



**LEWIS
RETAIL CENTERS**

COMMONS AT PERRIS



- 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 2026 projected opening.

PROJECTED AREA GROWTH



Future Development 5 Miles:
Approx. 11,000 previously approved lots

192 Single Family Homes

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

Located in the heart of Southern California, Lake Perris State Recreation Area spans over 8,800 acres of diverse landscapes and attracts more than 1 million visitors annually, offering a haven for nature lovers and adventure seekers alike.

WORLD LOGISTICS CENTER CALIFORNIA

100 Million SF of available land, 29 sites available the largest, most efficient and most advanced logistics center in the United States. (14 miles away)

METROLINK
Perris Valley Line Metrolink Extension

142 Single Family Homes

Pulte
Avelina Sold Out

kb HOME
Rockridge

TRAVELERS
Orange Vista High School
2,970 Students

Pulte
Park West

kb HOME
Nueva Medows

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

Rockview heights
Rockview Heights

METROLINK
Perris- Downtown Station

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

Ellis Avenue Logistics Center
A planned 631,011 sq. ft. Class A warehouse and distribution facility

Waterpark

METROLINK
South Perris Station

BIG LEAGUE DREAMS
Estimated 350,000 Visitors Annually

West's largest collection of railway cars

Perris Valley Airport
Over 140,000 skydiving jumps annually

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

SEASONS AT GREEN VALLEY RANCH
623 Single Family Home
842 Multi-Family Units

28,088
2025 TOTAL DAYTIME WORKER POPULATION 5-MILES

118,477
2025 TOTAL POPULATION 5-MILES

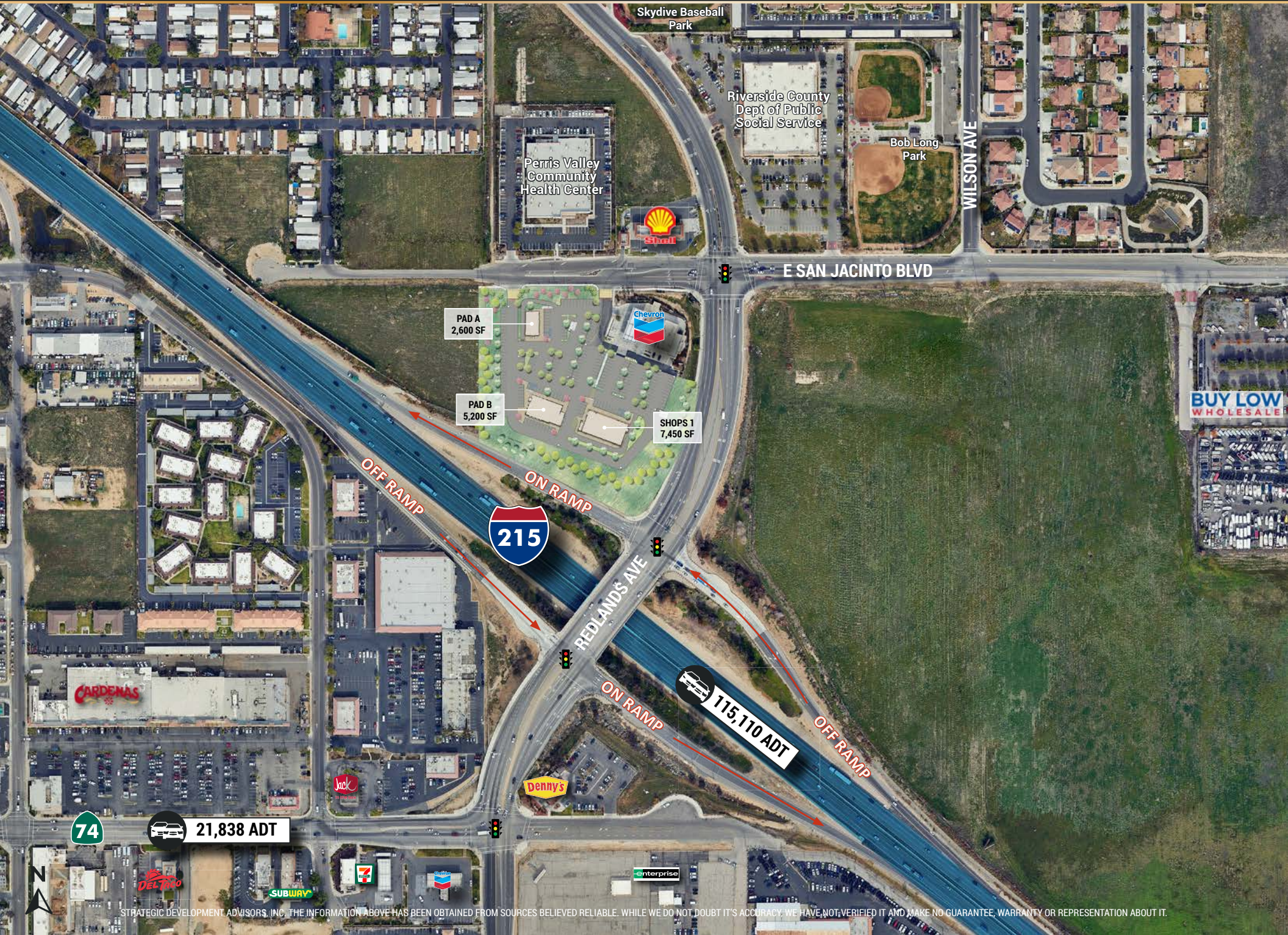
\$99,387
2025 AVERAGE HOUSEHOLD INCOME 5-MILES

