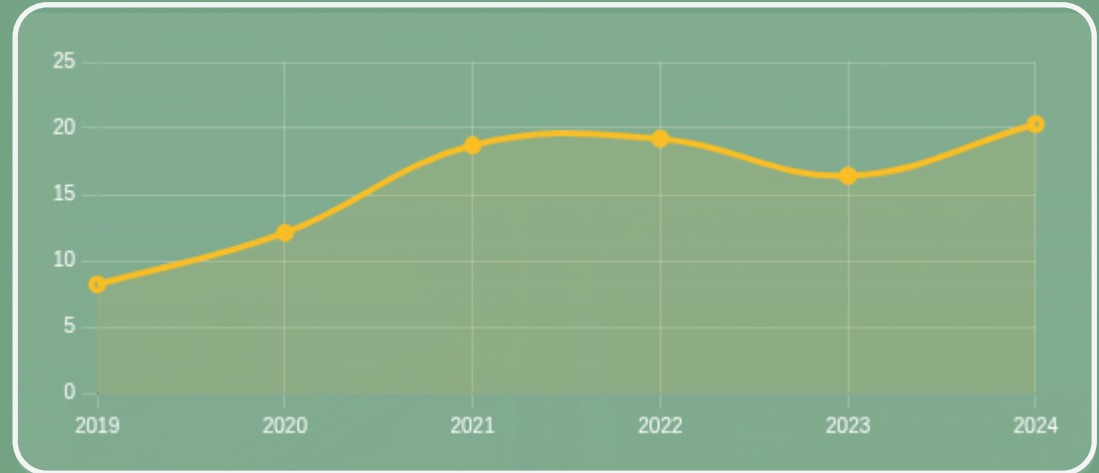
15.8%

ANNUAL PRICE GROWTH

5-YEAR AVERAGE IN INLAND EMPIRE INDUSTRIAL MARKET

SOURCE:

COSTAR DATA - INLAND EMPIRE INDUSTRIAL MARKET



REGIONAL GROWTH

- **Menifee Growth** **16.5%**
SINCE 2020
- **Perris Expansion** **200%+**
SINCE 2000



