

FOR SALE

NEQ RAMONA EXPY & PERRIS BLVD, PERRIS, CA 92571

1.59 ACRES COMMERCIAL



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ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 20

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PROPERTY FEATURES

- Drive-thru or Sit-down restaurants, Retail, Medical or Office Use.
- Underserved trade area with Large Daytime Population.
- Ramona Expressway is the main arterial connecting Perris with the Corona and Hemet/San Jacinto markets. The property has a full circulation signal with Ramona Expressway.
- Perris Blvd. is the main arterial connecting Perris with Moreno Valley. The property has access via a left turn pocket on southbound Perris Blvd.

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

| | | | |
|-----------------------------|-------|--------|---------|
| Population 2025 | 2,562 | 65,195 | 164,560 |
| Population 2030 | 2,833 | 67,332 | 169,661 |
| Daytime Employee Population | 4,786 | 21,272 | 51,158 |

INCOME

| | | | |
|------------------|-----------|-----------|-----------|
| 2025 Average HHI | \$143,851 | \$116,445 | \$107,955 |
|------------------|-----------|-----------|-----------|

TRAFFIC COUNTS

| | |
|---------------------------|-------------|
| Ramona Expy & Perris Blvd | 40,202 VPD |
| Interstate 215 | 117,000 VPD |