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 it's accuracy, we have not verified it and make no guarantee, warranty or representation about it.

AREA OVERVIEW



Skydive Baseball Park

Riverside County
Dept of Public
Social Service

Bob Long
Park

WILSON AVE

Perris Valley
Community
Health Center

E SAN JACINTO BLVD

PAD A
2,600 SF

PAD B
5,200 SF

SHOPS 1
7,450 SF

215

OFF RAMP

ON RAMP

REDLANDS AVE

115,110 ADT

ON RAMP

OFF RAMP

74

21,838 ADT

DEL TACO

SUBWAY

7-ELEVEN

CHEVRON

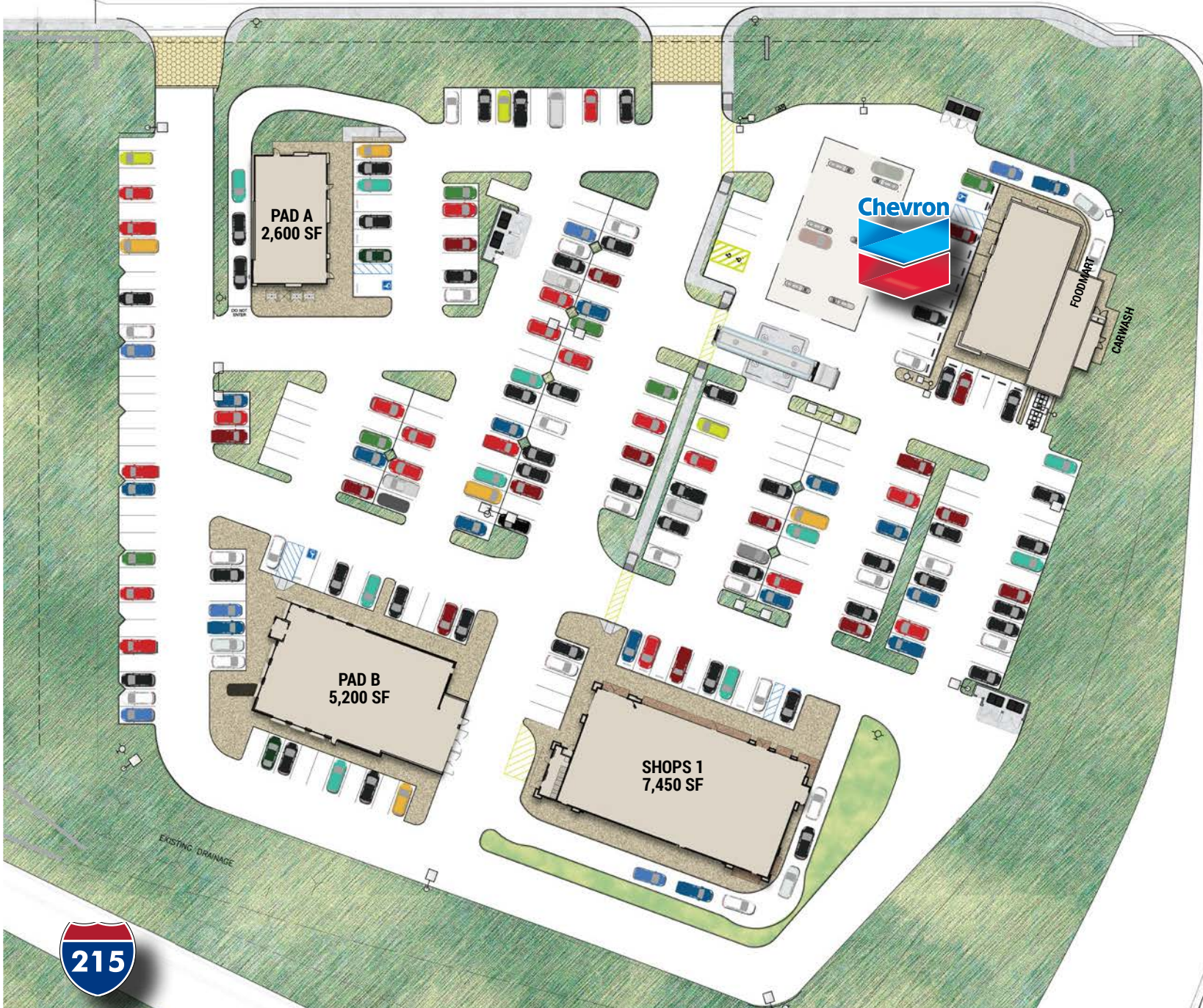
Denny's

enterprise

BUY LOW
WHOLESALE

COMMONS AT PERRIS SITE PLAN

E SAN JACINTO BLVD



REDLANDS BLVD



DEMOGRAPHIC PROFILE

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2030 TOTAL POPULATION	12,344	62,282	123,980
2025 TOTAL POPULATION	12,527	60,624	120,324
2025 TOTAL DAYTIME POPULATION	11,696	48,567	96,220
2025 DAYTIME POPULATION: WORKERS	4,120	13,262	25,110
