

SEC. ETHANAC RD & BARNETT RD
PERRIS, CA 92570

P|C|P

PERRIS COMMERCE PLAZA

9.55± ACRES

COMMUNITY COMMERCIAL
DEVELOPMENT OPPORTUNITY

CLICK [HERE](#) FOR DRONE TOUR



BROKER INFORMATION

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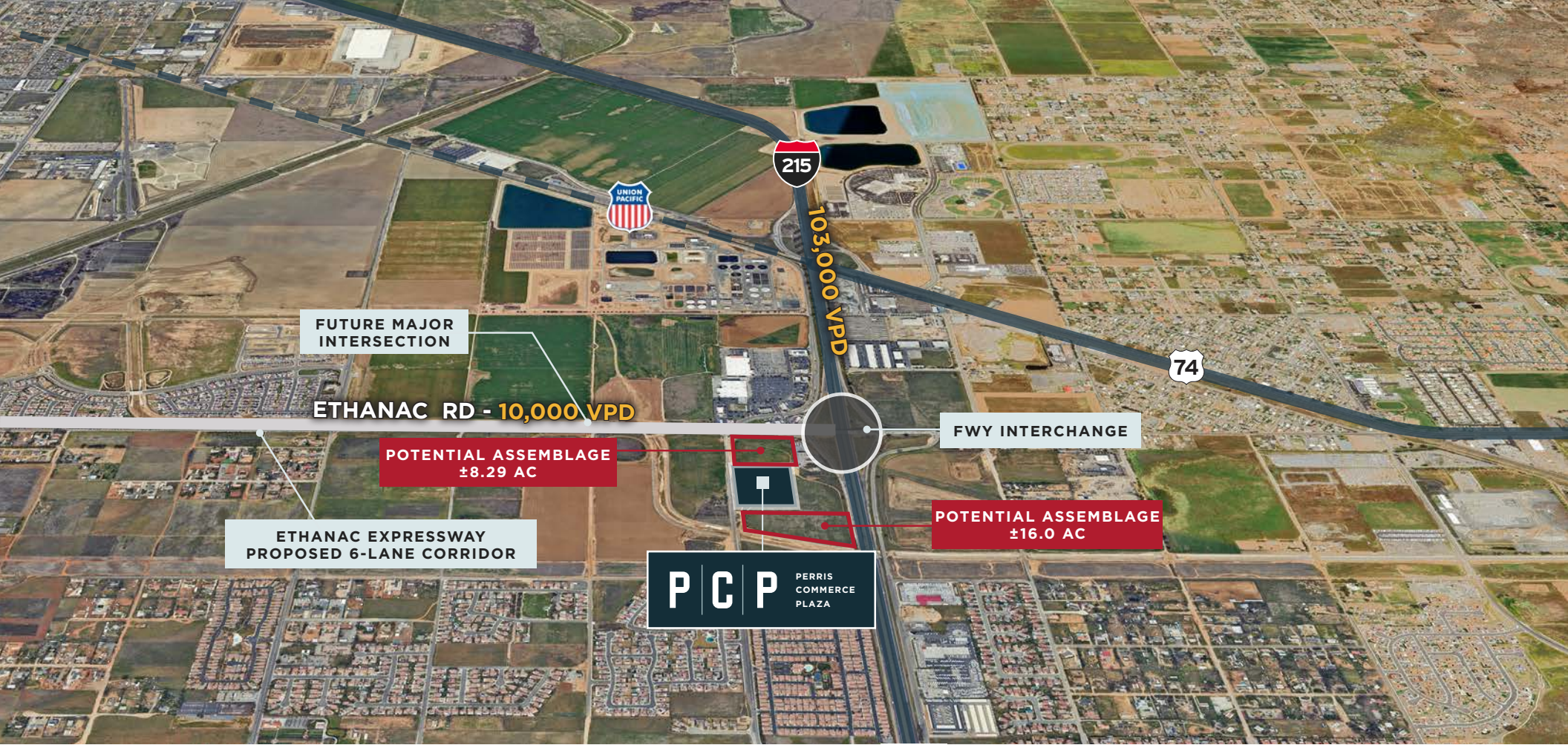
12830 EL CAMINO REAL, SUITE 100

San Diego, CA 92130

(858) 452-6500

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THE OFFERING

Cushman & Wakefield, Inc. is offering the **PERRIS COMMERCE PLAZA** for sale. This prime ±9.55-acre parcel is in Perris, Riverside County, California, strategically situated along the I-215 freeway corridor South of SR-60.