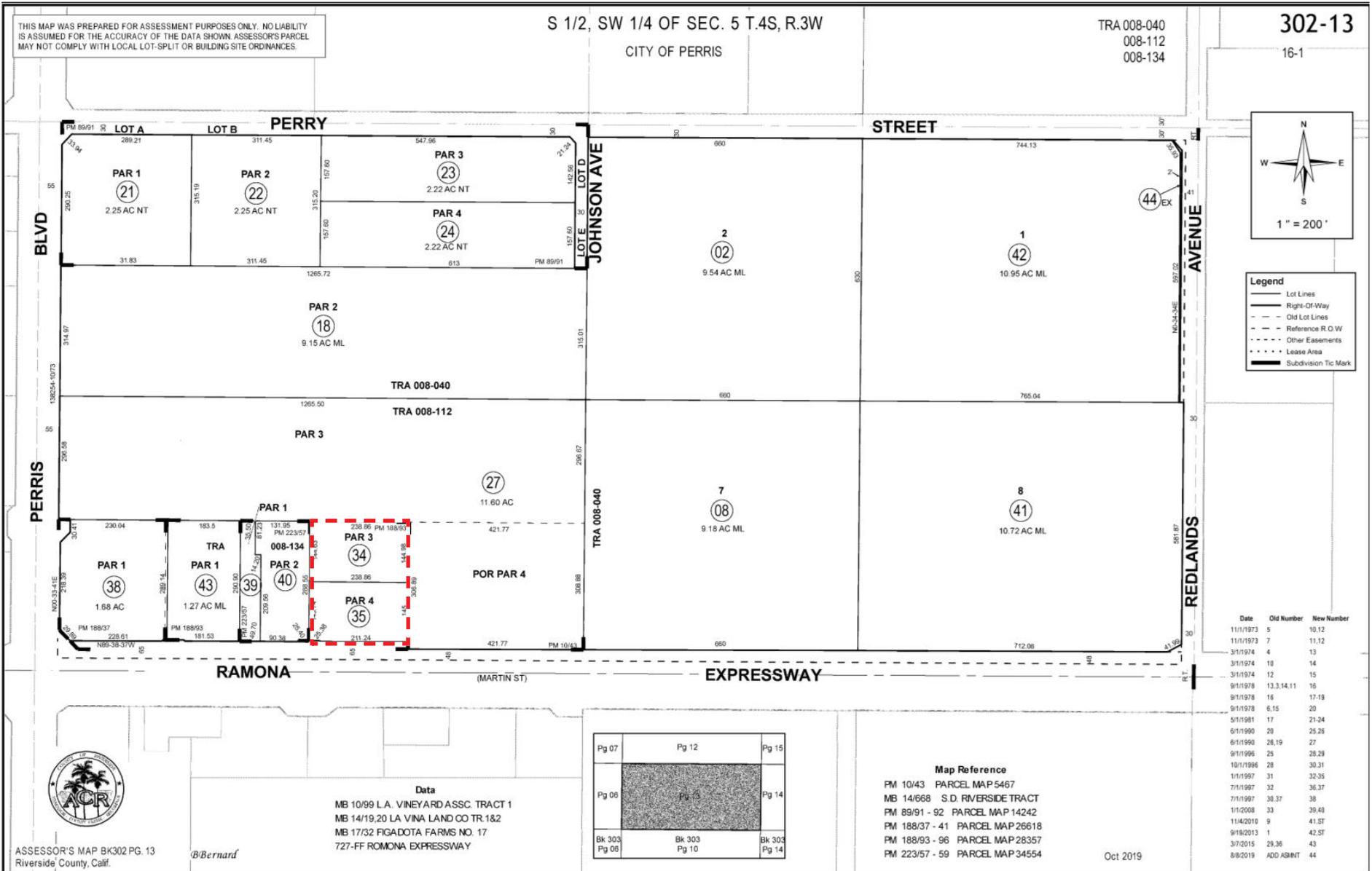


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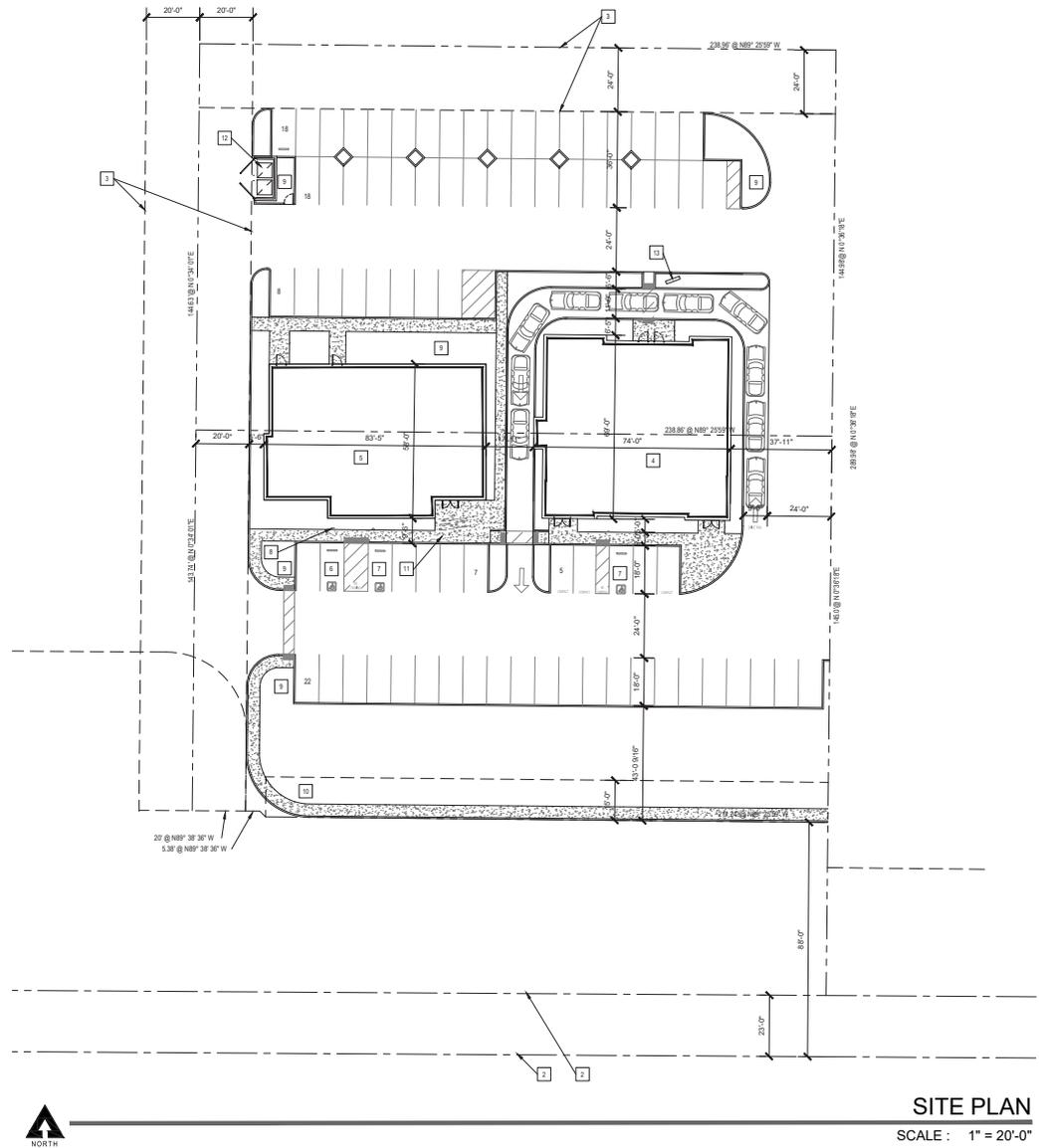


