

# SPECTRUM CENTER

Space For Lease  
& Pads Available

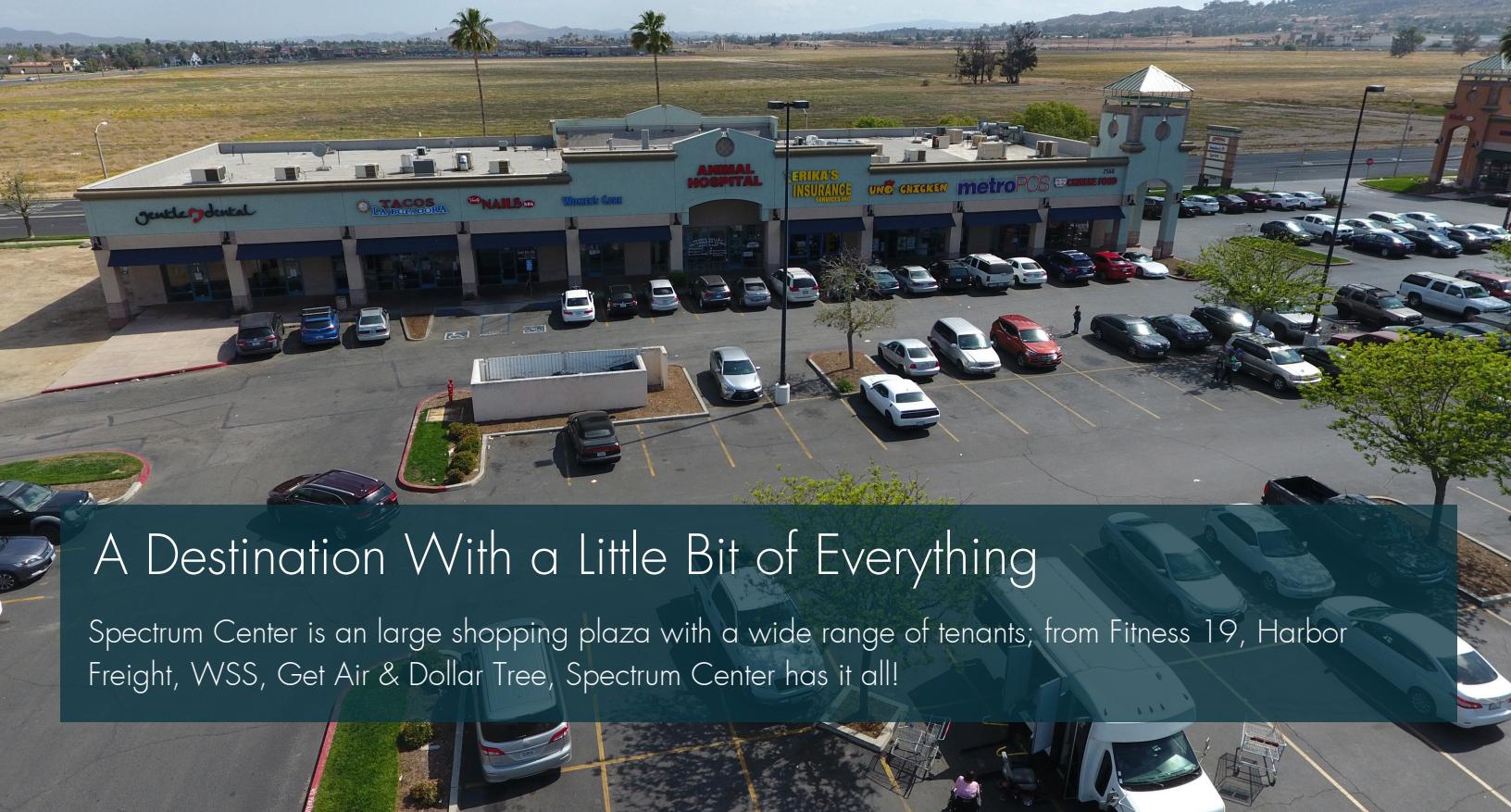
2560 North Perris Blvd.  
Perris, CA 92571



An Expansive Shopping Complex in Growing Perris, CA

**ATLAS PROPERTIES**  
REAL ESTATE SERVICES

# Center Highlights



## A Destination With a Little Bit of Everything

Spectrum Center is a large shopping plaza with a wide range of tenants; from Fitness 19, Harbor Freight, VSS, Get Air & Dollar Tree, Spectrum Center has it all!



- Spectrum Center is anchored by Cardenas, Dollar Tree, Fitness 19 and The Perris Mini Mall



- New Habit Coming Soon!
- Mid County Parkway Placentia Interchange opened 2023!



- 1.4 miles to the I-215 freeway with 103,000+ cars per day
- Harvest Landing, a 341 acre 1,860 residential unit development is proposed directly adjacent to the center



- Adjacent The Charlie Perris apartment complex



- 3 large monument signs on Perris Blvd. and 2 on Orange Ave. New monument on the corner of Orange and Perris



- Dedicated signalized turn lanes on Perris Blvd.



- Spectrum Center has a massive parking lot with 6.9 spaces per 1,000 SF and over 65 spaces per unit



- Approximately 35,000 cars per day pass on adjacent Perris Blvd.