The site offers excellent visibility and direct access to the I-215 at the full interchange of Ethanac Road, surrounded by new commercial developments and housing.

With Perris’s population more than doubling since 2000 and Riverside County being named the fastest-growing region in the United States, this opportunity presents a compelling chance to leverage the expanding economic landscape of Riverside County and the greater Perris area.



PROPERTY SUMMARY	
LAND SIZE	±9.55 AC 415,998 SF
ZONING	CC (COMMUNITY COMMERCIAL)
PERMITTED USES, BUT NOT LIMITED TO	- AUTOMOTIVE SALES - FURNITURE SALES - GARDEN & FARM SUPPLIES - HOME IMPROVEMENT CENTERS & BUILDING MATERIAL STORES - OFFICE EQUIPMENT - PET & PET SUPPLY STORES - RETAIL OUTLETS - SPORTING GOODS - BOWLING ALLEYS - MOVIE THEATERS - CAR WASHES - HEALTH CLUBS - LUBE & TUNE CENTERS - HOTELS & MOTELS - MEDICAL CLINICS & DENTAL OFFICES - RESTAURANTS - LIQUOR STORES - SELF STORAGE: CUP REQUIRED
PROPOSED ZONING OVERLAY	HOUSING OPPORTUNITY AREA OVERLAY (HOAO)
UNIT COUNT	ALLOWING UP TO 30 UNITS PER ACRE
APN	PARCEL# 331-070-002

STRATEGIC LOCATION



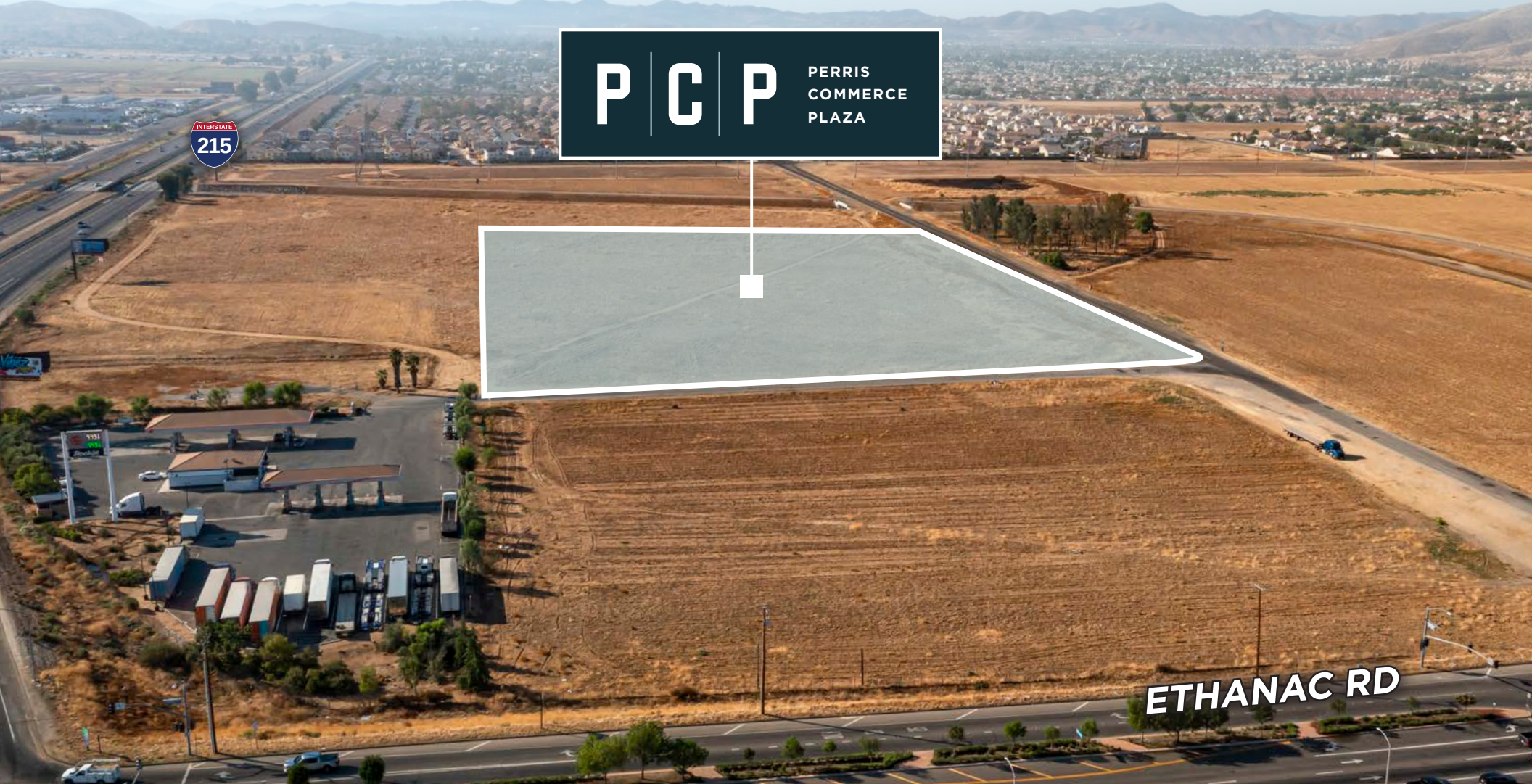
Prime Commercial
Development Opportunity
In Rapidly Growing Market



