

± 6.92 - 16.47 Acres

# Freeway Frontage Development

Illinois Ave & I-215 Freeway  
Perris, CA



## FOR MORE INFORMATION CONTACT:

**Chris DeVries, SIOR**  
Colliers  
Senior Vice President  
CA License #01867314  
949 724-5504  
[chris.devries@colliers.com](mailto:chris.devries@colliers.com)

**Ian Devries**  
Colliers  
Vice Chairman  
CA License #01019686  
949 279-7441  
[ian.devries@colliers.com](mailto:ian.devries@colliers.com)

**Cameron Thompson**  
Colliers  
Associate  
CA License #01196071  
949 724-5510  
[cameron.thompson@colliers.com](mailto:cameron.thompson@colliers.com)

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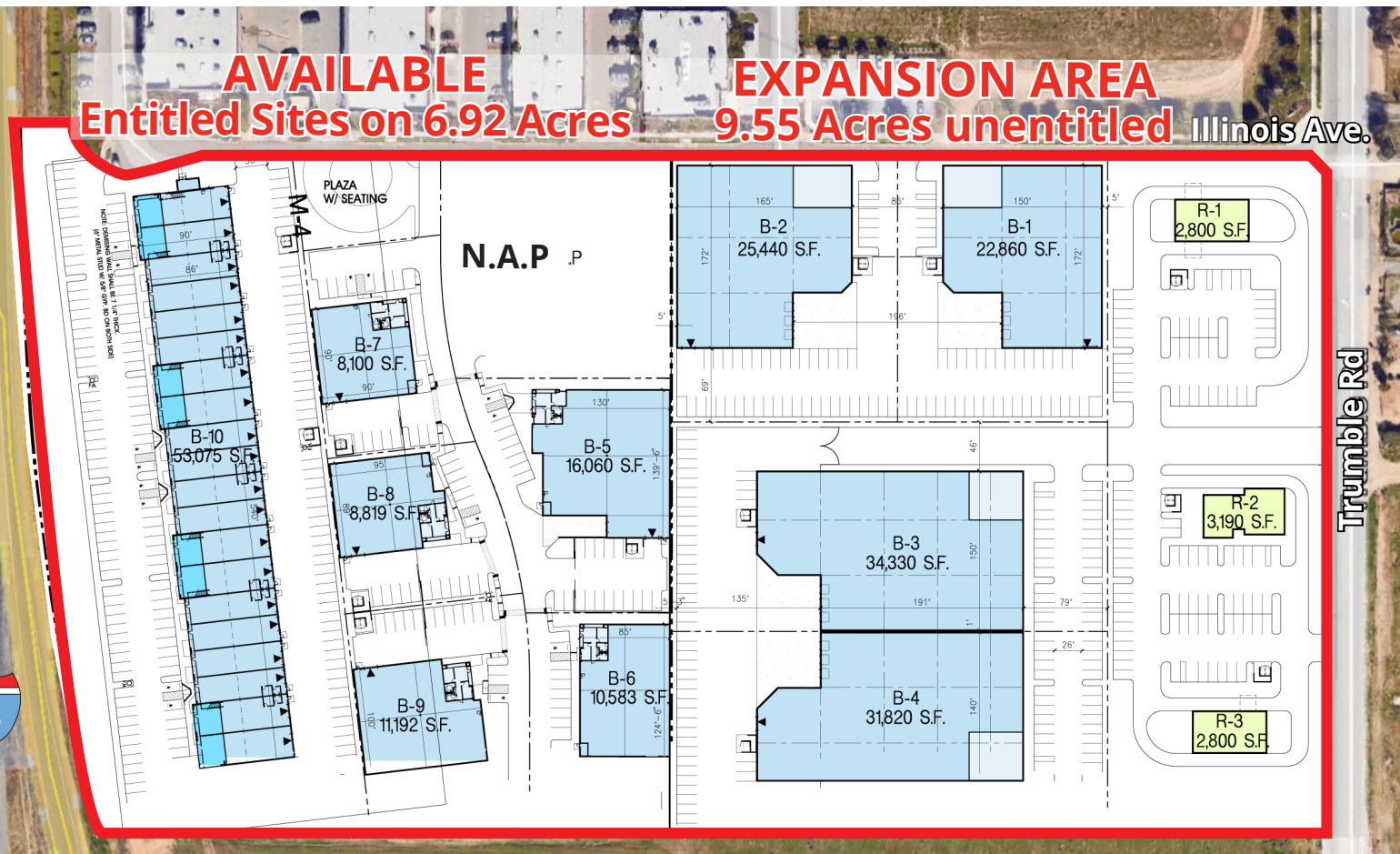
# Illinois Ave & Trumble Rd Perris, CA

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## property highlights

6.92 Acres consisting of six buildings totaling ± 107,829 SF (Bldgs. B-5 thru B-10) along with 9.55 Acres of expansion space

