



PERRIS VALLEY TOWNE CENTER

Perris, California



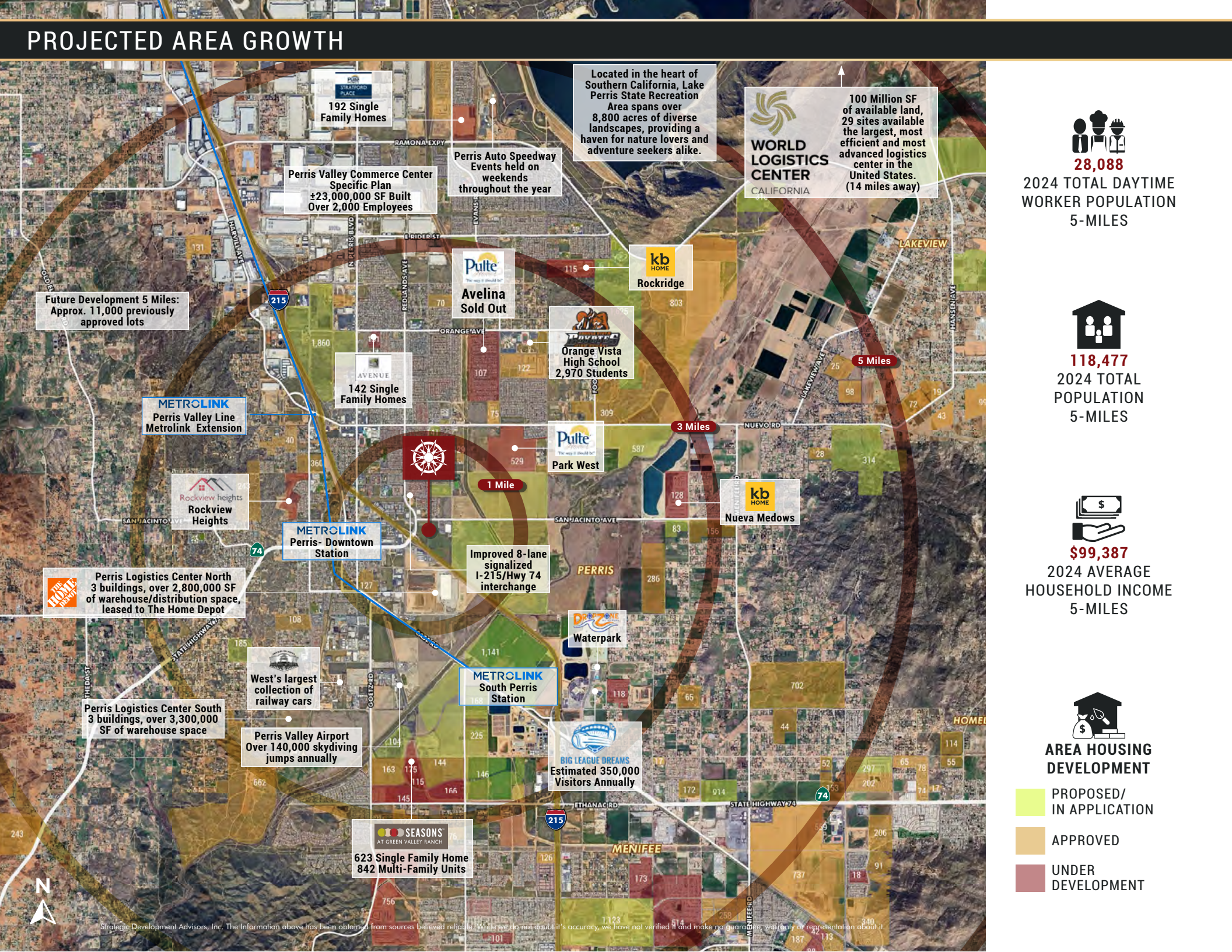
**LEWIS
RETAIL CENTERS**

PERRIS VALLEY TOWNE CENTER



- A prominent neighborhood center with great visibility to the I-215 Freeway situated at the major interchange of 4th Street and Redlands Avenue.
- Strategically positioned to serve the existing trade area as well as future growth and benefit from the I-215 exposure to over 115,000 CPD.
- The center will offer destination shopping, daily needs, retail and a variety of eateries.
- Perris attracts more than one million visitors a year due to its abundance of recreational destinations.
- Anchor, Sub-anchor Retail, Restaurant and Drive-thru opportunities with a 2025 projected opening.

An aerial view of a city street. A yellow car is visible on the left side of the road, and a blue car is visible on the right side. The street is surrounded by buildings and other vehicles.



28,088

28,088

**2024 TOTAL DAYTIME
WORKER POPULATION
5-MILES**



28,088
2024 TOTAL DAY
WORKER POPULATION
5-MILES

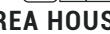




28,088
2024 TOTAL DAYTIME
WORKER POPULATION
5-MILES

118,477
2024 TOTAL
POPULATION
5-MILES

\$99,387
2024 AVERAGE
HOUSEHOLD INCOME
5-MILES





28,088
2024 TOTAL DAYTIME
WORKER POPULATION
5-MILES



118,477
2024 TOTAL
POPULATION
5-MILES



\$99,387
2024 AVERAGE
HOUSEHOLD INCOME
5-MILES



**AREA HOUSING
DEVELOPMENT**

28,088
2024 TOTAL DAYTIME
WORKER POPULATION
5-MILES

118,477
2024 TOTAL
POPULATION
5-MILES

\$99,387
2024 AVERAGE
HOUSEHOLD INCOME
5-MILES

**AREA HOUSING
DEVELOPMENT**

PROPOSED/
IN APPLICATION

28,088
2024 TOTAL DISTRICT
WORKER POPULATION
5-MILE

118,471
2024 TOTAL
POPULATION
5-MILE

\$99,380
2024 AVERAGE
HOUSEHOLD INCOME
5-MILE

AREA HOUSEHOLD INCOME DEVELOPMENT

PROPOSED IN APPLICATION

APPROVED

2024 TOTAL DAY WORKER POPULATION 5-MILES

28,088

2024 TOTAL POPULATION 5-MILES

118,477

2024 AVERAGE HOUSEHOLD INCOME 5-MILES

\$99,387

PROJECTED AREA GROWTH

Located in the heart of Southern California, Lake Perris State Recreation Area spans over 8,800 acres of diverse landscapes, providing a haven for nature lovers and adventure seekers alike.