2025 DAYTIME POPULATION: RESIDENTS	7,579	35,305	71,110
2025 MEDIAN AGE	29.4	30.8	33.2

INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$75,710	\$80,228	\$82,739
2025 AVERAGE HOUSEHOLD INCOME	\$85,799	\$98,816	\$103,417

HOUSEHOLDS

2030 TOTAL HOUSEHOLDS	3,334	15,733	33,616
2025 TOTAL HOUSEHOLDS	3,338	15,124	32,223
2025 AVERAGE HOUSEHOLD SIZE	3.75	3.99	3.72

HOUSING

2025 HOUSING UNITS	3,460	15,535	33,267
OWNER OCCUPIED	1,625	9,424	22,829
RENTER OCCUPIED	1,711	5,700	9,394
2025 AVERAGE HOME VALUE	\$494,218	\$511,013	\$534,294

RACE AND ETHNICITY

WHITE	15.10%	17.33%	23.10%
BLACK/AFRICAN AMERICAN	11.27%	8.52%	8.14%
ASIAN	1.96%	2.84%	3.35%
AMERICAN INDIAN/ALASKA NATIVE	2.00%	2.02%	2.05%
PACIFIC ISLANDER	0.27%	0.29%	0.31%
TWO OR MORE RACES	17.44%	19.27%	18.50%
OTHER RACE	51.94%	49.75%	44.57%
HISPANIC POPULATION	80.64%	80.69%	73.56%

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".

