

FULLY ENTITLED LAND FOR SALE

NWC Perris Blvd. & Harley Knox Blvd.
Perris, California

**±66,686 SQUARE FOOT
DEVELOPMENT OPPORTUNITY**



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SAGE | **REALTY GROUP**

PROPERTY OVERVIEW

PROPERTY INFORMATION

SALE PRICE	\$3,750,000 (\$19.50 PSF)
LAND ACREAGE	±4.41 Acres
LAND SQUARE FOOTAGE	±192,233 SF
APNS	302-090-061, 302-090-055, 302-090-056, 302-090-057, 302-090-058, 302-090-059
ZONING	Perris Valley SP
OFFSITES	Completed 2000
CEQA UPDATE	COMPLETED

DEVELOPMENT HIGHLIGHTS

±66,686 SF UNIQUE DEVELOPMENT OPPORTUNITY - ALL UTILITIES AT SITE

- PHASED DEVELOPMENT POTENTIAL (3 BUILDINGS)
- OWNER / USER INVESTMENT - POTENTIAL SBA LOAN AVAILABLE
- UNIT SIZES ±1,595 TO ±3,620 SF

LOCATED AT THE CORNER OF PERRIS BLVD & HARLEY KNOX BLVD, PERRIS

- ±2.2 MILES TO THE I-215 FREEWAY
- ±8.0 MILES TO THE I-215/CA-60 INTERCHANGE
- 30 MINUTES TO ONTARIO INTERNATIONAL AIRPORT

ADJACENT PARCELS (AVAILABLE)

- 7/11 RETAIL + FUEL OPERATION

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2022 POPULATION	±20,833	±190,895	±453,525
2027 POPULATION	±21,903	±201,234	±477,961

TRAFFIC COUNTS

PERRIS BLVD/GLOBE ST	±20,824
PERRIS BLVD/PERRY ST	±25,110
PERRIS BLVD/RAMONA EXPY	±27,845
RAMONA EXPY/INDIAN ST	±40,968





SUBJECT PROPERTY

NOT PART OF

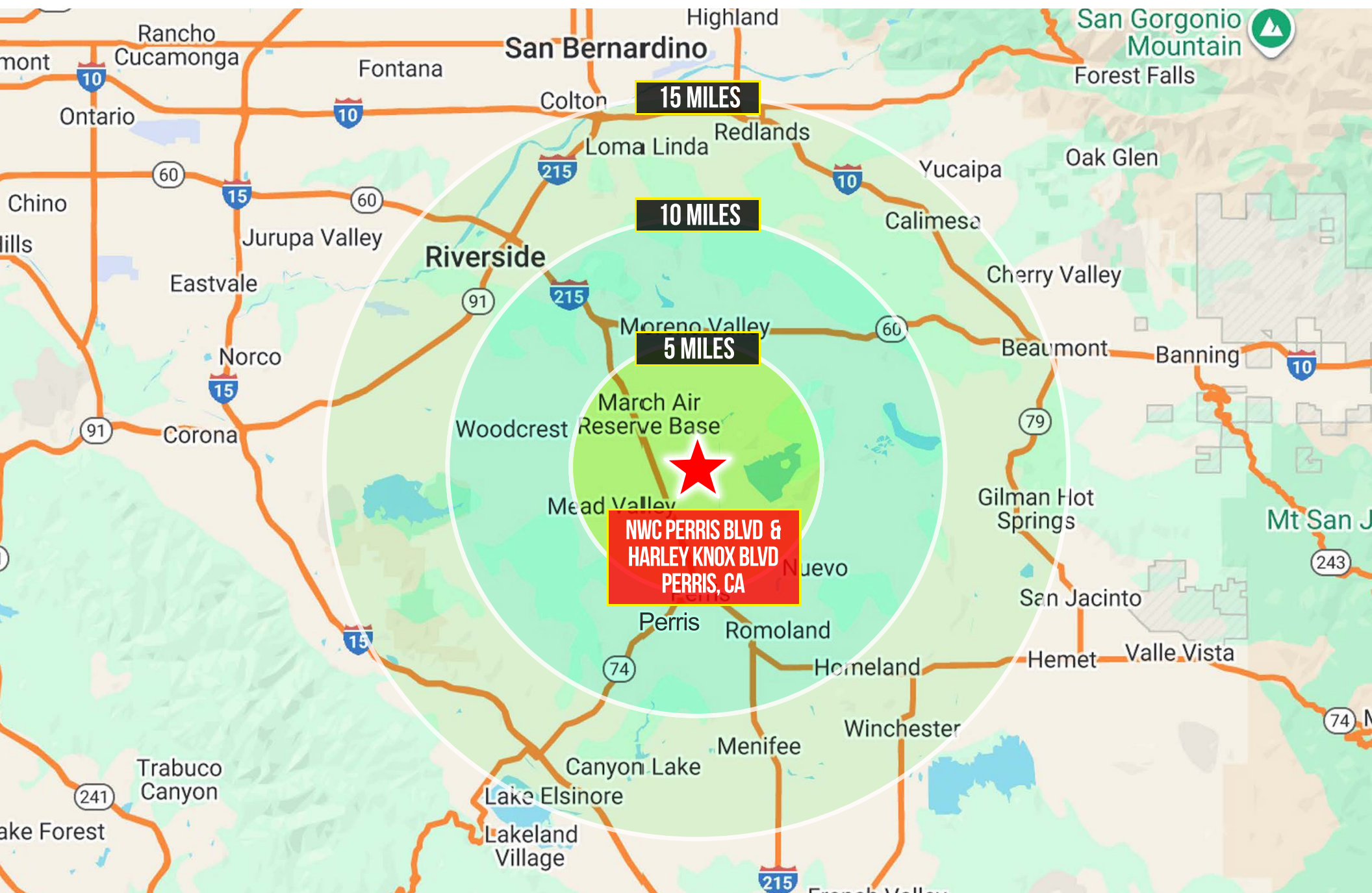
AVAILABLE DOCUMENTS UPON REQUEST

- DEVELOPMENT PLAN
- CC&R'S
- ZONING MAP
- PERMITTED USES

N PARRIS BLVD

HARLEY KNOX BLVD

LOCATOR MAP







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COMMERCIAL REAL ESTATE SERVICES

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