

# SHOPS AT RAMONA EXPRESSWAY

780 RAMONA EXPY, PERRIS, CA





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780 RAMONA EXPY  
PERRIS, CA

## NICK EARLE

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DRE# 01916982

## NICK CORBELL

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DRE# 01932821

## DANIEL WATSON

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DRE# 02165277



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41391 Kalmia St, Suite 230  
Murrieta, CA 92562

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



### PROPERTY FEATURES

- 1,240 SF suite available
- Easy and close access to I-215 Fwy
- High Traffic Count Corridor
- High Population Growth Area
- Traffic counts over 31,000 cars per day on W Ramona Expressway and N State Street

### 5 MILE RADIUS DEMOS

**163,155**  
POPULATION



**\$111,312**

AVERAGE  
HOUSEHOLD  
INCOME

### TRAFFIC COUNTS

On W Ramona Expy & N Webster Ave:

**35,048 CPD**



DAYTIME  
DEMOGRAPHICS

**72,197**

\*Source: Regis Online



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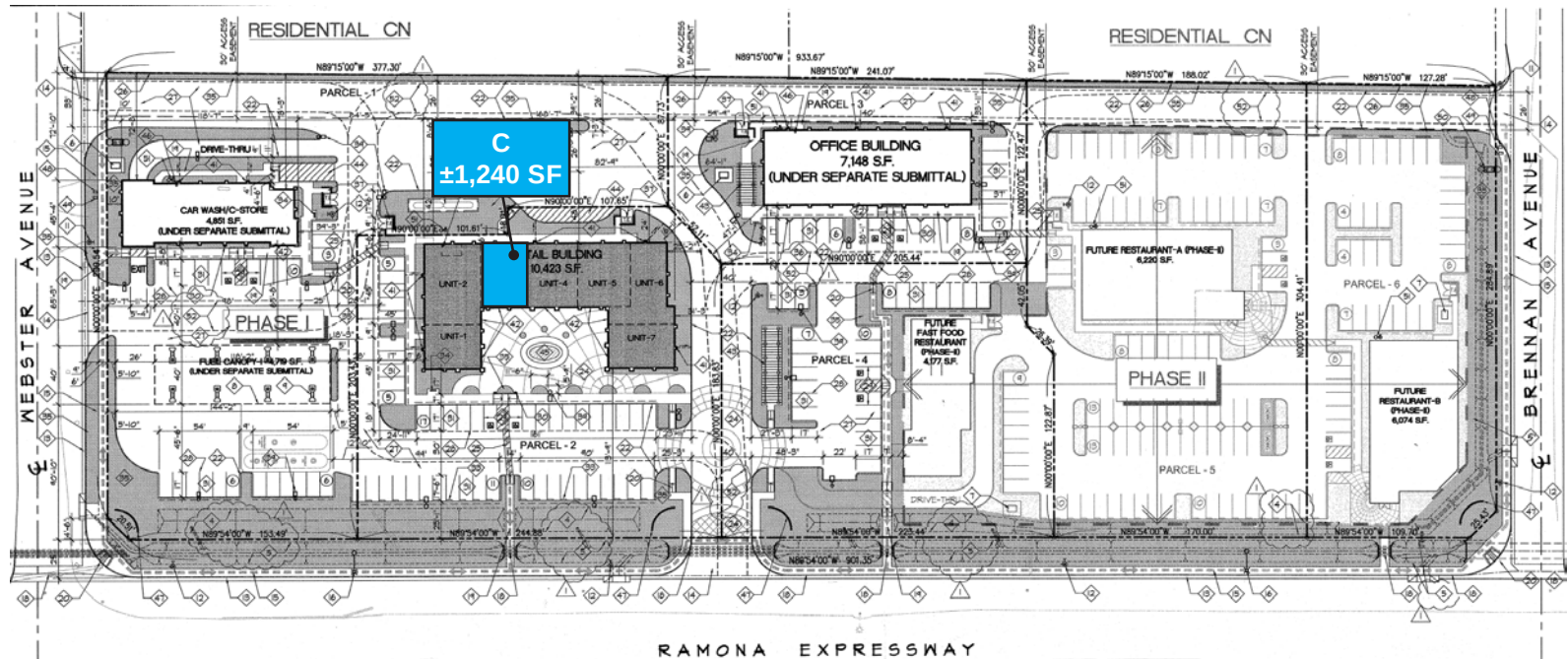
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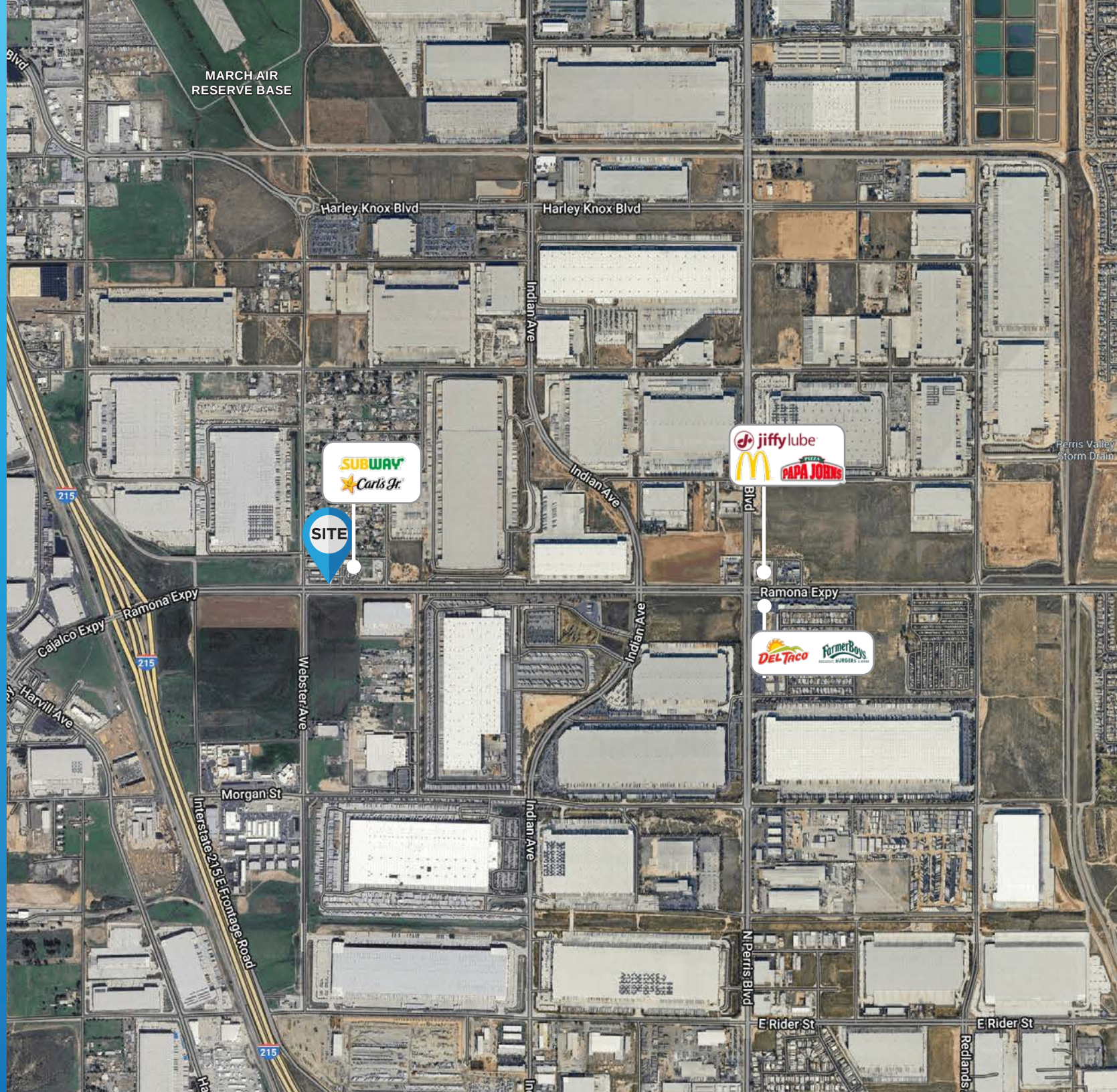
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| 780 Ramona Expy<br>Perris, CA 92571                   | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 402            | 50,885         | 163,155        |
| 2030 Projected Population                             | 391            | 51,533         | 164,479        |
| 2020 Census Population                                | 417            | 51,612         | 165,830        |
| 2010 Census Population                                | 253            | 48,280         | 152,750        |
| Projected Annual Growth 2025 to 2030                  | -0.5%          | 0.3%           | 0.2%           |
| Historical Annual Growth 2010 to 2025                 | 3.9%           | 0.4%           | 0.5%           |
| 2025 Median Age                                       | 32.3           | 30.7           | 31.0           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 104            | 12,060         | 40,668         |
| 2030 Projected Households                             | 103            | 12,455         | 41,757         |
| 2020 Census Households                                | 110            | 12,274         | 40,860         |
| 2010 Census Households                                | 66             | 11,323         | 37,436         |