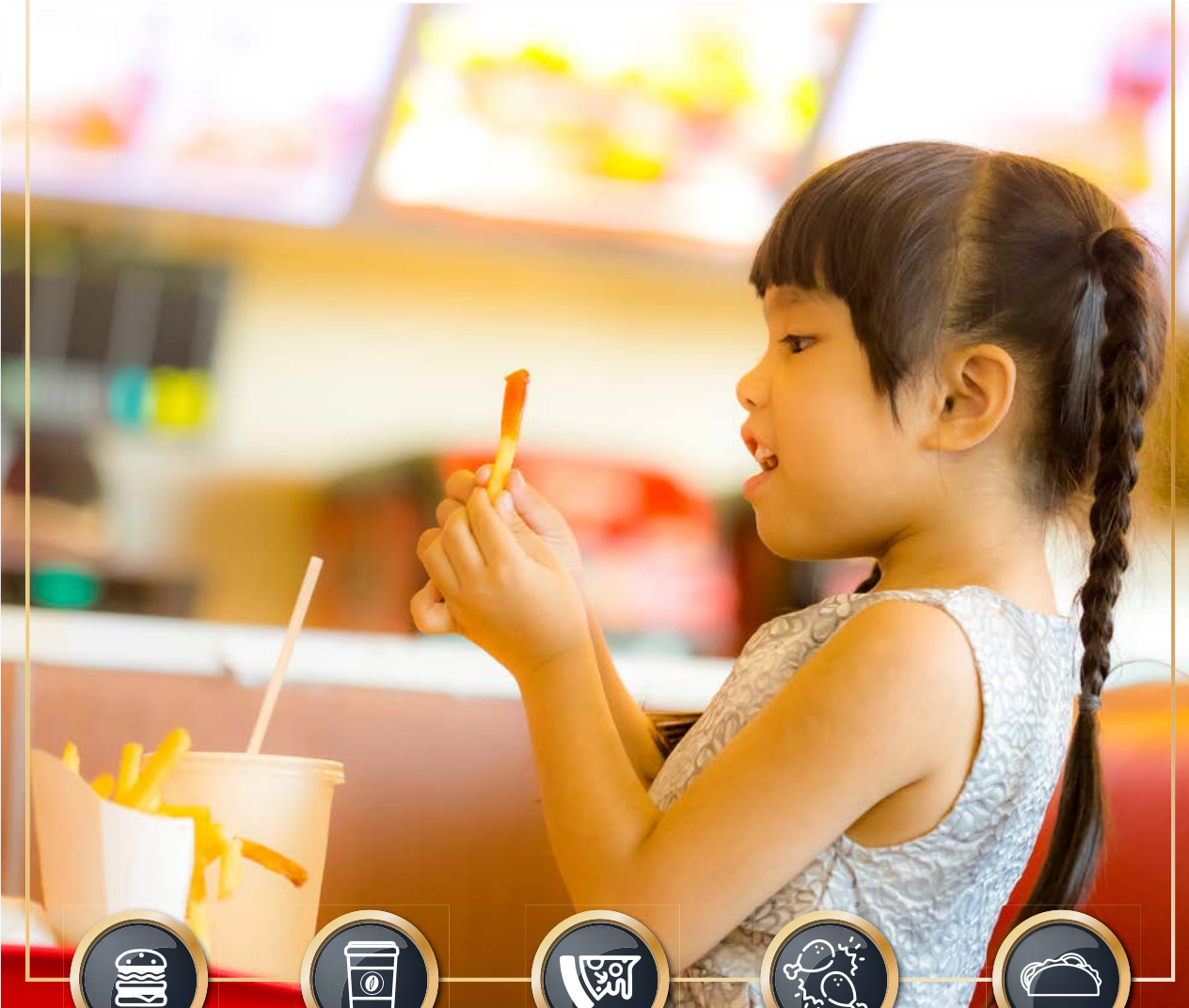
Currently, Perris seen a boom with the construction of the Perris Valley Commerce Center. Home to distribution centers for Ross, Lowe's, NFI Industries and Home Depot all of which are major employers of the city.

