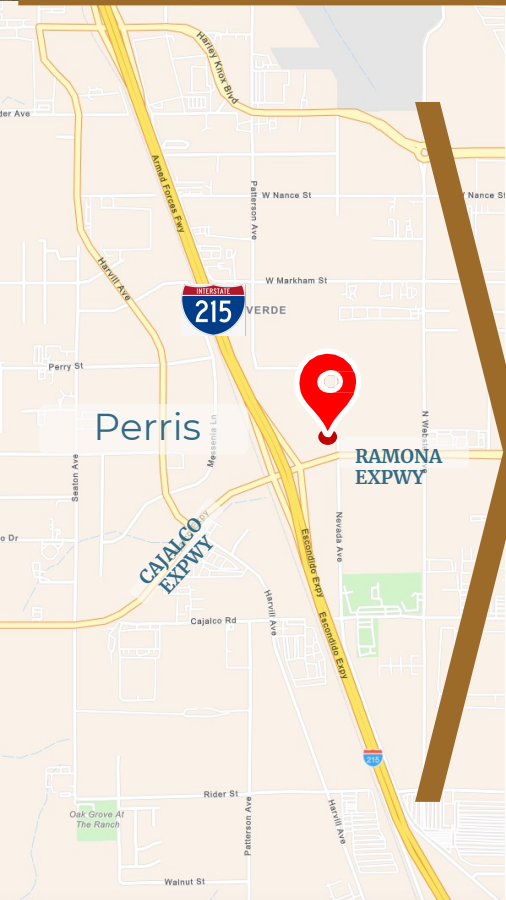
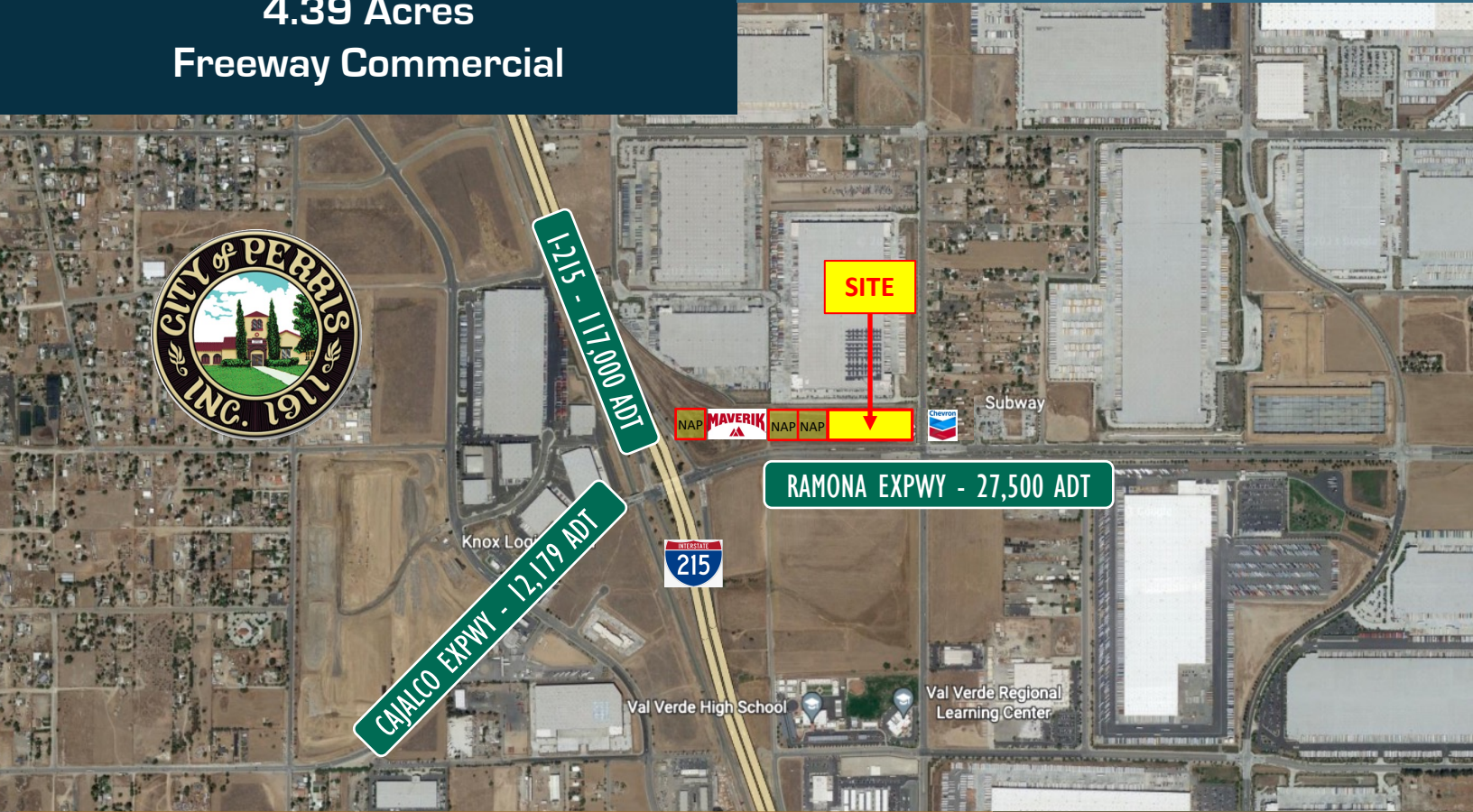