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SITE DATA

PROJECT LOCATION:
171 E. RAMONA EXPRESSWAY
PERRIS, CA 92571

ASSESSOR'S PARCEL NUMBER: 300-130-034-0 AND 300-130-035-1

JURISDICTION: CITY OF PERRIS
COUNTY: RIVERSIDE
ZONING: CC (COMMERCIAL)
PERRIS VALLEY COMMERCE CENTER

SETBACKS:

| | FRONT | REAR | SIDE (CORNER) |
|----------|---------|--------|---------------|
| REQUIRED | 19'-0" | 0'-0" | 0'-0" |
| PROVIDED | 119'-0" | 29'-0" | 30'-0" |

BUILDING AND LOT SIZE:

GROSS BUILDING S.F. = 2,800 S.F. DRIVE-THRU RESTAURANT
2,000 S.F. RETAIL
4,000 S.F. RETAIL
5,300 S.F. TOTAL

ESTIMATED LOT SIZE = 69,381 S.F.
LOT COVERAGE = 13.8% (MAX ALLOWABLE: 50%)

PARKING ANALYSIS:

REQUIRED PARKING = 11 PER 100 SF OF DINING SPACES = 3,000 / 100 = 30 SPACES + 10 SPACES
(1 PER 200 SF) 2,000 / 200 = 10 SPACES RETAIL

TOTAL PARKING REQUIRED = 78 SPACES
PROVIDED PARKING = 78 SPACES
REQUIRED ACCESSIBLE PARKING SPACES = 3
PROVIDED ACCESSIBLE PARKING SPACES = 4

LANDSCAPING:

SHEET NOTES

1. -

KEY NOTES

- 1 CENTER LINE OF RAMONA EXPRESSWAY
- 2 CENTER LINE OF CONSTRUCTION RAMONA EXPRESSWAY
- 3 IMPROV. EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENT
- 4 PROPOSED 4,000 SF DRIVE-THRU RESTAURANT / RETAIL
- 5 PROPOSED 4,000 RESTAURANT BUILDING
- 6 VAN ACCESSIBLE PARKING STALL (9' X 16')
- 7 ACCESSIBLE PARKING STALL (9' X 16')
- 8 ACCESSIBLE PARKING SIGN
- 9 LANDSCAPED AREA
- 10 PERRIS VALLEY ORNAMENT
- 11 CONCRETE SIDEWALK, TYP.
- 12 TRASH ENCLOSURE
- 13 DRIVE THRU MENU BOARD



CONCEPTUAL
DATE SUBMITTED
19/10/2020

PREPARED BY
NAIRAN

CHECKED BY
CITY ENGINEER
CITY STATE ZP

DATE OF ISSUE
6/10/2020

PROJECT NO.
1910002

SCALE
AS SHOWN

DATE
06/10/2020

PROJECT
PERRIS / RAMONA

LOCATION
171 E. RAMONA EXPRESSWAY
PERRIS, CA 92571

DATE
06/10/2020

PROJECT
SITE PLAN

SCALE
A1-10

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