WORLD LOGISTICS CENTER CALIFORNIA

100 Miles of available land, 29 sites, the largest efficient advanced center in the United States (14 miles from I-215)

Perris Valley Commerce Center Specific Plan
±23,000,000 SF Built Over 2,000 Employees

Perris Auto Speedway
Events held on weekends throughout the year

192 Single Family Homes

142 Single Family Homes

623 Single Family Home
842 Multi-Family Units

Development 5 Miles:
1,000 previously improved lots

METROLINK
Perris Valley Line
Metrolink Extension

METROLINK
Perris- Downtown Station

METROLINK
South Perris Station

Rockview Heights

Perris Logistics Center North
buildings, over 2,800,000 SF warehouse/distribution space, leased to The Home Depot

Perris Logistics Center South
buildings, over 3,300,000 SF of warehouse space

West's largest collection of railway cars

Perris Valley Airport
Over 140,000 skydiving jumps annually

Improved 8-lane signalized I-215/Hwy 74 interchange

Pulte
Avelina Sold Out

Pulte
Park West

Orange Vista High School
2,970 Students

Waterpark

BIG LEAGUE DREAMS
Estimated 350,000 Visitors Annually

SEASONS
AT GREEN VALLEY RANCH

kb HOME
Rockridge

kb HOME
Nueva Meadows

1 Mile

3 Miles

5 Miles

STRATEGIC DEVELOPMENT ADVISORS, INC.

The Information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it.

AREA OVERVIEW



PERRIS VALLEY TOWNE CENTER SITE PLAN



COMMONS AT PERRIS



DEMOGRAPHIC PROFILE

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 TOTAL POPULATION	12,639	62,218	122,372
2024 TOTAL POPULATION	12,652	60,308	118,447
2024 TOTAL DAYTIME POPULATION	11,597	49,008	98,893
2024 DAYTIME POPULATION: WORKERS	3,910	13,452	28,088
2024 DAYTIME POPULATION: RESIDENTS	7,687	35,556	70,805
2024 MEDIAN AGE	29.9	30.9	33.5

INCOME

2024 MEDIAN HOUSEHOLD INCOME	\$72,768	\$76,813	\$78,945
2024 AVERAGE HOUSEHOLD INCOME	\$83,299	\$94,725	\$99,387

HOUSEHOLDS

2029 TOTAL HOUSEHOLDS	3,339	15,384	32,440
2024 TOTAL HOUSEHOLDS	3,315	14,792	31,163
2024 AVERAGE HOUSEHOLD SIZE	3.81	4.06	3.79

HOUSING

2024 HOUSING UNITS	3,444	15,197	32,174
OWNER OCCUPIED	1,609	9,119	21,803
RENTER OCCUPIED	1,706	5,673	9,360
2024 AVERAGE HOME VALUE	\$505,516	\$517,397	\$529,497

RACE AND ETHNICITY

WHITE	15.33%	17.46%	23.13%
BLACK/AFRICAN AMERICAN	11.33%	8.50%	8.19%
ASIAN	1.95%	2.77%	3.32%
AMERICAN INDIAN/ALASKA NATIVE	2.05%	2.07%	2.09%
PACIFIC ISLANDER	0.28%	0.29%	0.30%
TWO OR MORE RACES	17.42%	19.28%	18.47%
OTHER RACE	51.64%	49.63%	44.50%
HISPANIC POPULATION	80.39%	80.67%	73.52%

Source: ESRI, US Census



Perris is an old railway city in Riverside County, California, United States. It is approximately 81 miles (130 km) north of San Diego and 71 miles (114 km) in the southern region of the Inland Empire.

Perris was incorporated in 1911 as the rail connection between the cities of Barstow and San Diego. It was originally with San Diego but in 1892 was transferred into the newly established Riverside County.

With the construction of Lake Perris in the late 60's became an attractive recreational area. In addition to the lake's activities, Perris' hot air ballooning. Orange Empire Railway Museum and skydiving activities attract international recognition. With over 140,000 jumps per year, Perris has earned the reputation as "the skydiving capital of America".

Currently, Perris seen a boom with the construction of the Perris Valley Commerce Center. Home to distribution centers for Ross, Lowe's, NFI Industries and Home Depot all of which are major employers of the city.

In the 2020 census Perris recorded a population of 78,700. Perris is serviced by Interstate 215 and State Route 74. The 91 Line of the Metrolink connects commuters to downtown Los Angeles with Perris being home to two stations. Future plans include and expansion to Hemet.