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.

COMMONS AT PERRIS - PAD A

±2,600
SQ FT

DRIVE THRU



BURGER



COFFEE



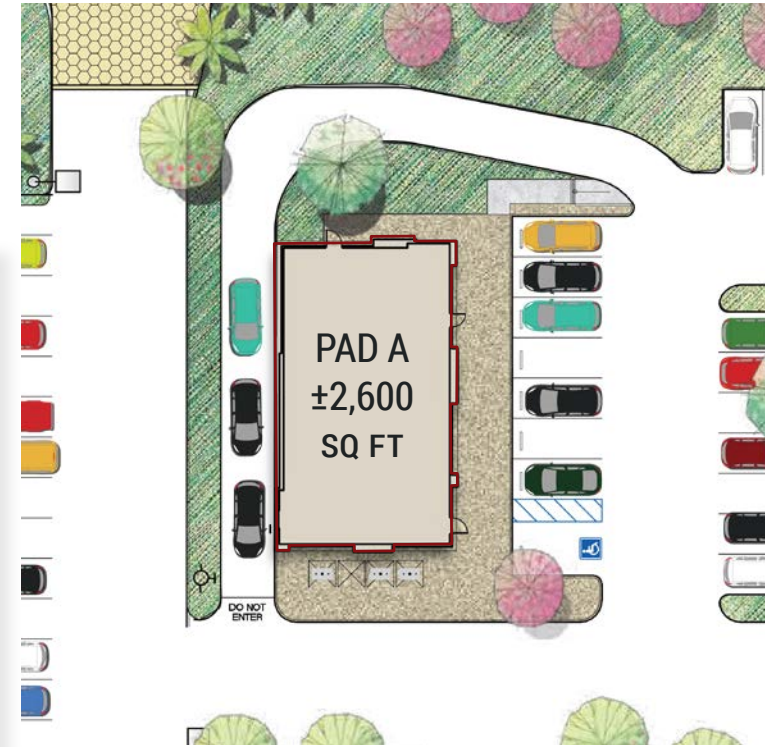
PIZZA



CHICKEN



MEXICAN



COMMONS AT PERRIS - SHOPS 1

±1,200
SQ FT

SUITE 1

