

SITE
±13.32 AC

Clark St

Cajalco Rd

FOR SALE

±13.32 AC Development Opportunity

NE Corner Cajalco Rd & Clark St | Perris, CA



Cajalco Rd & Clark St

Cajalco Rd | Perris, CA



FOR SALE | ±13.32 AC Vacant Land

±13.32 AC

Available

\$6,195,000

Asking

Contact
Brokers

Townsend Cropsey

townsand.cropsey@srsre.com

949.698.1121

CA License No. 01711930

Nick Wirick

nick.wirick@srsre.com

951.669.1002

CA License No. 01304661

Zach Leffers

zach.leffers@srsre.com

949.270.8203

CA License No. 02033672

DESCRIPTION

- Downtown Mead Valley's Main Commercial Signalized Corner (Gas Station, Car Wash, Fast Food, Retail Pads, Shopping Center)
- Cajalco Road -Major Artery linking Corona to 1-215
- High Traffic Count and Growing Daily
- Many Residential and Industrial Projects Planned in the Area
- APN: 318-100-032
- MU Zoning

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2024 Est Population	6,323	22,370	122,771
2029 Projected Population	6,526	22,887	126,229
2024 Average HH Income	\$97,665	\$104,112	\$120,126
2024 Daytime Population	4,660	26,752	109,959

TRAFFIC COUNTS

Cajalco Rd	20,633 CPD
Clark St	3,515 CPD

Year: 2024 | Source: Insert Source Name Here

Cajalco Rd & Clark St

Cajalco Rd | Perris, CA



Discount Mini Mall

- CARDENAS
- WSS
- TACO BELL
- FITNESS 19
- HARBOR FREIGHT TOOLS
- DOLLAR TREE
- Little Caesars
- metro
- KFC
- Domino's
- boost

Plaza de Perris

- Food 4 Less
- Burlington
- REGENCY THEATRES
- five BELOW
- HIBBETT SPORTS
- planet fitness
- AT&T
- ihop
- DEL TACO
- ROSS
- RITE AID
- Chick-fil-ee
- Starbucks
- Burger King
- Jack-in-the-Box

Perris Towne Square

- STATER BROS. markets
- SUBWAY
- Carl's Jr.
- Pollo Loco
- boost
- dd's DISCOUNTS
- O'helly
- H&R BLOCK

Walmart Supercenter

- POPEYES
- Jamba
- Waba
- ALDI
- McDonald's
- Wendy's
- Starbucks
- BR

ROSS Distribution Center

wayfair

FellowShip

JM Eagle

BT

Attec

Builders FirstSource

PENSKE

20,663 CPD

Cajalco Rd

Clark St



3,515 CPD



Cajalco Rd & Clark St

Cajalco Rd | Perris, CA



2 MILES

Citrus Hill High School
1,755 Students

SITE

INTERSTATE CALIFORNIA 215

Escondido Fwy

Nandina Ave

Markham St

Wood Rd

Alexander St

Brown St

Haines St

Carroll St

Martin St

Cajalco Rd

Day St

Clark St

Salter Rd



Kindred Hospital Riverside
40 Beds



SRS Real Estate Partners
610 Newport Center Dr, Suite 1500
Newport Beach, CA 92660

Townsend Cropsey
townsand.cropsey@srsre.com
949.698.1121
CA License No. 01711930

Nick Wirick
nick.wirick@srsre.com
951.669.1002
CA License No. 01304661

Zach Leffers
zach.leffers@srsre.com
949.270.8203
CA License No. 02033672

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.