PERRIS VALLEY TOWNE CENTER - MAJOR A

±46,109
SQ FT

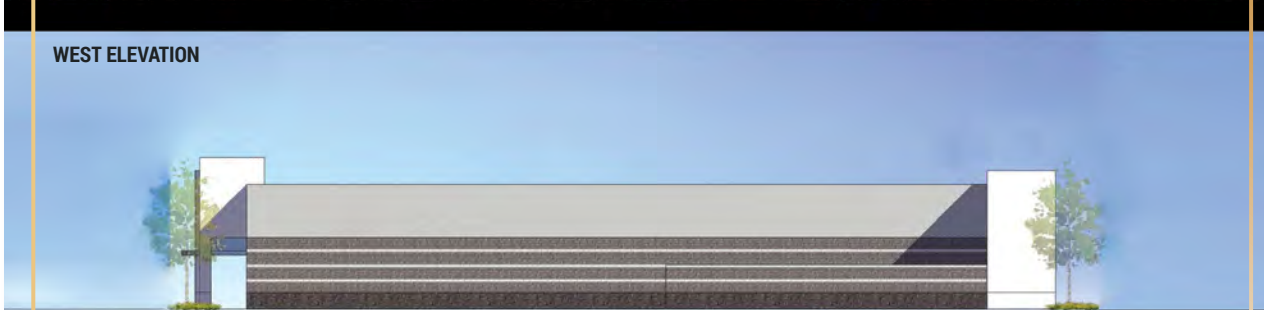
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