Strategic Inland Empire
Location With Direct Access
To I-215, I-15 & SR-74

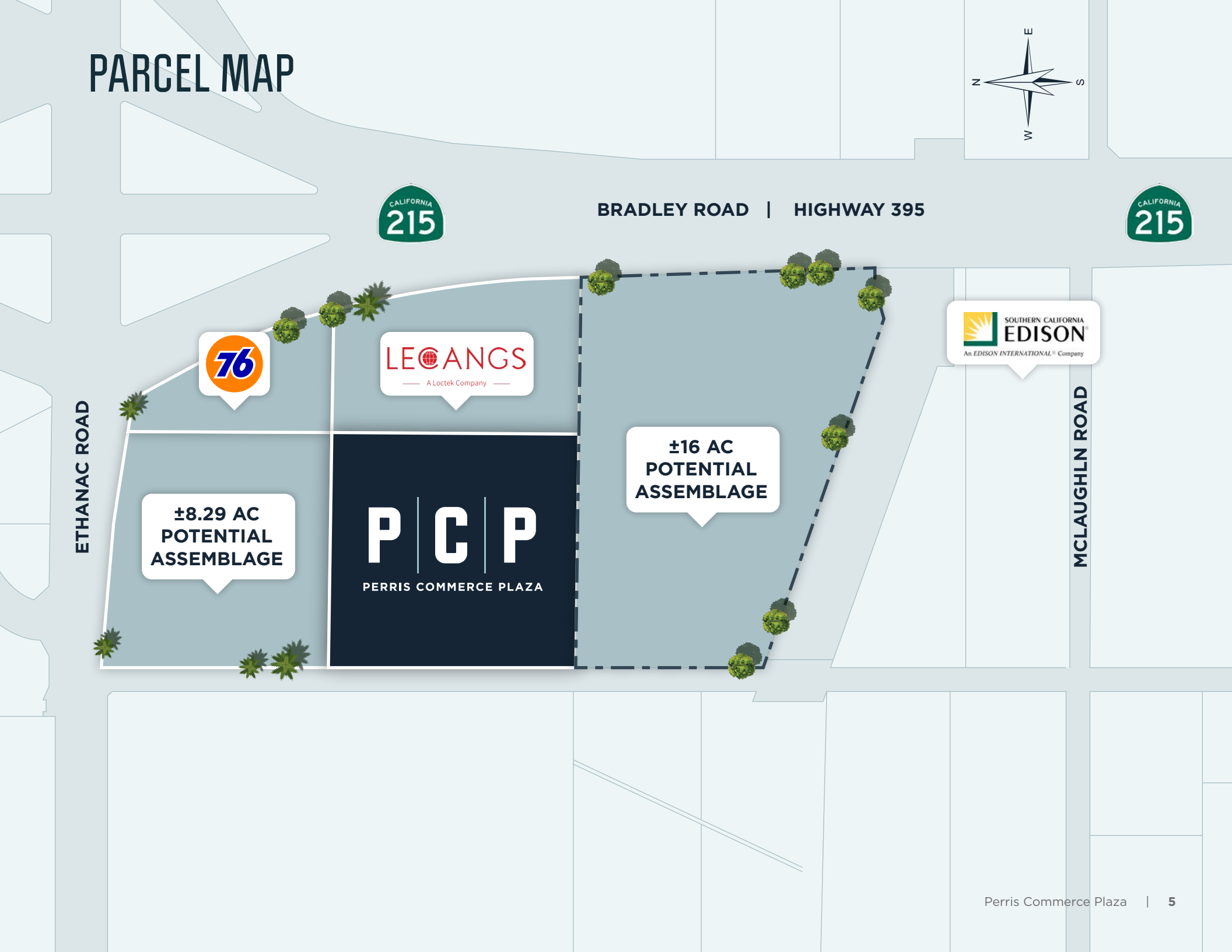


Future Ethanac Expressway
Development To Provide
Increased Vehicle Count



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PERRIS
COMMERCE
PLAZA

PARCEL MAP



INVESTMENT HIGHLIGHTS



CORE LOCATION

The site is prime positioning at the major interchange of Ethanac Road and I-215. It is directly across from Perris Crossing, a retail development at ±232,000 SF



EXPANSIVE COMMERCIAL GROWTH

Surrounded by an emerging staggering ±5 million SF of warehousing, distribution, and logistic industrial parks projects to the north, east, and west