FUTURE DEVELOPMENT

3.1M

Sq. Ft. Warehouse Development - **Across the Street**

4,000

Potential Jobs Created - **Industrial Development Potential**



21%

REGIONAL MARKET GROWTH



RAIL ACCESS

REGIONAL MARKET GROWTH



HIGH GROWTH

INDUSTRIAL CORRIDOR



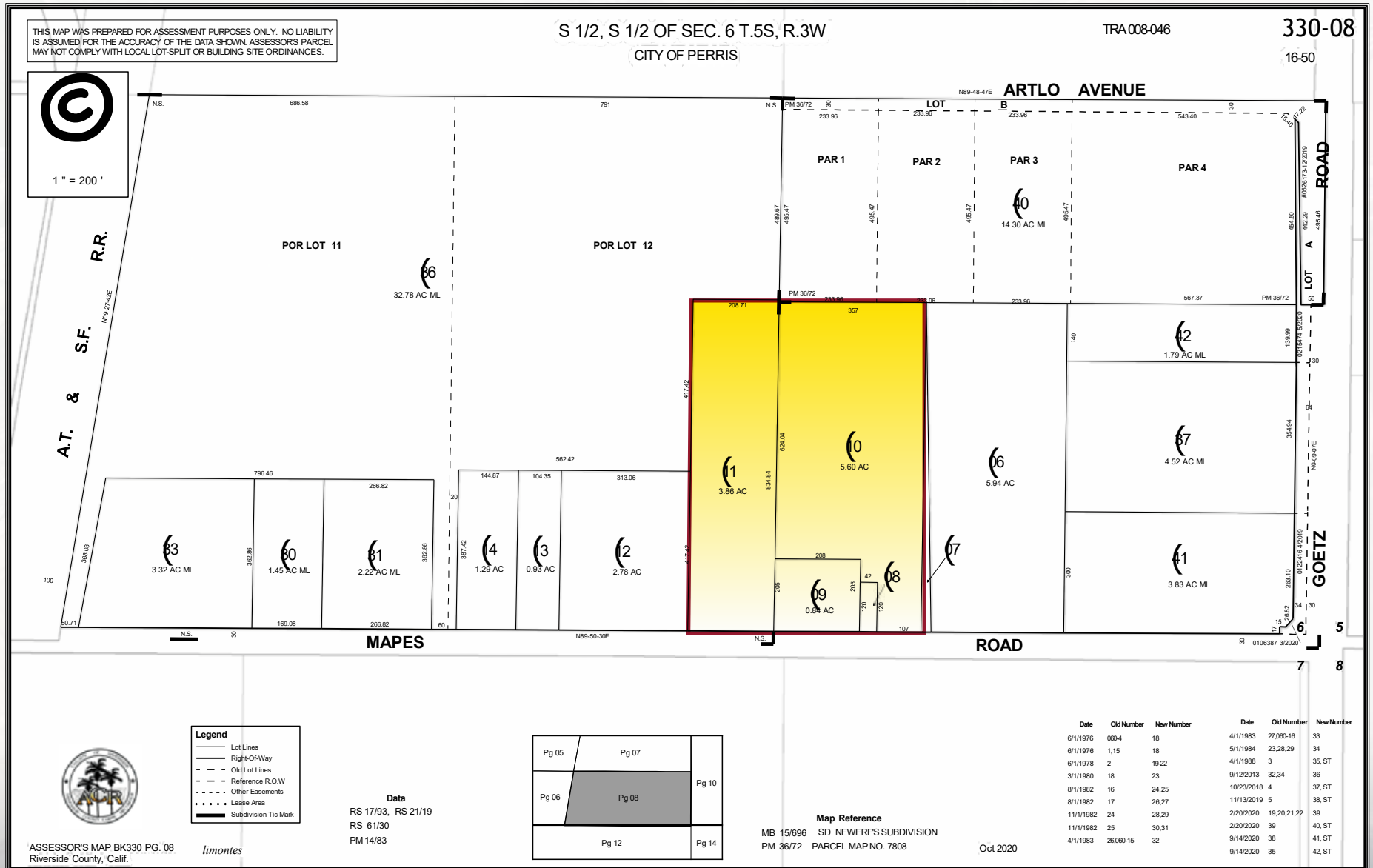
STRONG ROI

MARKET PERFORMANCE

// Development Map



// Parcel Map



// Aerial Photography



// Aerial Photography





// Area Overview

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MAPES ROAD
PERRIS, CA

// City of Perris

Located in Southern California's Inland Empire

Perris is a rapidly growing city positioned along the I-215 corridor—one of the most critical transportation and logistics routes in the region. Its strategic location offers direct access to major freeways, rail lines, and proximity to Ontario International Airport and the Ports of Los Angeles and Long Beach.