**AVAILABLE** Entitled Sites on 6.92 Acres **EXPANSION AREA** 9.55 Acres unentitled Illinois Ave.



B-5	Freestanding 16,060 SF Industrial Building 1 DH & 1 Drive-in Door, 22' Clearance, Office SF TBD
B-6	Freestanding 10,583 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD
B-7	Freestanding 8,100 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD
B-8	Freestanding 8,819 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD
B-9	Freestanding 11,192 SF Industrial Building 1 Drive-in Door, 16' Clearance, Office SF TBD

B-10	20 Industrial Condos totaling 53,075 SF Unit sizes range from 2,150 SF - 3,480 SF Each with 1 Drive in Door and 22' Clearance 8 w/tih Mezzanine
Power	100 Amps w/ 200-800 Amp UGPS Available
Sprinklers	.33 / 2,000 Calc Sprinklers
Zoning	Business Park Overlay; Mixed Use (Bldg. B-10) Light Industrial (B-5 thru B-9)
Utilities	Underground Utilities to Property Boundary
Location	Excellent I-215 Freeway visibility



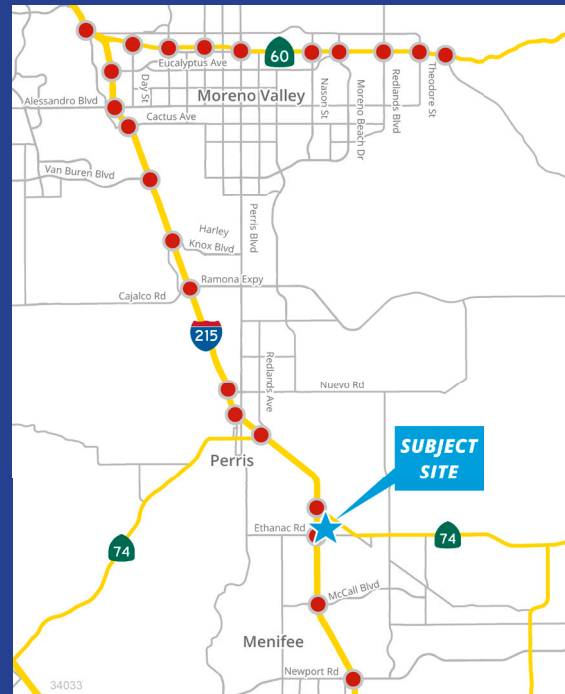
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## location



The site is well positioned with freeway frontage visibility and access to the I-215 full interchange at Ethanac Road. It is also surrounded by new commercial development and multi-family housing all within walking distance. Rail service connects the property to key markets, the ports of L.A. / Long Beach and nearby airports - including the rapidly expanding Ontario International Airport, Palm Springs International Airport and the San Bernardino International Airport. Riverside County is the 4th most populous county in California and one of the fastest growing in the United States.





# Illinois Ave & Trumble Rd Perris, CA

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flyover photos



±0.510 Miles to I-215 Freeway Interchange  
±17 Miles to CA-60 Freeway Interchange



±36.5 Miles to Ontario Intl Airport  
±33 Miles to San Bernardino Intl Airport  
±91.5 Miles to LAX Airport



±85.2 Miles to the Ports of Los Angeles & Long Beach



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# Illinois Ave & Trumble Rd Perris, CA

## market demographics

### DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2023 Projection	33,123	144,267	360,440
2018 Estimate	35,782	135,057	338,440
2010 Census	31,427	116,507	295,388
Growth 2018 - 2023	6.54%	6.82%	6.62%
Growth 2010 - 2018	13.86%	15.92%	14.44%

Households	3 Miles	5 Miles	10 Miles
2023 Projection	14,688	45,622	106,804
2018 Estimate	13,829	42,753	100,180
2010 Census	12,354	36,983	87,208
Growth 2018 - 2023	6.21%	6.71%	6.61%
Growth 2010 - 2018	11.94%	15.60%	14.87%

2018 Household Income	3 Miles	5 Miles	10 Miles
	13,827	42,753	100,179
Income < \$25,000	3,460	9,436	18,496
\$25,000 - \$50,000	3,840	11,461	22,744
\$50,000 - \$75,000	2,792	8,381	19,805
\$75,000 - \$100,000	1,707	5,836	15,302
\$100,000 - \$125,000	628	2,901	8,586
\$125,000 - \$150,000	490	1,595	5,754
\$150,000- \$200,000	509	1,963	6,082
\$200,000+	401	1,180	3,410

Household Income	3 Miles	5 Miles	10 Miles
2018 Average	\$62,361	\$66,482	\$75,543
2018 Medium	\$46,225	\$51,308	\$60,572

2018 Occupied Housing	3 Miles	5 Miles	10 Miles
	13,829	42,753	100,180
Owner Occupied	10,396	30,239	73,125
Renter Occupied			

Total Annual Spending	3 Miles	5 Miles	10 Miles
	45,670	44,014	45,642
Entertainment	\$2,704	\$2,612	\$2,719
Household	\$16,741	\$16,233	\$16,710
Transportation/Maint.	\$6,222	\$6,048	\$45,642

#### Traffic Count Report

Street	Average Daily Volume
I-215	74,991
Ethanac Road	5,536

Source: CoStar

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949 279-7441  
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