±1,300
SQ FT

SUITE 2

±1,450
SQ FT

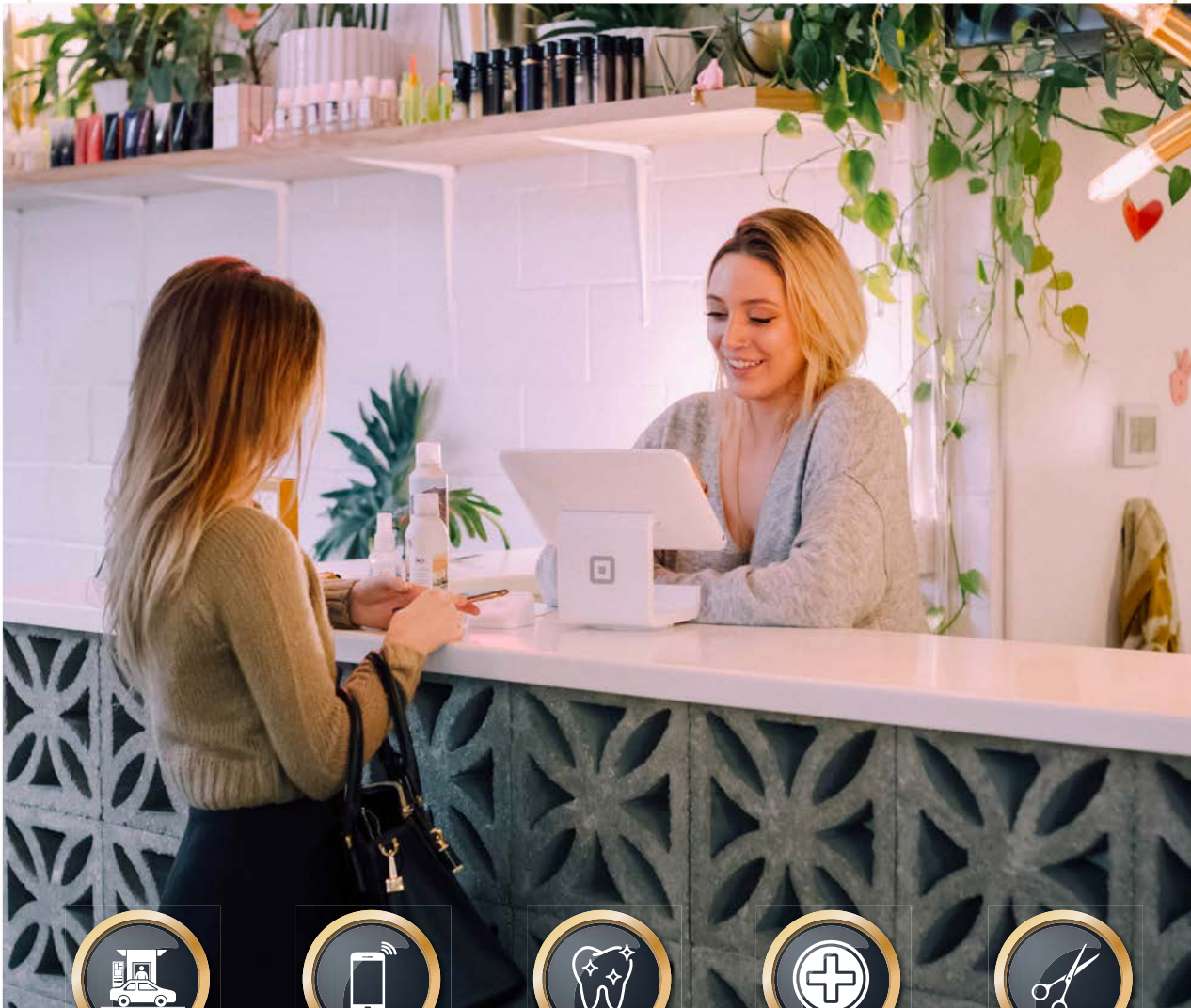
SUITE 3

±1,500
SQ FT

SUITE 4

±2,000
SQ FT

SUITE 5



DRIVE THRU



CELL PHONE



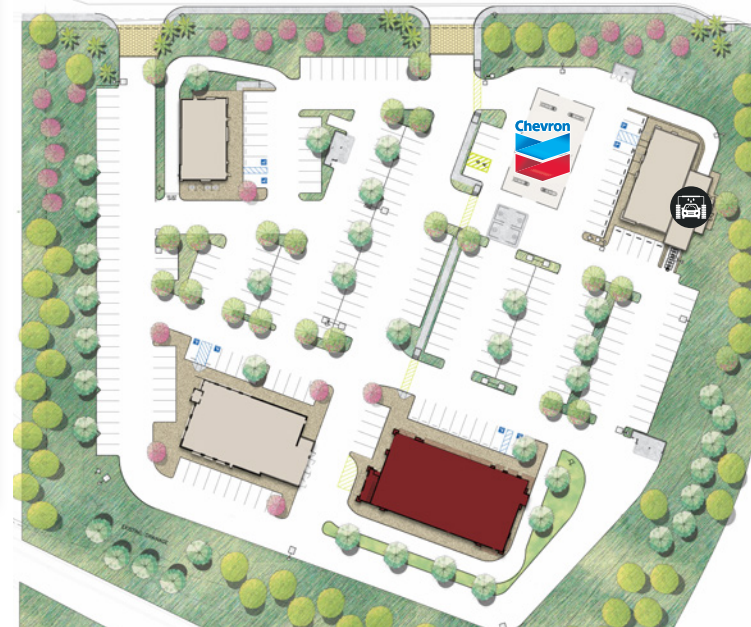
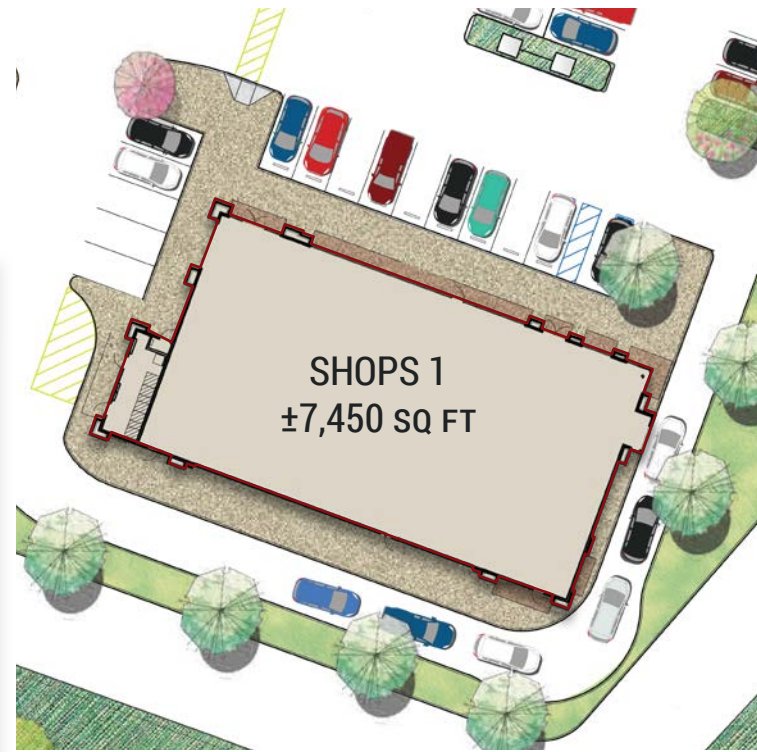
DENTAL