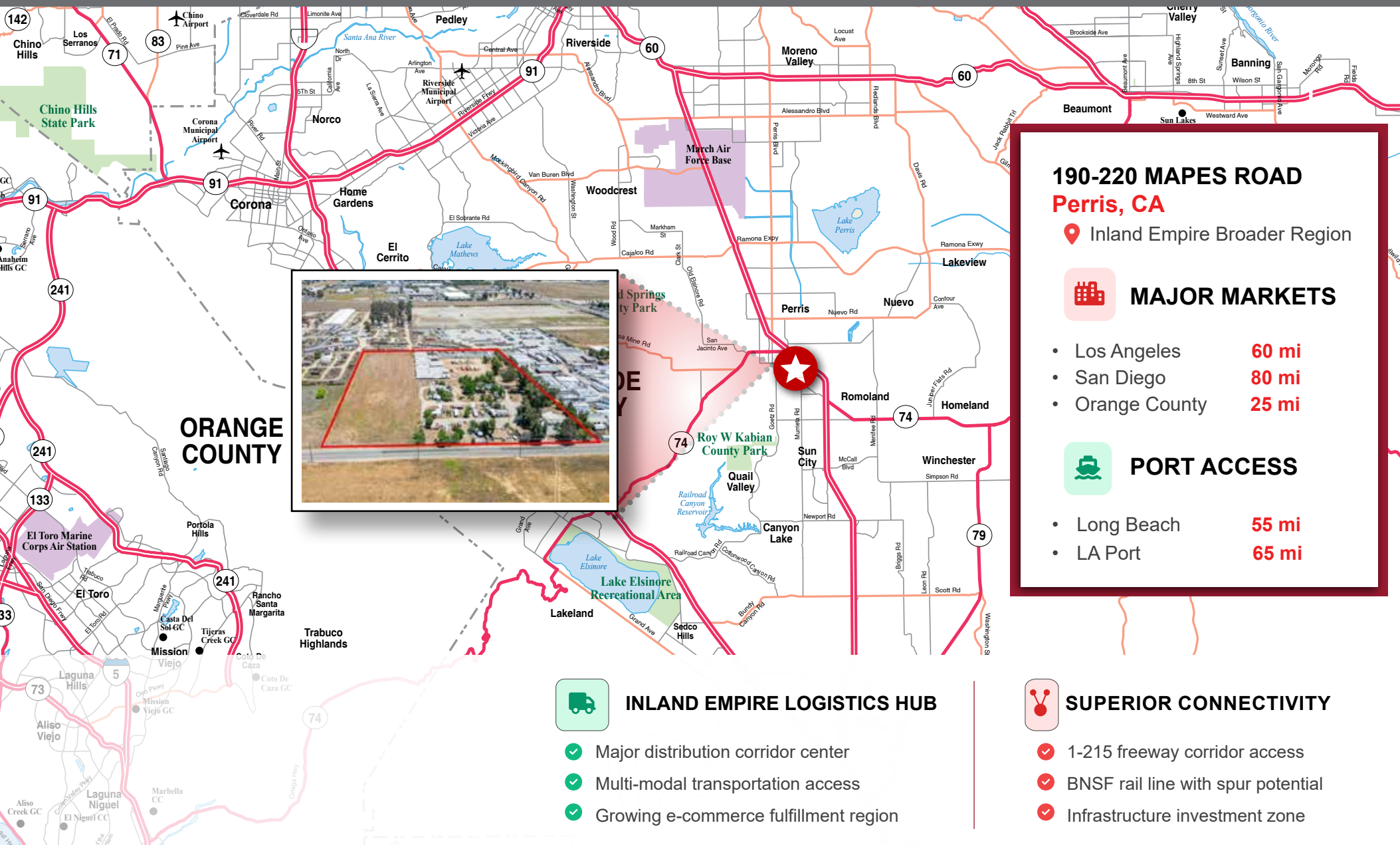
Perris is recognized for its business-friendly policies, pro-growth zoning, and affordable land, making it a preferred destination for industrial and commercial development. National brands including Home Depot, Lowe's, and Ross operate major distribution centers here, supported by a large, young, and capable workforce.

The city is also investing in long-term infrastructure, including the South Perris Metrolink Station, new industrial parks, and mixed-use revitalization zones—creating a robust environment for investors seeking long-term growth and value.