SURROUNDING DEVELOPMENT

Located near multiple planned industrial, residential, and retail projects, ensuring a built-in customer base.



HIGH-TRAFFIC INTERCHANGE

Positioned at a busy interchange with over 100,000 vehicles per day and growing traffic volume.



HIGH - GROWTH CORRIDOR

Ethanac Rd connects Hemet, San Jacinto, Menifee, Perris, and Lake Elsinore, with plans as the East-West arterial route, enhancing connectivity and significantly boosting vehicle traffic.



FLEXIBLE ZONING

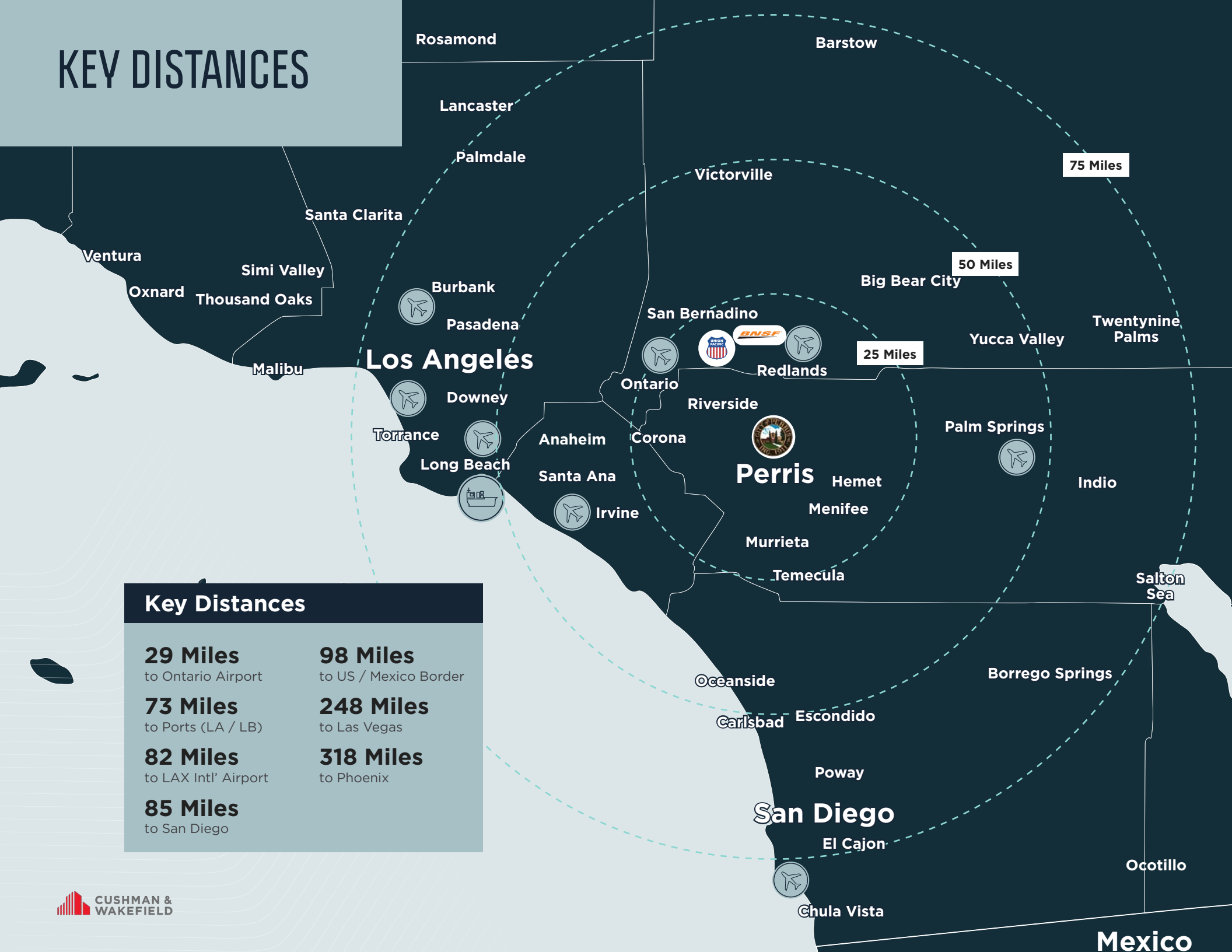
Community Commercial zoning allows for diverse uses like retail, hospitality, medical, restaurants, car washes, liquor stores, and more



