

PERRIS VALLEY TOWNE CENTER

I-215 & REDLANDS AVENUE, PERRIS, CALIFORNIA



PROJECT FEATURES

- + ±193,000 SF freeway-visible community center located at the newly completed 4th Street/Redlands Avenue major interchange off of the I-215 Freeway
- + Positioned to serve the existing trade area as well as future growth
- + Will offer daily needs and destination shopping as well as a variety of eateries
- + Numerous recreational destinations attract nearly one million visitors per year to the area
- + Anchor, pad and shop space available
- + Projected opening 2017

DEMOGRAPHICS

Radius	3 Miles	5 Miles	10 Miles
Estimated Population 2015	56,659	110,107	391,958
Projected Population 2020	60,888	118,665	421,251
Estimated Avg. HH Income	\$49,372	\$55,308	\$69,755

Source: Applied Geographic Solutions 04/2015

TRAFFIC COUNT

I-215 Freeway at Redlands Avenue (SR 74) 118,000 AADT (2014)

Source: Caltrans

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Note: This site plan shows landlord's plan for configuration of the shopping center as of the date of this plan only, and it shall not be deemed to be a representation by landlord respecting (a) the particular buildings, (b) the configuration, location, or floor area of any particular building or space, or (c) the proposed use or occupancy of any particular building or space.

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	3 Miles		5 Miles		10 Miles	
POPULATION						
Estimated Population (2015)	56,659		110,107		391,958	
Projected Population (2020)	60,888		118,665		421,251	
Census Population (2010)	53,698		102,952		362,557	
Census Population (2000)	36,080		60,170		218,066	
Projected Annual Growth (2015-2020)	4,229	1.5%	8,559	1.6%	29,293	1.5%
Historical Annual Growth (2010-2015)	2,962	1.1%	7,154	1.4%	29,401	1.6%
Historical Annual Growth (2000-2010)	17,618	4.9%	42,782	7.1%	144,490	6.6%
HOUSEHOLDS						
Estimated Households (2015)	13,538		29,261		112,794	
Projected Households (2020)	14,398		31,236		120,019	
Census Households (2010)	12,719		27,217		103,159	
Census Households (2000)	9,644		18,213		67,485	
Projected Annual Growth (2015-2020)	859	1.3%	1,975	1.3%	7,225	1.3%
Historical Annual Change (2000-2015)	3,894	2.7%	11,048	4.0%	45,308	4.5%
RACE AND ETHNICITY						
Total Population (2015)	56,659		110,107		391,958	
White (2015)	23,696	41.8%	51,042	46.4%	203,644	52.0%
Black or African American (2015)	6,221	11.0%	11,442	10.4%	44,168	11.3%
American Indian or Alaska Native (2015)	532	0.9%	977	0.9%	3,268	0.8%
Asian (2015)	1,581	2.8%	3,792	3.4%	22,702	5.8%
Hawaiian or Pacific Islander (2015)	215	0.4%	389	0.4%	1,573	0.4%
Other Race (2015)	21,757	38.4%	37,248	33.8%	96,279	24.6%
Two or More Races (2015)	2,657	4.7%	5,216	4.7%	20,324	5.2%
Not Hispanic or Latino Population (2015)	13,856	24.5%	35,573	32.3%	188,209	48.0%
Hispanic or Latino Population (2015)	42,803	75.5%	74,534	67.7%	203,749	52.0%
HOUSING						
Total Housing Units (2015)	14,106		30,678		118,582	
Total Housing Units (2010)	13,826		29,941		113,301	
Historical Annual Growth (2010-2015)	279	0.4%	736	0.5%	5,281	0.9%
Housing Units Owner-Occupied	8,512	62.9%	20,342	69.5%	81,269	72.1%
Housing Units Renter-Occupied	5,027	37.1%	8,919	30.5%	31,525	27.9%
Average Household Size	4.2		3.7		3.5	
HOUSEHOLD INCOME DISTRIBUTION (2015)						
HH Income \$200,000 or More	109	0.8%	301	1.0%	3,069	2.7%
HH Income \$150,000 to \$199,999	176	1.3%	614	2.1%	5,420	4.8%
HH Income \$125,000 to \$149,999	248	1.8%	695	2.4%	5,699	5.1%
HH Income \$100,000 to \$124,999	671	5.0%	1,834	6.3%	9,490	8.4%
HH Income \$75,000 to \$99,999	1,246	9.2%	3,336	11.4%	14,933	13.2%
HH Income \$50,000 to \$74,999	2,846	21.0%	6,518	22.3%	22,870	20.3%
HH Income \$35,000 to \$49,999	2,193	16.2%	4,438	15.2%	16,316	14.5%
HH Income \$25,000 to \$34,999	1,966	14.5%	3,875	13.2%	11,620	10.3%
HH Income \$15,000 to \$24,999	1,901	14.0%	3,777	12.9%	11,857	10.5%
HH Income \$10,000 to \$14,999	956	7.1%	1,805	6.2%	5,596	5.0%
HH Income Under \$10,000	1,227	9.1%	2,068	7.1%	5,923	5.3%
EST. AVERAGE HOUSEHOLD INCOME (2015)	\$49,372		\$55,308		\$69,755	
EST. MEDIAN HOUSEHOLD INCOME (2015)	\$39,710		\$45,026		\$58,198	
EST. PER CAPITA INCOME (2015)	\$11,871		\$14,750		\$20,112	

Demographic Source: Applied Geographic Solutions 04/2015



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