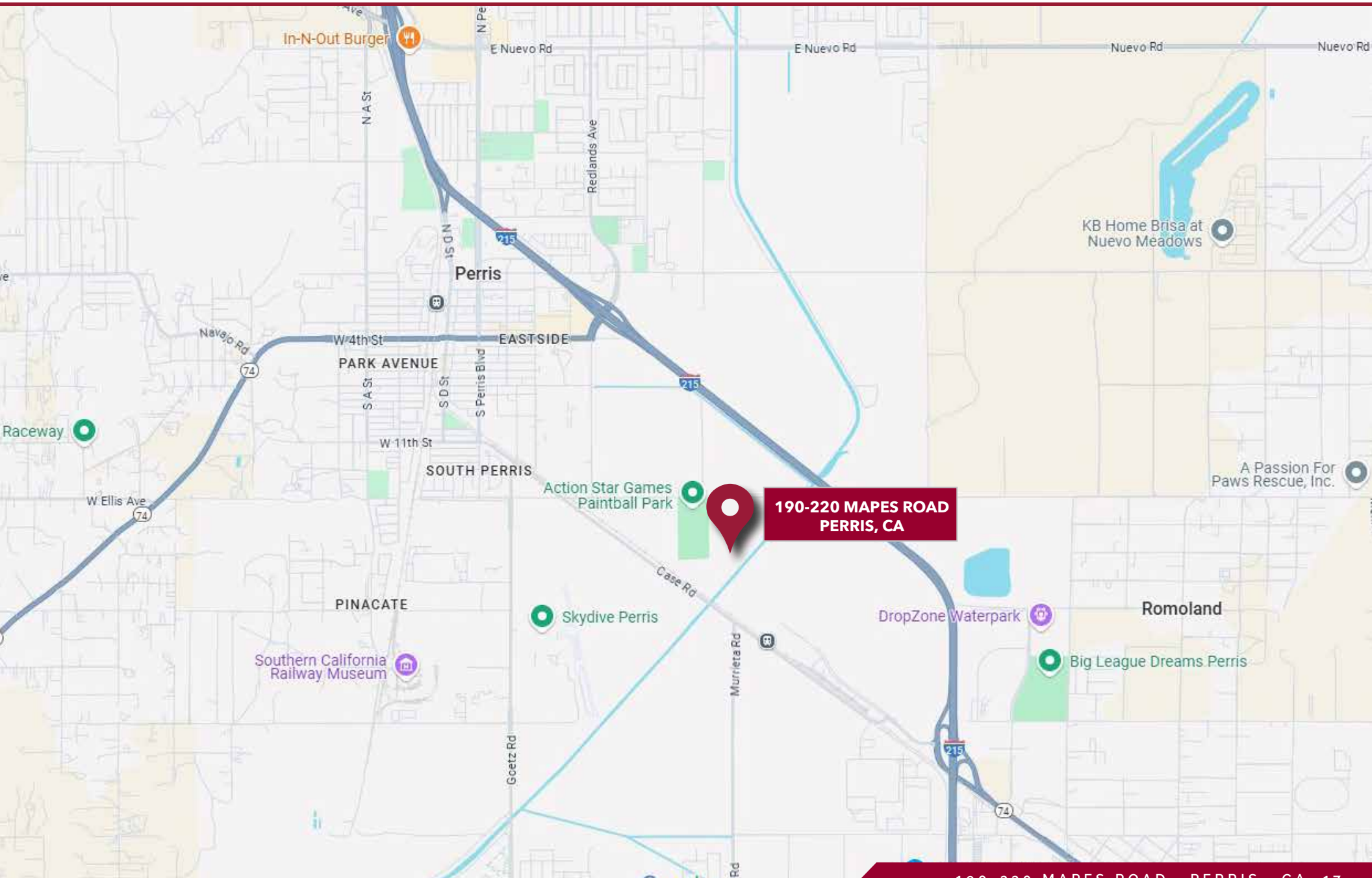


// Area Map & Regional Overview

STRATEGIC LOCATION WITHIN SOUTHERN CALIFORNIA'S INDUSTRIAL CORRIDOR



// Amenities Map



// Industrial Ecosystem Aerial

190-220 Mapes Road positioned within major logistics hub



PROLOGIS PERRIS
DISTRIBUTION CENTER 9



HOME DEPOT
DISTRIBUTION CENTER



PROPOSED ±643,419 SF
LOGISTICS CENTER



PROPOSED ±753,900 SF
LOGISTICS FACILITY

// Demographics

Riverside, CA is a diverse city of over 310,000 people. With a median age in the early 30s, it's a youthful and culturally rich city.

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population Growth Projection 2029:	2,132	52,866	133,272
HH Growth 2024 - 2029:	7.24%	6.86%	5.76%
Median House Hold Income:	\$107,432	\$81,423	\$85,111



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