PERRIS RETAIL Drive Thru, Gas, Hwy Commercial Development ETHANAC RD & TRUMBLE RD - PERRIS, CA ETHANAC RD & TRUMBLE RD - PERRIS, CA ETHANAC RD & TRUMBLE RD - PERRIS, CA ETHANAC RD & TRUMBLE RD - PERRIS, CA



PROPERTY HIGHLIGHTS

- Freeway Adjacent Pads for Lease
- Drive Thru Commercial Pads Available
- Site anchored by Maverik Fuel
 Adventures, 350 locations in 11 states
- Immediate access to I- 215 @ Ethanac Rd
- Nearby co-tenants: Winco Foods, Home Depot and Circle K

SUMMARY



CALL FOR TERMS



½ - 3 ACRES, DRIVE THRU PADS FOR LEASE



FALL 2021

Senior Vice President (949) 717-7711 x14 randall@@ccprea.com Lic 01849790

Sam Moore

Vice President (949) 717-7711 x16 sam@@ccprea.com Lic 01994931



CCP Real Estate Advisors 140 Newport Center Dr. Suite 120

Newport Beach CA 92660 (949) 717-7711 | (949) 717-0011 fax www.ccprea.com



Senior Vice President (949) 717-7711 x14 randall@@ccprea.com Lic 01849790 Vice President (949) 717-7711 x16 sam@@ccprea.com Lic 01994931

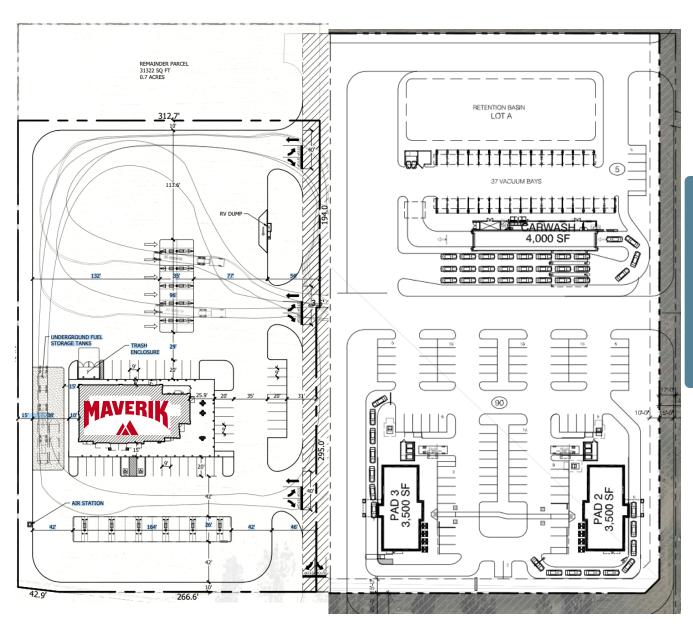


140 Newport Center Dr. Suite 120 Newport Beach CA 92660 (949) 717-7711 | (949) 717-0011 fax www.ccprea.com

PERRIS RETAIL ETHANAC RD & TRUMBLE RD - PERRIS, CA Drive Thru, Gas, Hwy Commercial Development Recreation Area San Jacinto River BLEN VALLEY Lake Perris VAL VERDE Ramona Expy Ramona Expy LAKEVIEW MEAD VALLEY Perris Blvd E Nuevo Rd NUEVO inta R_{osa} Rd PERRIS Ellis Av Menifee Ro JUNIPER SPRINGS 74 Goetz Rd Ethanac Rd HOMELAND SUN CITY 3 miles WINCHESTER QUAIL Simpson R VALLEY menigoni Pkw\ 5 miles ORE Canyon port Rd Lake MENIFEE CANYON LAKE LAKE LSINORE 79 SEDCO HILI **Demos** 1 Mile 3 Mile 5 Mile Population 4,706 40,044 141,805 Kashington \$72,023 \$74,237 \$77,344 Avg HH Income LAKELAND VILLAGE Median Age 34.2 35.5 34.6 **Randall Dawson Sam Moore CCP Real Estate Advisors**



PROPOSED FAST FOOD PLANS



ETHANAC RD



DISCLAIMER

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CCP Real Estate Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, CCP Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has CCP Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein. Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