URGENT CARE



BEAUTY SALON



COMMONS AT PERRIS - PAD B

±1,700
SQ FT

SUITE 1

±1,200
SQ FT

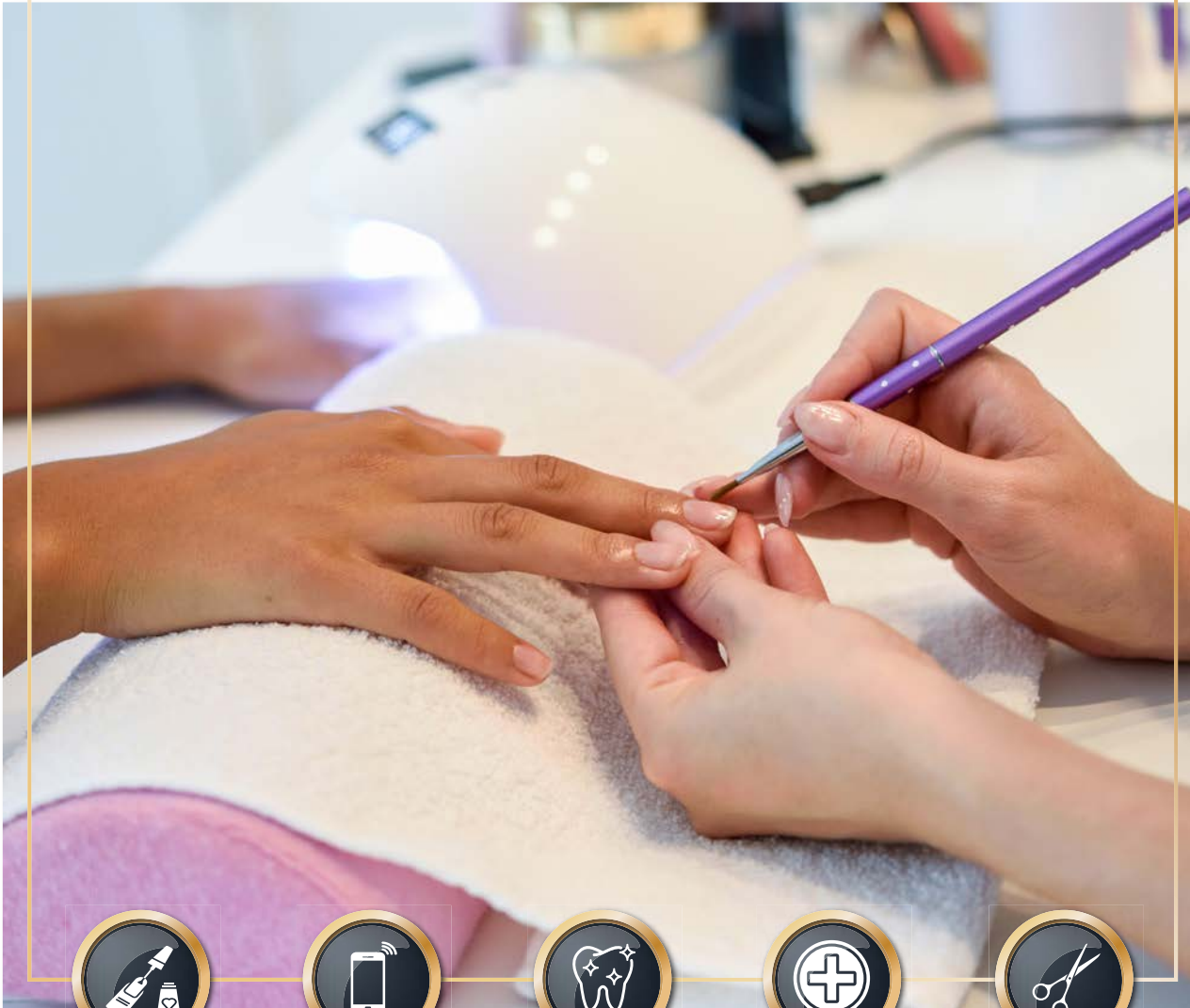
SUITE 2

±1,100
SQ FT

SUITE 3

±1,200
SQ FT

SUITE 4



NAILS