UNDESERVED TRADE AREA

Ideal opportunity to capture unmet demand in a rapidly growing market.

KEY DISTANCES



PERRIS REGIONAL OVERVIEW

Strategically located in one of Southern California's fastest-growing regions, Perris is a dynamic city in Riverside County with a unique mix of cultural, economic, and environmental assets. Notably, it has been recognized as one of the fastest-growing cities in the U.S., a testament to its potential for business and investment. Its prime position between key logistics and industrial hubs further enhances its appeal as an ideal destination.

Perris, in addition to its rapid growth, has also earned the distinction of being one of the safest cities in Riverside County. With excellent public schools, a diverse range of residential neighborhoods, significant commercial developments, and well-maintained recreational amenities, Perris is not just an attractive but also a secure and family-friendly environment for residents and businesses.

As a critical commuter city between Orange County and San Diego, Perris offers convenient access to major employment centers. With an average household income of \$120,655, its central location continues to fuel demand for residential and commercial development.

The city is focused on economic growth, securing large parcels for commercial and industrial use, attracting investment, and expanding its financial base, positioning Perris as a leading center for logistics, warehousing, and retail development.

NEW HOUSING DEVELOPMENTS			
PROJECT	UNITS	TYPE	PHASE
Stratford Ranch	270	Under Construction	287 Additional Units Approved
Barret Apartments	202	MFR	Vertical Construction in Progress
Nova Homes	76	SFR	Approved
Citrus Court	111	SFR	Approved
Classic Pacific	131	SFR	Vertical Construction in Progress
Pulte Homes	397	SFR	Completed
Harvest Landing Plan	1,860	SFR	Approved
Villa Verona	360	SFR	Approved
Park West	2,027	Mixed Used	Purchased by Mission Pacific Phase 1: 529 Units Nearing Completion
DTSP Mixed Use	15	Mixed Used	Completed
Green Valley Specific Plan	1,555	SFR	314 Completed; 104 Under Construction; 1,137 Approved
Senior Sterling Villas	429	SFR	Approved
Pacific Heritage	82	SFR	Completed
Village Walk	129	SFR	Approved
UCI Properties	145	SFR	Approved
Lansing Properties	141	SFR	Approved
Riverwood SP	663	SFR	Approved
NEC Citrus & Evans	161	SFR	Grading in Progress
NWC Citrus & Dunlap	122	SFR	Grading in Progress
NWC Nuevo & Evans	75	SFR	Approved
SWC Nuevo & Wilson	52	SFR	Approved
TOTAL NEW UNITS	9,290		