GROCERY



RETAIL



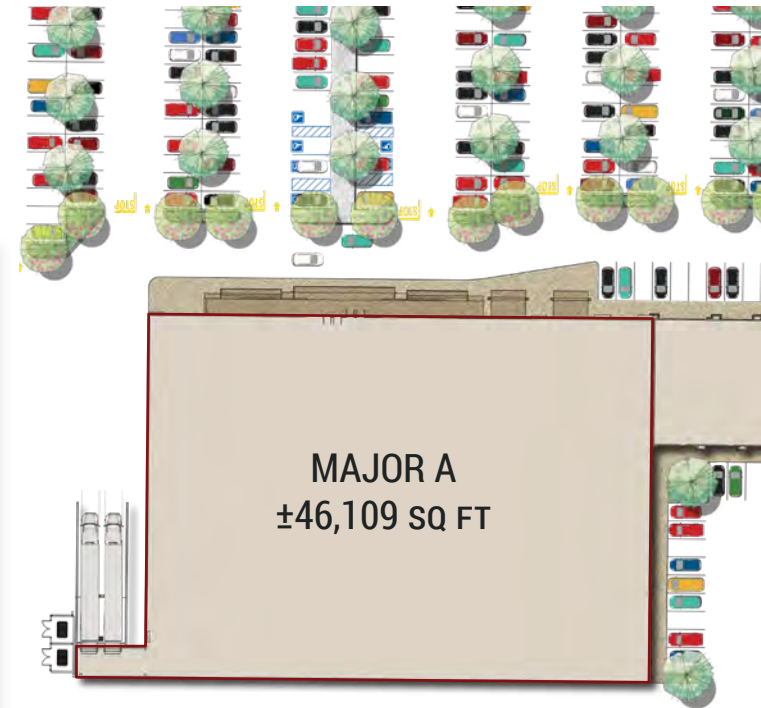
SPORTING GOODS



PET SUPPLY

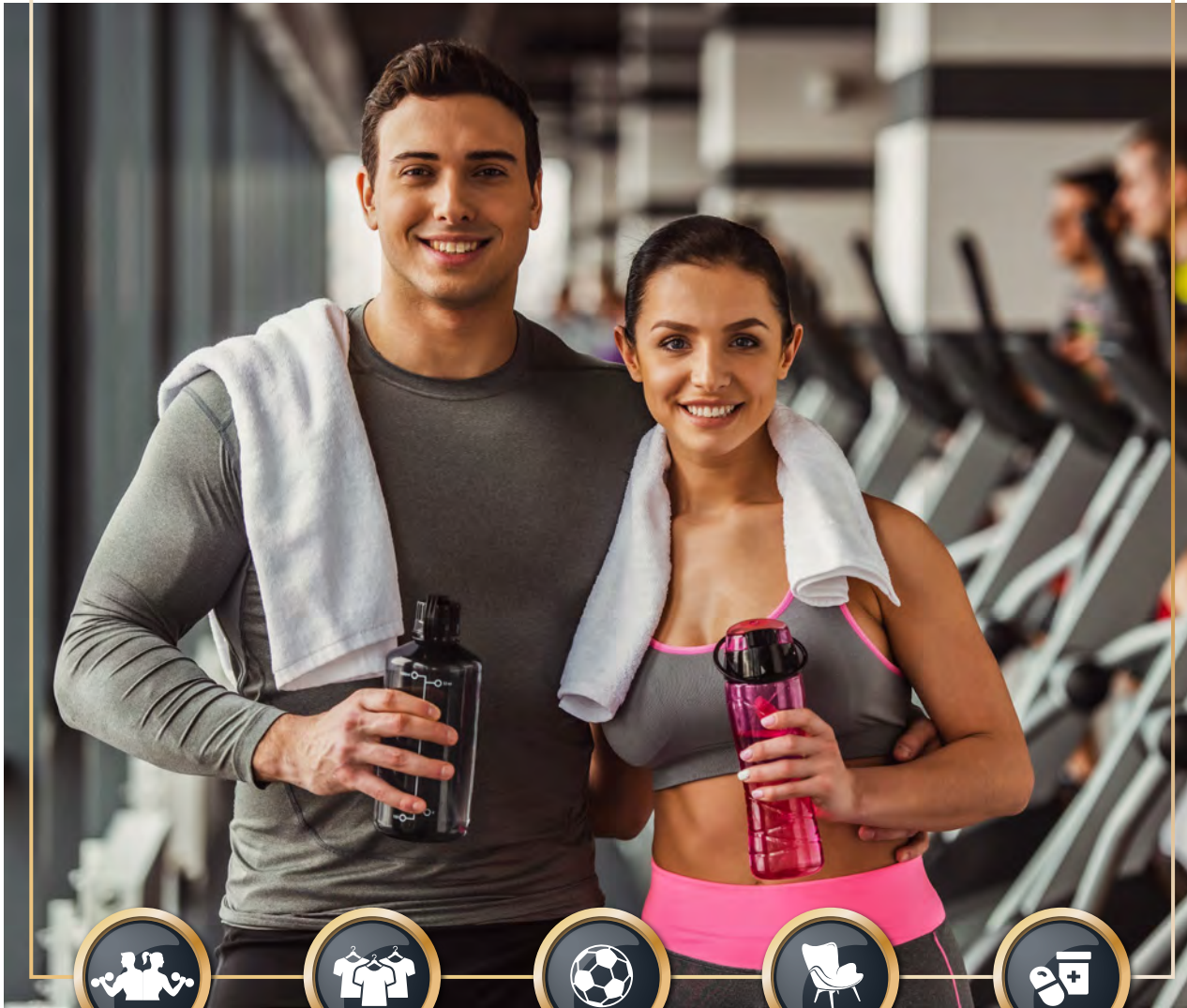


FITNESS



PERRIS VALLEY TOWNE CENTER - MAJOR B

±32,000
SQ FT



FITNESS



SOFT GOODS



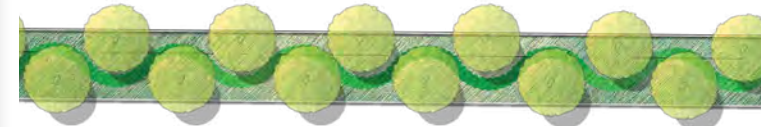
SPORTING GOODS



FURNITURE



DRUG STORE/
PHARMACY



PERRIS VALLEY TOWNE CENTER - SHOPS 1

±1,800
SQ FT

SUITE 1

±1,300
SQ FT

SUITE 2

±2,200
SQ FT

SUITE 3



COFFEE



BAKERY



ICE CREAM



MEXICAN



BURGER



PERRIS VALLEY TOWNE CENTER - SHOPS 2

±1,800
SQ FT

SUITE 1

±1,200
SQ FT