| Projected Annual Growth 2025 to 2030                  | -0.2%          | 0.7%           | 0.5%           |
| Historical Annual Growth 2010 to 2025                 | 3.8%           | 0.4%           | 0.6%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 27.9%          | 24.7%          | 25.8%          |
| 2025 Estimated Black or African American              | 11.0%          | 11.7%          | 12.9%          |
| 2025 Estimated Asian or Pacific Islander              | 7.0%           | 5.9%           | 6.1%           |
| 2025 Estimated American Indian or Native Alaskan      | 2.4%           | 2.3%           | 2.0%           |
| 2025 Estimated Other Races                            | 51.7%          | 55.4%          | 53.2%          |
| 2025 Estimated Hispanic                               | 64.1%          | 68.5%          | 65.6%          |
| <b>Income</b>                                         |                |                |                |
| 2025 Estimated Average Household Income               | \$146,320      | \$118,106      | \$111,312      |
| 2025 Estimated Median Household Income                | \$139,877      | \$104,151      | \$96,529       |
| 2025 Estimated Per Capita Income                      | \$38,033       | \$28,068       | \$27,812       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 19.3%          | 16.5%          | 15.8%          |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 16.4%          | 10.3%          | 10.4%          |
| 2025 Estimated High School Graduate                   | 31.3%          | 32.9%          | 31.8%          |
| 2025 Estimated Some College                           | 15.4%          | 20.1%          | 19.7%          |
| 2025 Estimated Associates Degree Only                 | 6.5%           | 6.5%           | 7.0%           |
| 2025 Estimated Bachelors Degree Only                  | 7.0%           | 9.8%           | 10.4%          |
| 2025 Estimated Graduate Degree                        | 4.1%           | 4.0%           | 5.0%           |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 104            | 999            | 2,854          |
| 2025 Estimated Total Employees                        | 1,160          | 9,581          | 24,264         |
| 2025 Estimated Employee Population per Business       | 11.2           | 9.6            | 8.5            |
| 2025 Estimated Residential Population per Business    | 3.9            | 50.9           | 57.2           |