NEIGHBORING RESIDENTIAL DEVELOPMENT

- FINAL ENGINEERING
- UNDER REVIEW
- UNDER CONSTRUCTION
- APPROVED

GREEN VALLEY

1,137 UNITS APPROVED
314 COMPLETED
104 UNDER CONSTRUCTION

MCLAUGHLIN VILLAGE

123 CONDO UNITS

96 SINGLE FAMILY

CORONADO CONDOS

37 UNITS
DETACHED CONDOS

DI CAPRI

61 UNIT CONDO

VALLEY BLVD

68 RESIDENTIAL LOTS

759 RESIDENTIAL LOTS

PCP

PERRIS
COMMERCE
PLAZA

LEGADO

1,022 RESIDENTIAL LOTS
20 AC COMMERCIAL
15 AC PARKS/COMMUNITY

KB HOMES

543 RESIDENTIAL

CYBER SANDS

124 UNITS TOWNHOMES

COUNTRYSIDE

169 UNIT TRACT

HARVEST GLENN

145 UNIT TRACT

162 CONDOS

QUAIL HILLS

145 RESIDENTIAL LOTS

MENIFEE VALLEY

MIXED USE
1,718 RESIDENTIAL

GREEN VALLEY MASTER-PLANNED COMMUNITY

1,555 UNITS
314 COMPLETED
104 UNDER CONSTRUCTION
1,137 APPROVED

SPORTS COMPLEX

OPEN SPACE (PASSIVE)

LANDSCAPE PARKWAY

NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

OPEN SPACE (ACTIVE)

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PERRIS
COMMERCE
PLAZA

NEIGHBORHOOD PARK

LANDSCAPE PARKWAY





RANKED #1 INDUSTRIAL MARKET IN THE NATION

RANK	MARKET	SQUARE FEET TRANSACTED (2023)	MARKET SHARE (%)
1	Inland Empire, California	70 Million SF	16%
2	Dallas-Forth Worth, Texas	50 Million SF	11%
3	Atlanta, Georgia	45 Million SF	10%
4	Chicago, Illinois	40 Million SF	9%
5	Phoenix, Arizona	35 Million SF	8%
6	New Jersey (Northern)	30 Million SF	7%
7	Miami, Florida	25 Million SF	6%
8	Seattle, Washington	20 Million SF	5%
9	Houston, Texas	18 Million SF	4%
10	San Francisco Bay Area, CA	15 Million SF	3%



TRAFFIC FLOW MAP

- Expressway (6 To 8 Lanes, Divided)
- Urban Arterial (6 to 8 Lanes, Divided)
- Arterial (4 Lanes, Divided)
- Major (4 Lanes, Divided)
- Secondary (4 Lanes, Undivided)
- Collector (2 Lanes)
- Rural Collector (2 Lanes)
- Connectivity Analysis Zone - Roadway alignments, intersection geometrics and traffic control features subject to additional assessment
- Enhanced Intersection - Additional lanes / Right-of-Way required within 600 feet of the intersection

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PERRIS
COMMERCE
PLAZA

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2024 Stats			
# of Employees	26,431	238,604	475,548
Population	20,943	249,826	649,510
Bachelor's, Graduate or Professional Degree	21.8%	30.2%	38.9%
# of Households	5,517	74,694	201,673
Average Household Income	\$120,655	\$115,752	\$126,727
2029 Average Household Income (projected)	\$138,695	\$134,165	\$145,622