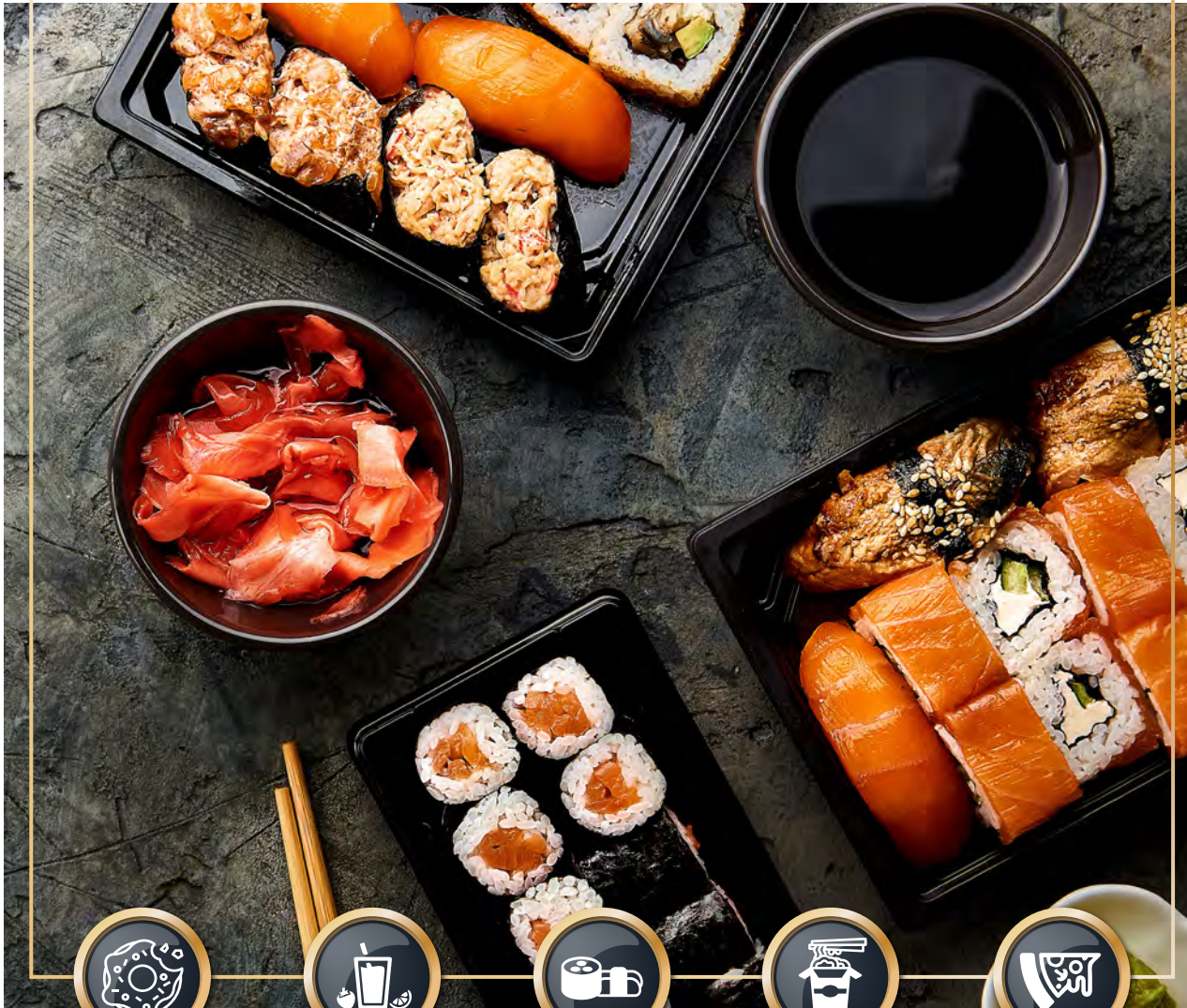
SUITE 2

±1,100
SQ FT

SUITE 3

±1,200
SQ FT

SUITE 4



DONUTS



JUICE



SUSHI



CHINESE FOOD



PIZZA



PERRIS VALLEY TOWNE CENTER - SHOPS 3

±1,500
SQ FT

SUITE 1

±1,500
SQ FT

SUITE 2

±1,500
SQ FT

SUITE 3

±1,800
SQ FT

SUITE 4



NAILS



CELL PHONE



DRY CLEANER



CREDIT UNION



BEAUTY



SHOPS 3
±6,300 SQ FT



PERRIS VALLEY TOWNE CENTER - SHOPS 4

±1,500
SQ FT

SUITE 1

±1,300
SQ FT

SUITE 2

±1,200
SQ FT

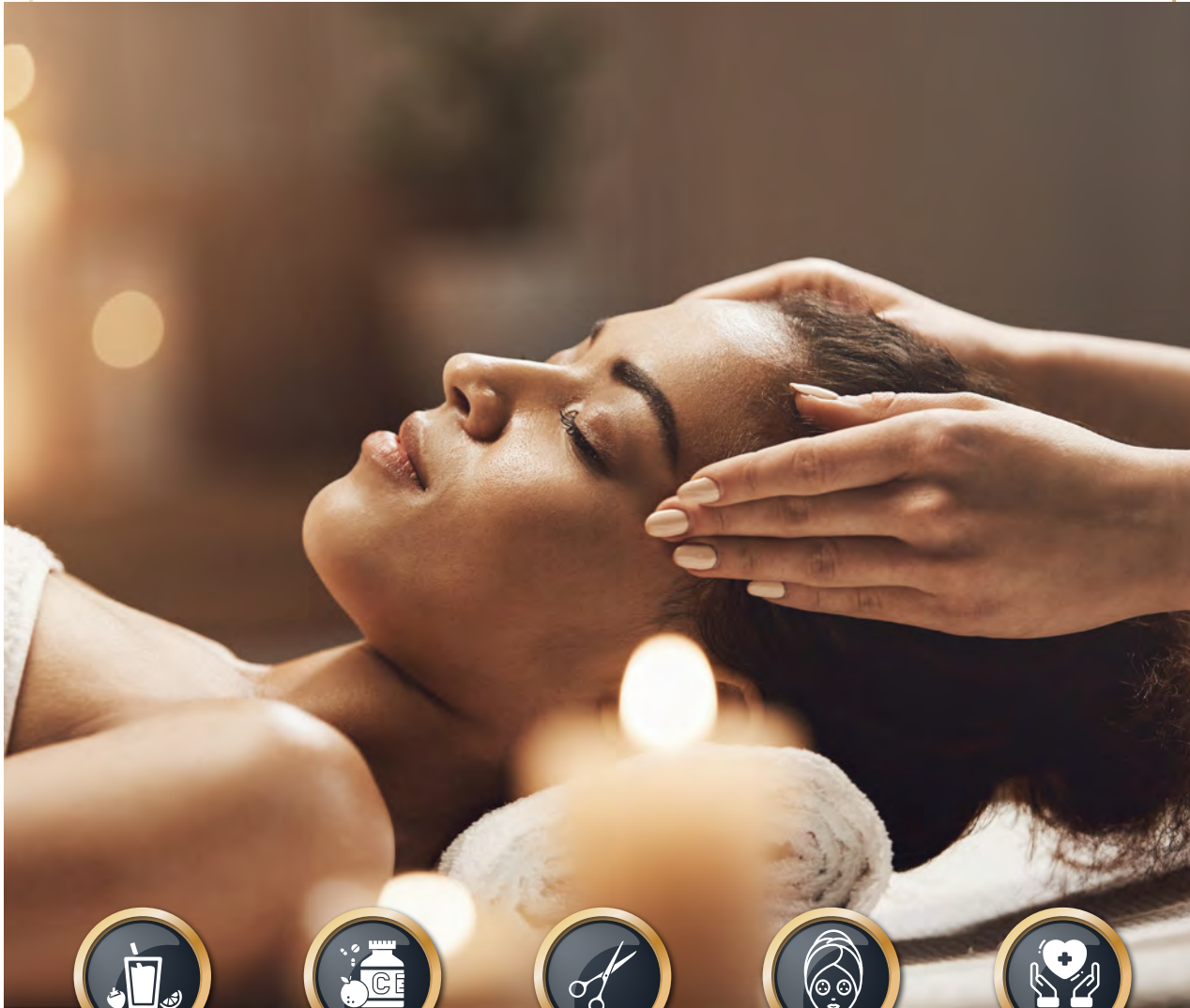
SUITE 3

±1,200
SQ FT

SUITE 4

±1,150
SQ FT

