



PERRIS VALLEY TOWNE CENTER

Perris, California



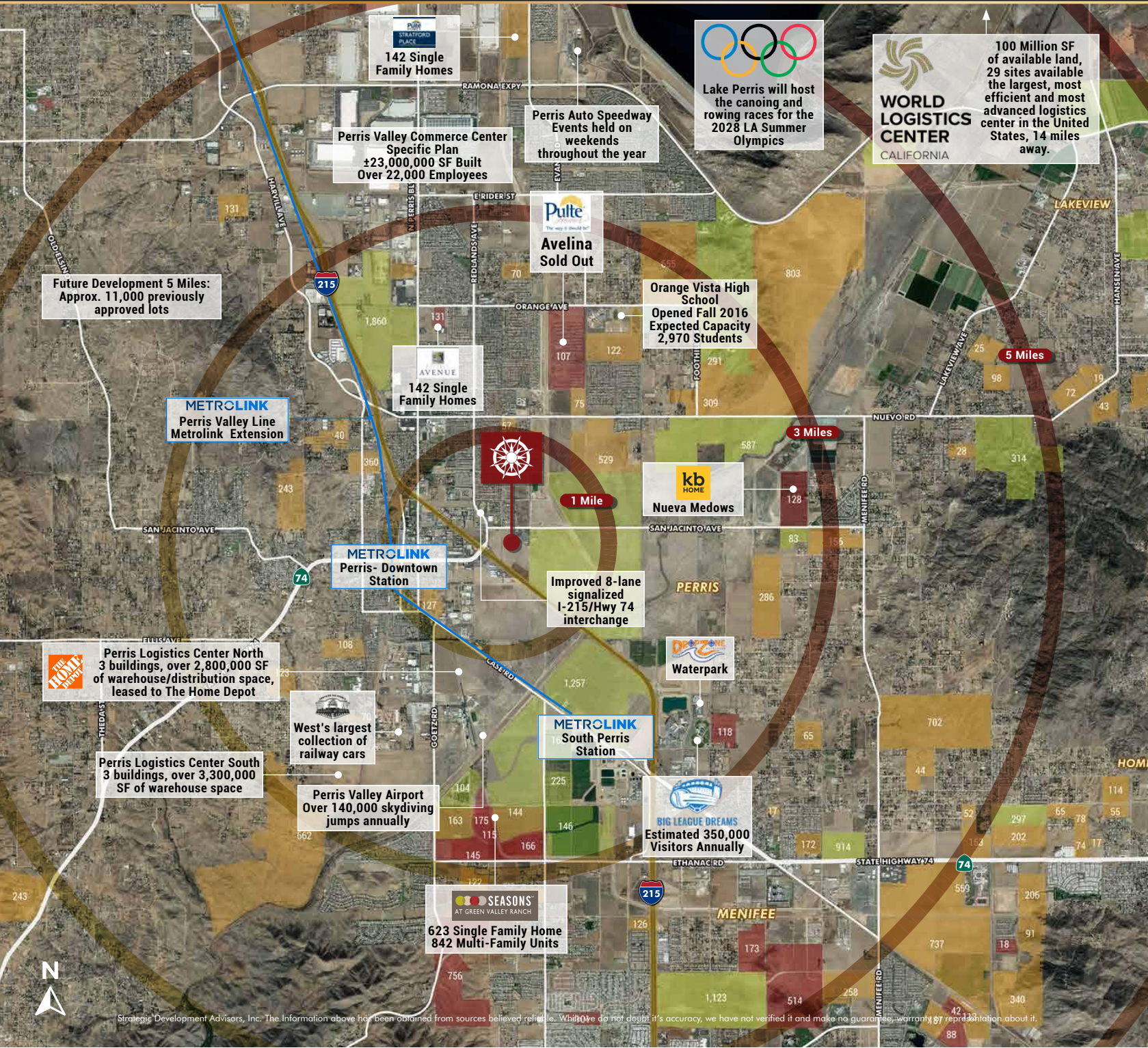
Lewis Retail Centers

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.

PROJECTED AREA GROWTH



28,681
2023 TOTAL DAYTIME
WORKER POPULATION
5-MILES



117,236
2023 TOTAL
POPULATION
5-MILES



\$92,343
2023 AVERAGE
HOUSEHOLD INCOME
5-MILES



**AREA HOUSING
DEVELOPMENT**

- PROPOSED/
IN APPLICATION
- APPROVED
- UNDER
DEVELOPMENT

Strategic Development Advisors, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

PERRIS VALLEY TOWNE CENTER SITE PLAN



COMMONS AT PERRIS

E SAN JACINTO BLVD



REDLANDS BLVD



DEMOGRAPHIC PROFILE

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2028 TOTAL POPULATION	12,891	61,753	120,318
2023 TOTAL POPULATION	12,876	60,715	117,236
2023 TOTAL DAYTIME POPULATION	11,825	49,342	98,113
2023 DAYTIME POPULATION: WORKERS	4,029	13,864	28,681
2023 DAYTIME POPULATION: RESIDENTS	7,796	35,478	69,432
2023 MEDIAN AGE	27.6	28.6	30.9

INCOME

2023 MEDIAN HOUSEHOLD INCOME	\$65,121	\$70,099	\$72,140
2023 AVERAGE HOUSEHOLD INCOME	\$78,760	\$88,435	\$92,343

HOUSEHOLDS

2028 TOTAL HOUSEHOLDS	3,361	15,069	31,515
2023 TOTAL HOUSEHOLDS	3,351	14,805	30,713
2023 AVERAGE HOUSEHOLD SIZE	3.83	4.08	3.80

HOUSING

2023 HOUSING UNITS	3,479	15,207	31,677
OWNER OCCUPIED	1,671	9,067	21,180
RENTER OCCUPIED	1,680	5,738	9,533
2022 AVERAGE HOME VALUE	\$480,039	\$472,472	\$473,394

RACE AND ETHNICITY

WHITE	15.73%	17.97%	23.68%
BLACK/AFRICAN AMERICAN	11.42%	8.60%	8.28%
ASIAN	1.97%	2.71%	3.23%
AMERICAN INDIAN/ALASKA NATIVE	2.07%	2.09%	2.11%
PACIFIC ISLANDER	0.29%	0.28%	0.29%
TWO OR MORE RACES	17.46%	19.24%	18.39%
OTHER RACE	51.06%	49.09%	44.03%
HISPANIC POPULATION	79.95%	80.26%	73.11%

Source: ESRI, US Census



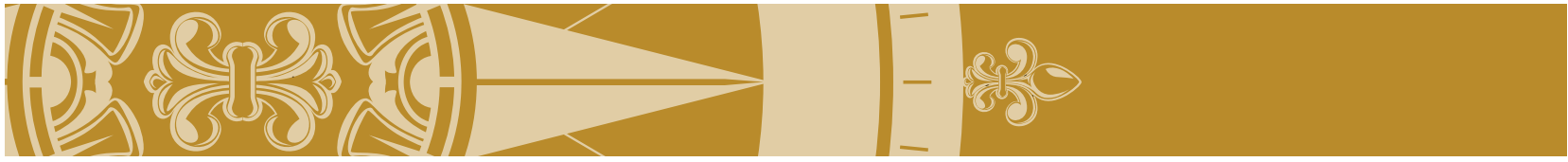
Perris is an old railway city in Riverside County, California, United States. It is approximately 81 miles (130 km) north of San Diego and 71 miles (114 km) in the southern region of the Inland Empire.

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.



FOR LEASING INFORMATION



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