CELL PHONE



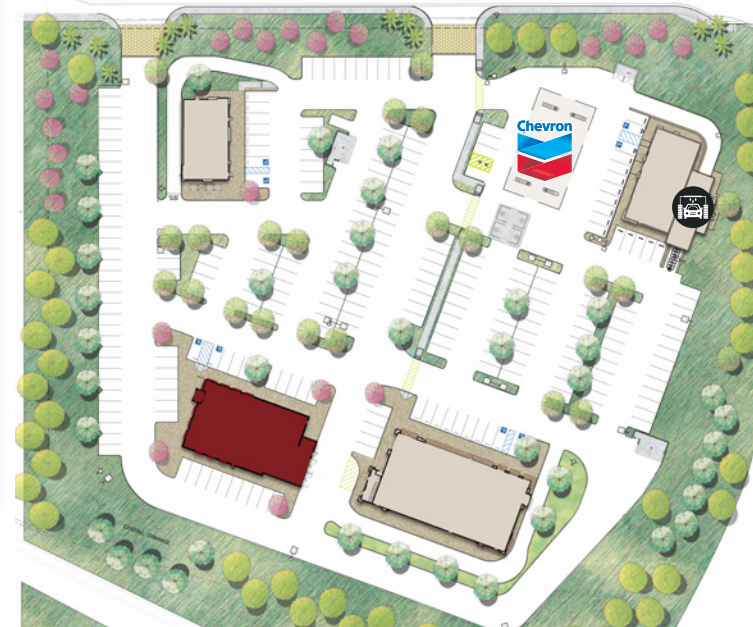
DENTAL



URGENT CARE



BEAUTY SALON





FOR LEASING INFORMATION



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

**LEWIS
RETAIL CENTERS**