SUITE 5



JUICE



VITAMINS



BEAUTY SALON



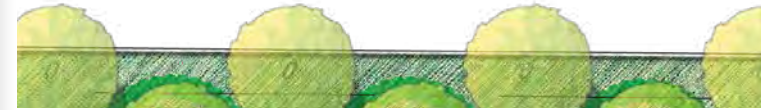
SPA



HEALTH



SHOPS 4
±6,300 SQ FT



PERRIS VALLEY TOWNE CENTER - SHOPS 5

±2,400
SQ FT

SUITE 1

±1,500
SQ FT

SUITE 2

±1,365
SQ FT

SUITE 3

±1,350
SQ FT

SUITE 4

±1,350
SQ FT

SUITE 5

±1,800
SQ FT

SUITE 6



COFFEE



JUICE



PIZZA



CELL PHONE



FINANCIAL



PERRIS VALLEY TOWNE CENTER - PAD A

±1,800
SQ FT

SUITE 1

±1,200
SQ FT

SUITE 2

±1,500
SQ FT

SUITE 3



COFFEE



BURGER



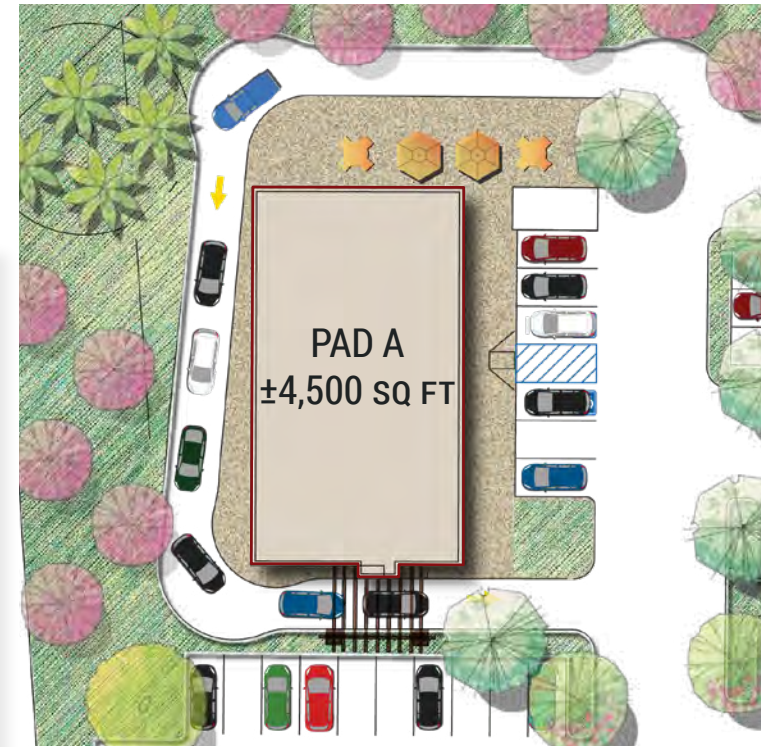
PIZZA



CHINESE FOOD



MEXICAN



