



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 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



30,898

2022 TOTAL DAYTIME WORKER POPULATION
5-MILES



115,272

2022 TOTAL POPULATION
5-MILES



\$85,951

2022 AVERAGE HOUSEHOLD INCOME
5-MILES



AREA HOUSING DEVELOPMENT

PROPOSED/
IN APPLICATION

APPROVED

UNDER
DEVELOPMENT

AREA OVERVIEW



PERRIS VALLEY TOWNE CENTER SITE PLAN



COMMONS AT PERRIS SITE PLAN

E SAN JACINTO BLVD



REDLANDS BLVD



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DEMOGRAPHIC PROFILE



1-MILE RADIUS 3-MILE RADIUS 5-MILE RADIUS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 TOTAL POPULATION	12,820	60,401	116,759
2022 TOTAL POPULATION	12,877	60,626	140,901
2022 TOTAL DAYTIME POPULATION	11,851	50,699	99,739
2022 DAYTIME POPULATION: WORKERS	3,980	15,152	30,898
2022 DAYTIME POPULATION: RESIDENTS	7,871	35,547	68,841
2022 MEDIAN AGE	27.5	28.3	30.5
2022 MEDIAN HOUSEHOLD INCOME	\$58,581	\$64,164	\$67,780
2022 AVERAGE HOUSEHOLD INCOME	\$72,459	\$80,224	\$85,951
2027 TOTAL HOUSEHOLDS	3,335	14,736	30,594
2022 TOTAL HOUSEHOLDS	3,338	14,546	30,139
2022 AVERAGE HOUSEHOLD SIZE	3.85	4.09	3.81
2022 HOUSING UNITS	3,464	3,464	31,116
OWNER OCCUPIED	1,674	1,674	20,710
RENTER OCCUPIED	1,664	1,664	9,429
2022 AVERAGE HOME VALUE	\$393,836	\$393,836	\$411,563
WHITE	15.72%	17.84%	23.72%
BLACK/AFRICAN AMERICAN	11.60%	8.77%	8.39%
ASIAN	2.00%	2.76%	3.25%
AMERICAN INDIAN/ALASKA NATIVE	2.14%	2.15%	2.16%
PACIFIC ISLANDER	0.05%	0.09%	0.09%
TWO OR MORE RACES	63.34%	21.48%	59.66%
OTHER RACE	20.64%	22.48%	22.77%
HISPANIC POPULATION	79.18%	79.54%	72.28%

Source: ESRI, US Census



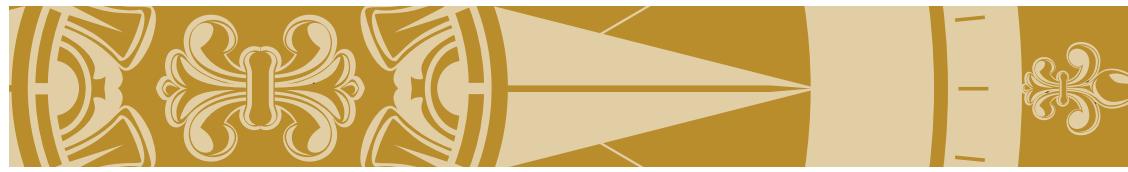
Perris is an old railway city in Riverside County, California, United States. It is approximately 81 miles (130 km) north of San Diego and 71 miles (114 km) in the southern region of the Inland Empire.

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 an expansion to Hemet.



FOR LEASING INFORMATION



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