1 MILE HIGHLIGHTS



AVERAGE HHI
\$120,655



2029 AVERAGE HHI (PROJECTED)
\$138,695

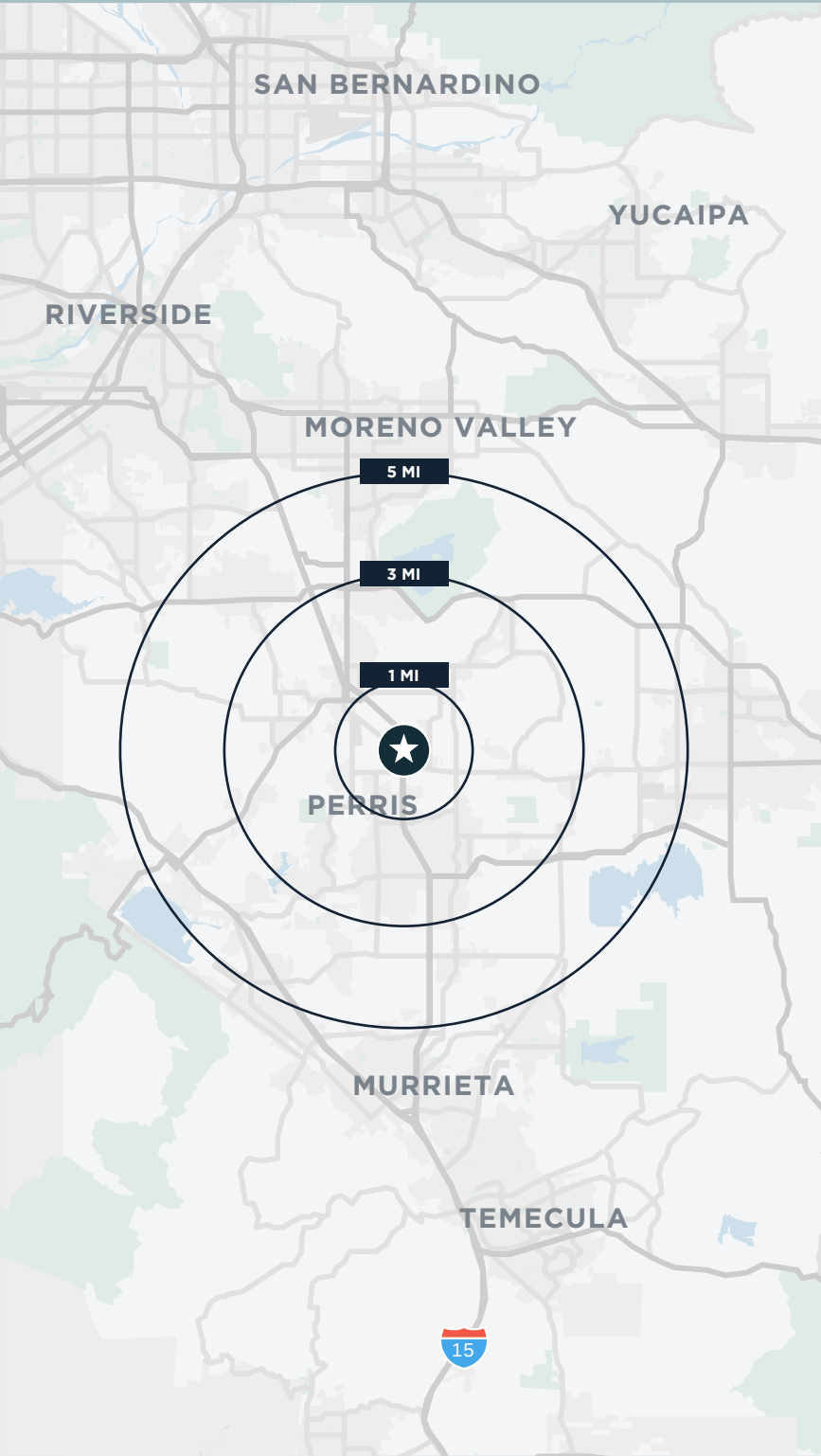
5 MILE HIGHLIGHTS



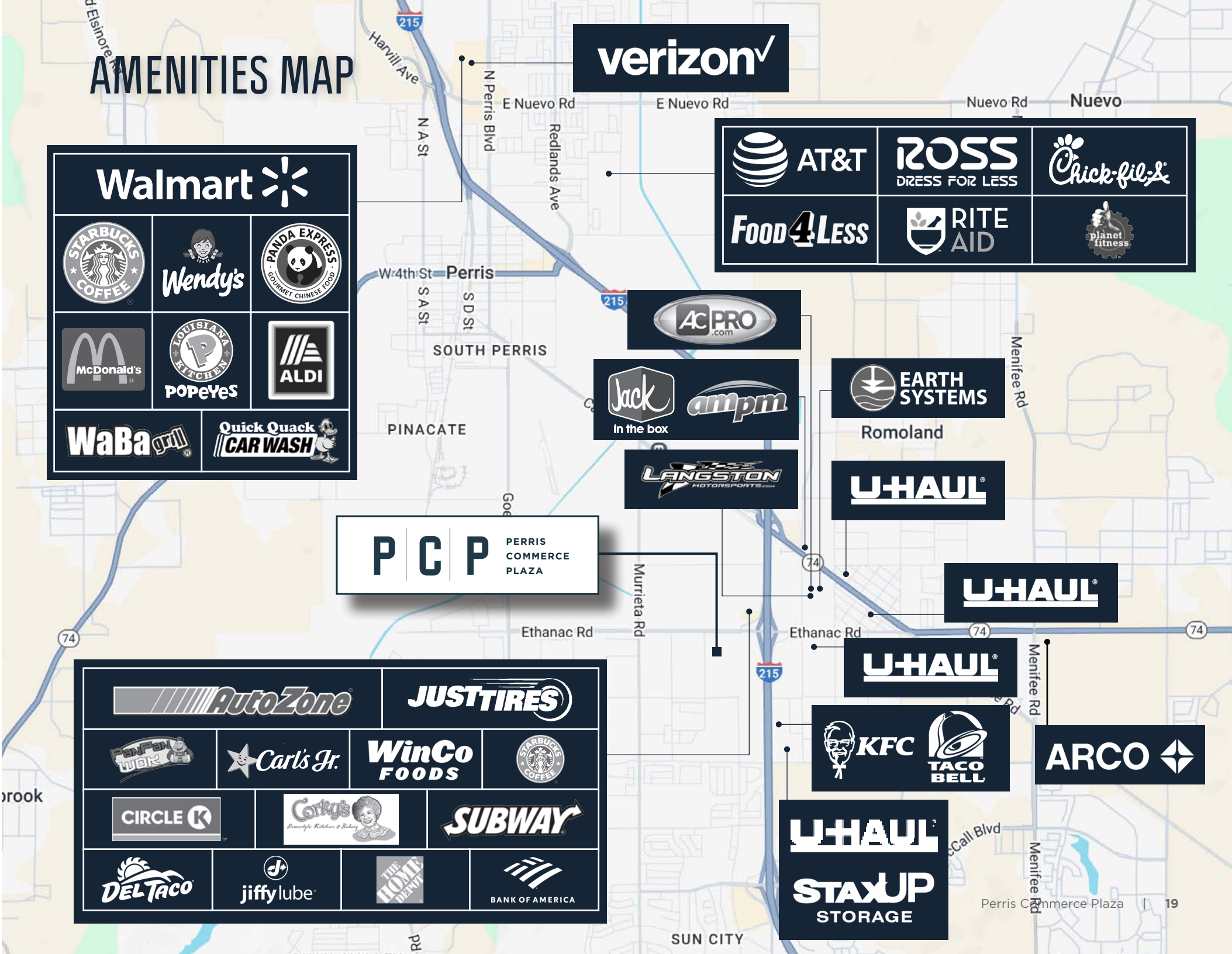
OF EMPLOYEES
475,548



POPULATION
649,510



AMENITIES MAP



LAND SALES COMPARABLES

PAST SOLD & LISTED

PROPERTY INFORMATION		TRANSACTIONAL INFORMATION				
No.	LOCATION	APN(s)	GROSS SIZE	ZONING	SALE DATE	SALE \$/PSF
1	SWC Ethanac Rd & Barnett Rd	331-070-003	5.82	CC	1.31.2024	\$17.36
2	SWC Ethanac Rd & Sherman Rd. Between Trumble Rd and Sherman Rd	331-110-039, 331-110-038	10.84	EDC-NG	8.7.2023	\$22.92
3	SEC Ethanac Rd & Evans Rd	331-060-020; 331-060-007, 331-060-008	13.87	EDC-NG	5.16.23	\$20.69
4	SEC Ethanac Rd & Evans Rd	331-060-023	5.79	EDC-NG	5.16.23	\$13.88
5	SEC Ethanac Rd & Evans Rd	331-060-030	0.82	EDC-NG	5.16.23	\$16.80
6	25245 Ethanac Rd, Menifee, CA 92585	330-180-014	4.41	EDC-NG	LISTING	\$15.62
7	26041 Murrieta Rd, Menifee, CA 92585	330-210-014	4.34	EDC-NG	LISTING	\$26.45
8	Trumble Rd - Mapes Rd - 2500 TRUMBLE ROAD, MENIFEE, CALIFORNIA	329-030-062	3.77	EDC-NG	LISTING	\$21.31



STATISTICS

Low

0.82

\$13.88

Average

7.43

\$19.38

Median

5.82

\$17.36

High

13.87

\$22.92

**Active listings are not part of statistics calculations*



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