PERRIS VALLEY TOWNE CENTER - PAD B

±2,000
SQ FT

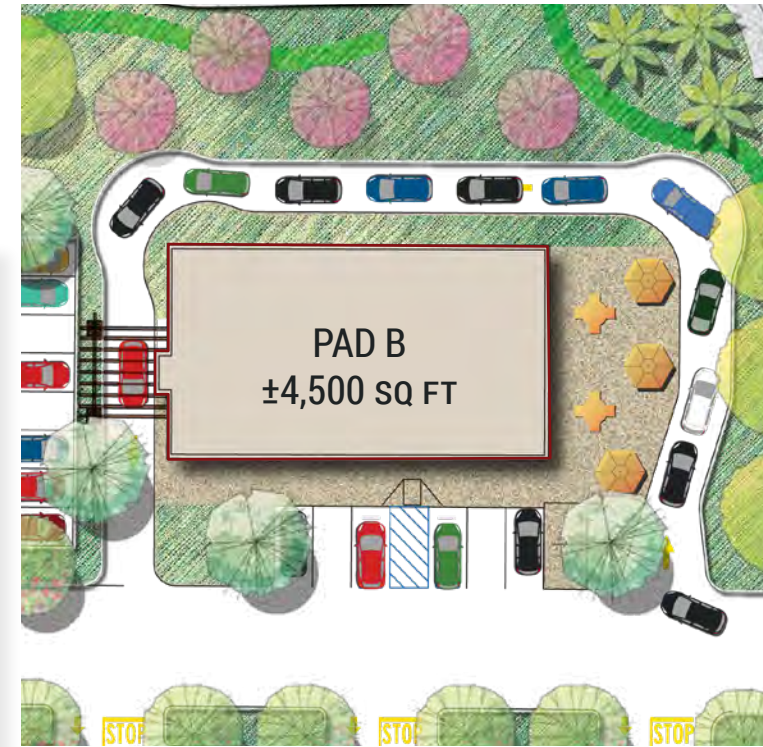
SUITE 1

±1,200
SQ FT

SUITE 2

±1,300
SQ FT

SUITE 3



COFFEE



BURGER



PIZZA



CHINESE FOOD



MEXICAN

COMMONS AT PERRIS SITE PLAN

E SAN JACINTO BLVD



REDLANDS BLVD



COMMONS AT PERRIS - SHOPS 1

±1,200
SQ FT

SUITE 1

±1,300
SQ FT

SUITE 2

±1,450
SQ FT

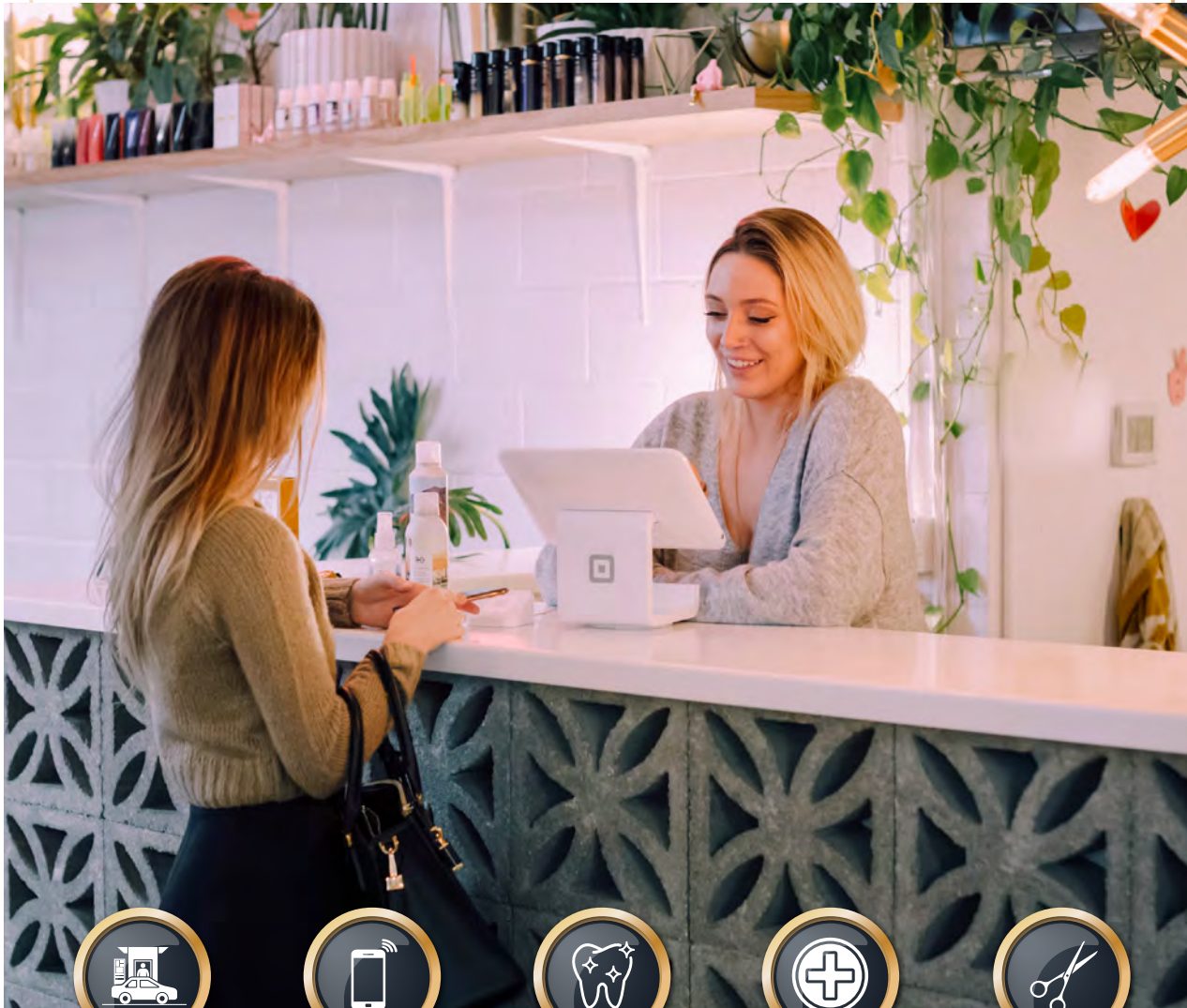
SUITE 3

±1,500
SQ FT

SUITE 4

±2,000
SQ FT

SUITE 5



DRIVE THRU



CELL PHONE



DENTAL



URGENT CARE

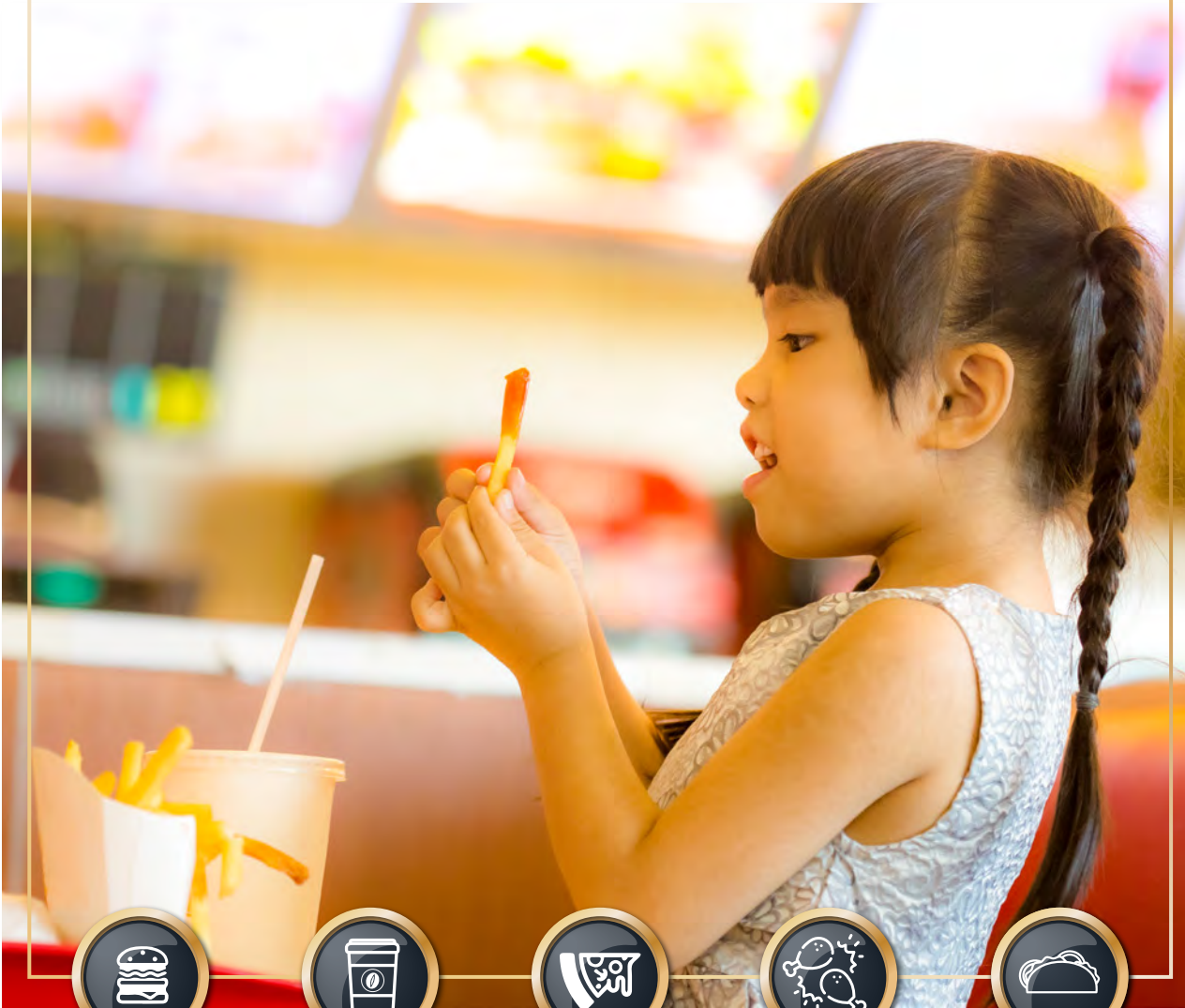