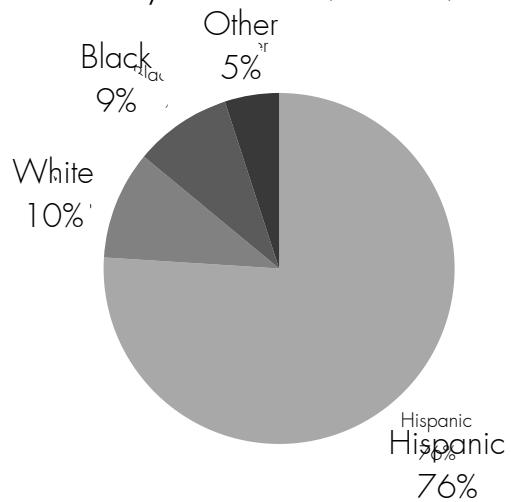
# City Info & Surrounding Area



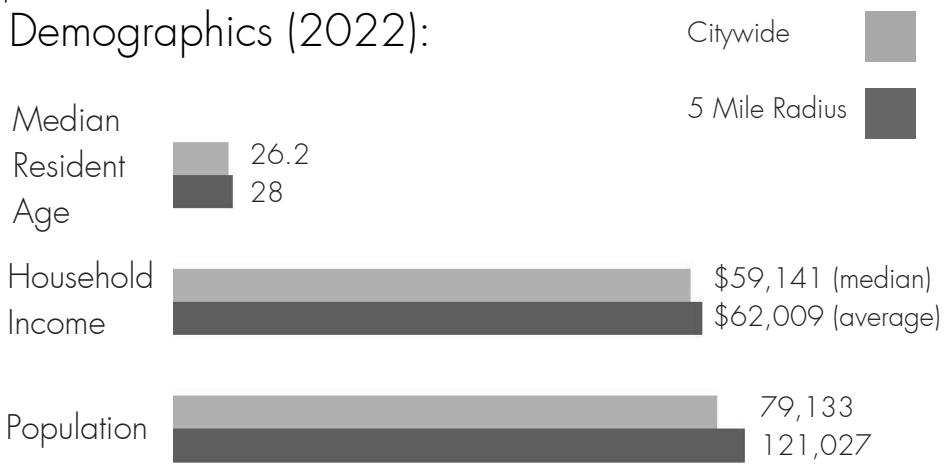
## Perris Fast Facts:

- One of the fastest growing cities in Inland Empire
- Adjacent to 288+ 2024 new Multifamily Development The Charlie Perris
- The city of Perris has over 13,654 proposed (10,144 approved) homes adding approx. 47,700 people to its population and few proposed new retail centers in the area
- There are more than 24,000 employees within a 5 mile radius of Spectrum Center
- Inland Empire had the 5th largest Population Growth in 2021 nationwide

## Ethnicity / Race (2022):



## Demographics (2022):



Citywide

5 Mile Radius

## Surrounding Area

### Logistics Facilities

**FERGUSON**  
(Over 1M SF under construction)

**ROSS**  
DRESS FOR LESS

**LOWE'S**

**FALLAS**  
FIRST PLACE TO SHOP... FIRST PLACE TO SAVE

**wayfair** Whirlpool

I-215 Freeway  
103,000+ CPD

Harvest Landing (Proposed)  
1,860 Homes

The Charlie Perris  
(288+ Units)

Spectrum Center

Orange Ave.

Perris Blvd. (34,000 CPD)

# Site Map



## Tenant List

F1-2	Gentle Dental	2,210 SF
F3-4	Tacos La Bufadora	2,400 SF
F5	Vanity Nails & Spa	1,200 SF
F6	BLVD Barber Studio	1,040 SF
F7-8	Perris Valley Veterinary Clinic	2,200 SF
F9	Erika's Insurance Services	1,200 SF
F10	Pupseria El Encanto	1,200 SF
F11	Metro By T-Mobile	1,400 SF
F12-13	Mr. You Chinese Food	2,000 SF
G1	Hair Beauty Salon	1,200 SF
G2	IBROW & BEYOND	900 SF
G3	Rodeo Enterprise	1,200 SF
G4	+Life	1,200 SF
G5-6	Domino's Pizza	1,600 SF
G7	Boost Mobile	1,200 SF
G8	La Michoacana	1,200 SF
G9	Aqua Pura	1,200 SF
J1	Spectrum Cleaners	1,540 SF
J2	Placera Insurance & Registration Services	1,260 SF
J3-4	Wireless World	2,800 SF
N1	County of Riverside	11,200 SF
N2	Dollar Tree Stores	15,300 SF
N3	Perris Mini Mall	52,000 SF
R1	Acceptance Insurance	2,080 SF
R2	El Festin	1,920 SF
R3	El Festin	3,840 SF
R5	Resource MFG	2,800 SF
S1	Fitness 19	21,063 SF
S2	Get Air	21,000 SF
S3	Speedy Lube	7,000 SF
S4	WSS Shoes	12,500 SF
S5/6	Available (Divisible)	35,000 SF
S7	Harbor Freight	15,633 SF
E	Available Pad	Max Building Area 10,000 SF
GG	Available Pad	Max Building Area 6,000 SF
K	Available Pad	Max Building Area 20,000 SF
L	Available Pad	Max Building Area 12,180 SF
2550	KFC	(Owned By Others) 2,200 SF
2570-101	Altura Credit Union	(Owned By Others) 1,800 SF
2570-102	Altura Credit Union	(Owned By Others) 1,000 SF
2570-103	Nail Salon	(Owned By Others) 1,000 SF
2570-104	Little Caesars	(Owned By Others) 1,800 SF
	Cardenas	(Owned By Others) 45,642 SF
	Jack in the Box	(Owned By Others) 1,900 SF
	Taco Bell	(Owned By Others) 2,000 SF
	Wells Fargo	(Owned By Others) 4,500 SF
	Taqueria El Indio	(Owned By Others) 2,100 SF

We're ready to help your business grow in Perris. Give us a call today for more information!

Contact Information  
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