LAND FOR LEASE

4.39 Acres

Freeway Commercial

NWC RAMONA EXPWY & WEBSTER AVE.,
PERRIS, CA



PROPERTY HIGHLIGHTS

- NWC of Ramona Expwy & Webster Ave. 4.39 acres of freeway adjacent commercial opportunities
- Seeking service station users, fast food, retail & restaurant users.
- High visibility and easy access
- Easy I-215 freeway on/off ramp at Ramona Expressway, North & South
- Direct access to high-density high profile corporate distribution hub

SUMMARY



**ADDITIONAL PARCELS
1.4 -2+ ACRES**

**MULTIPLE DRIVE THRU
PADS AVAILABLE
+/- 2,000 - 4,500 SF**

**FAST FOOD, RESTAURANT
AND RETAIL**



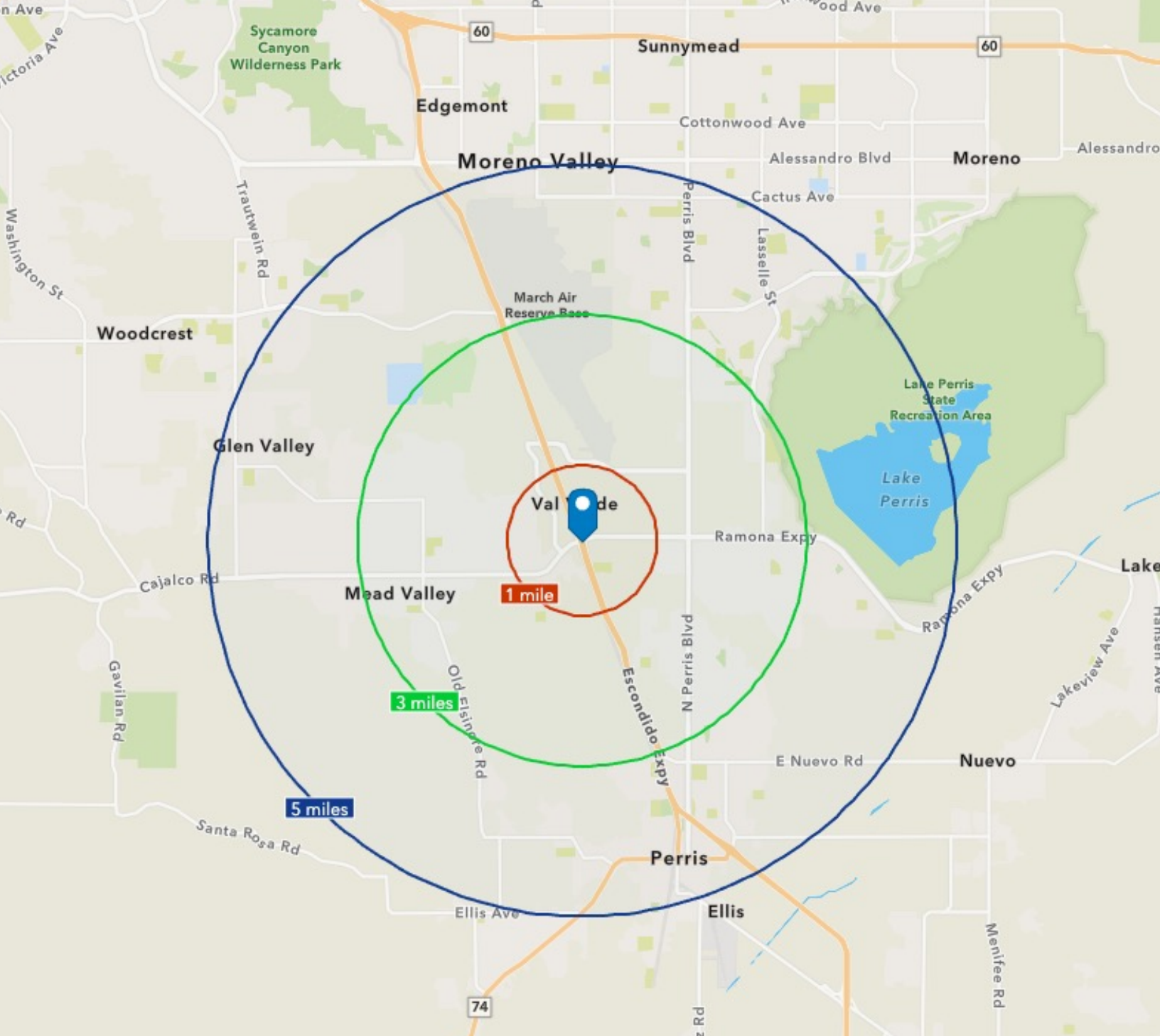
AVAILABLE NOW

Chris Fredrick | President
Direct: (949) 423-2088
chris@ccprea.com
BRE 01042804



CCP Real Estate Advisors
220 Newport Center Dr. Suite 18
Newport Beach CA 92660
(949) 717-7711 | www.ccprea.com





DEMOGRAPHICS

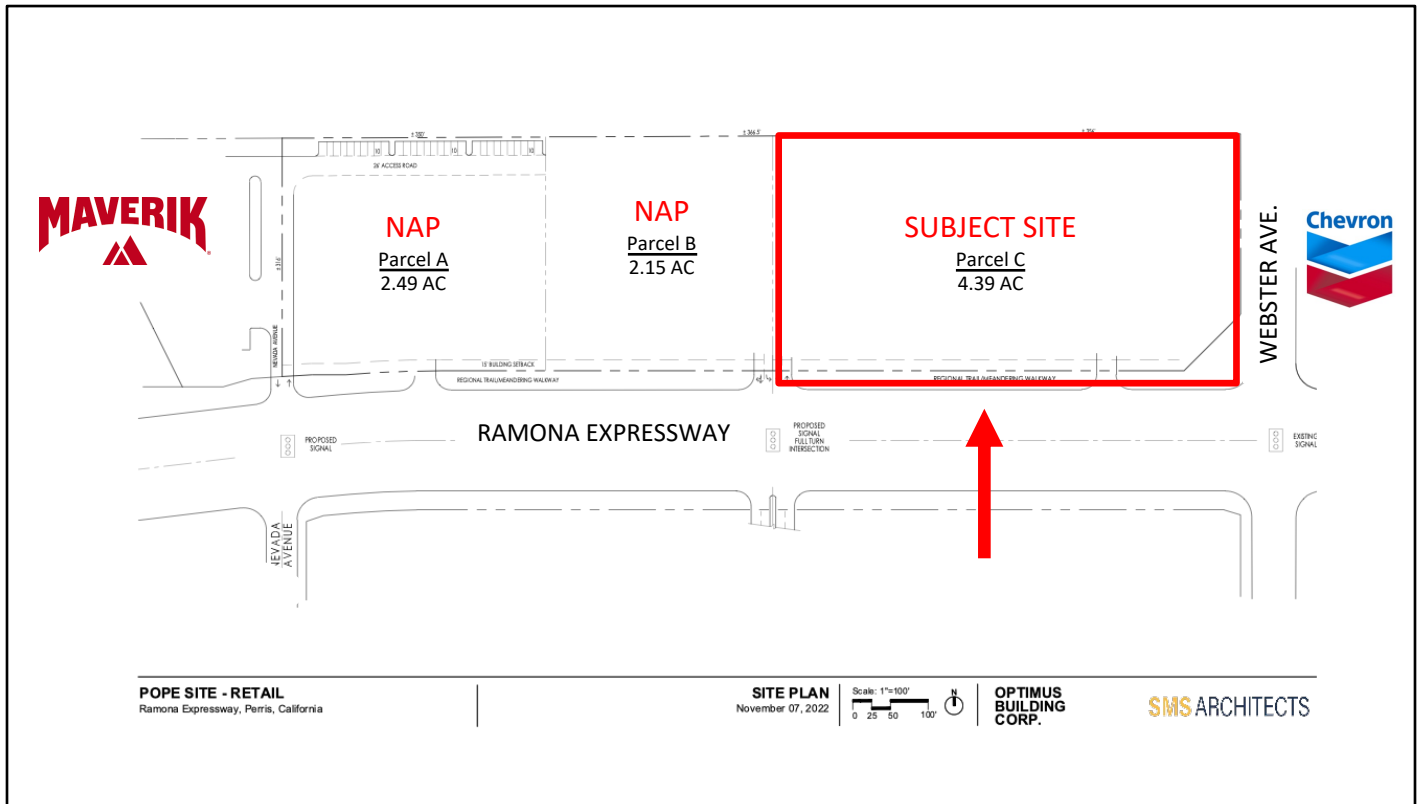
Demos	1 Mile	3 Mile	5 Mile
Population	960	41,873	167,054
Avg HH Income	\$61,444	\$71,261	\$77,741
Median Age	29.6	29.2	29.6

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THE PROJECT



PROPOSED DEVELOPMENT PLANS SUBJECT TO CHANGE.
MAP NOT TO EXACT SCALE.

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