BEAUTY SALON

COMMONS AT PERRIS - PAD A

±2,600
SQ FT

DRIVE THRU



BURGER



COFFEE



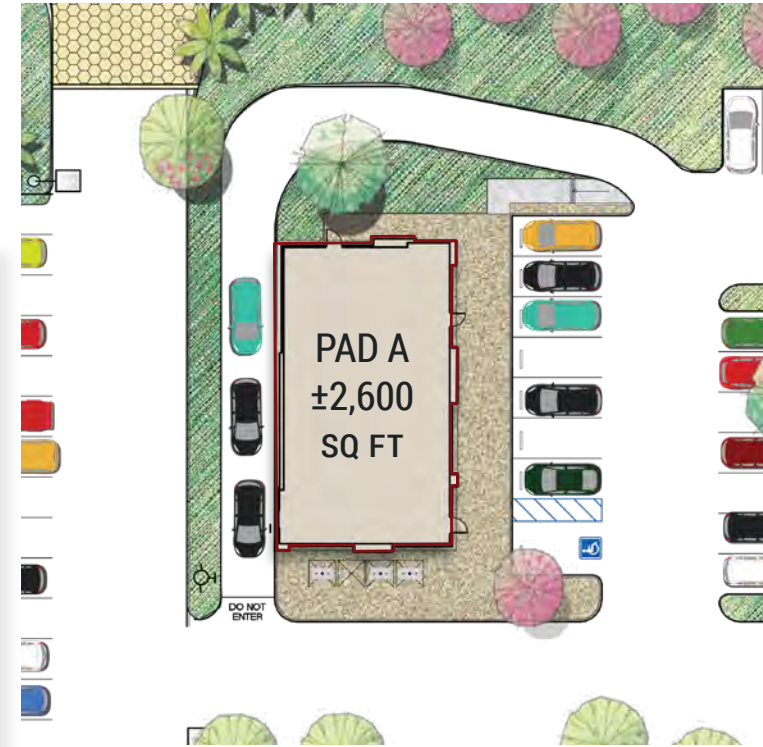
PIZZA



CHICKEN



MEXICAN



COMMONS AT PERRIS - PAD B

±1,700
SQ FT

SUITE 1

±1,200
SQ FT

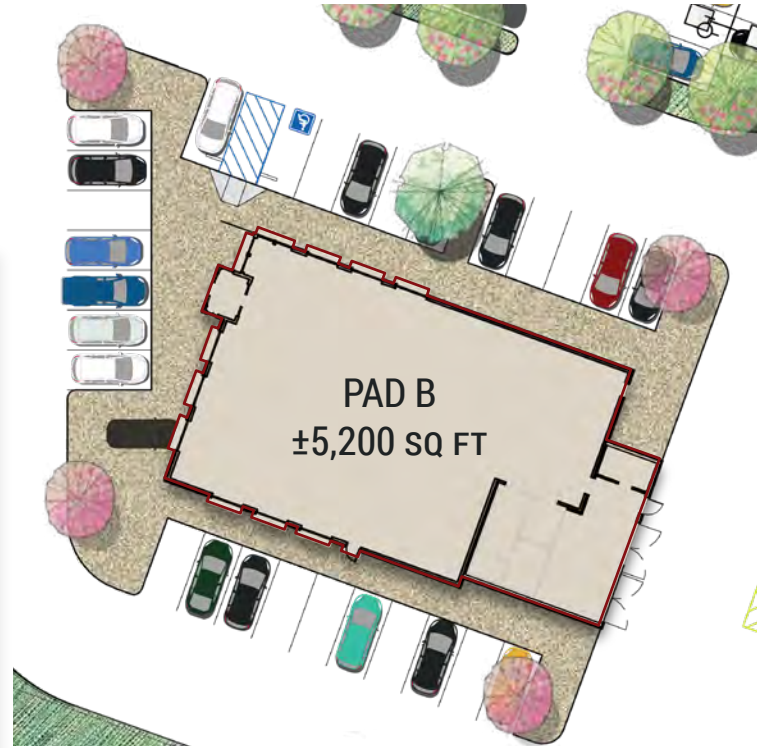
SUITE 2

±1,100
SQ FT

SUITE 3

±1,200
SQ FT

SUITE 4



NAILS



CELL PHONE



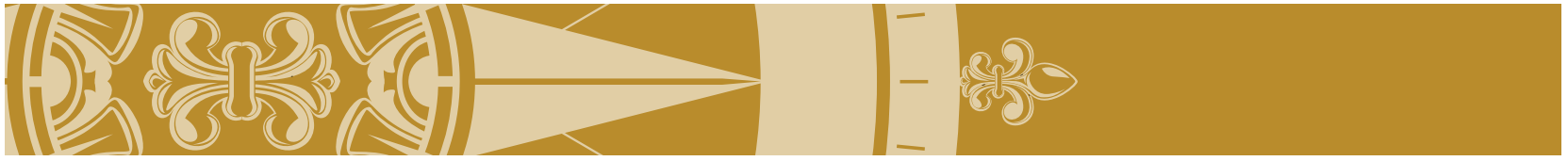
DENTAL



URGENT CARE



BEAUTY SALON



FOR LEASING INFORMATION



Ielen Sarkisian
T (626) 243 - 5290
ielen.sarkisian@sdacre.com
DRE License : 01325914

LEWIS
RETAIL CENTERS

