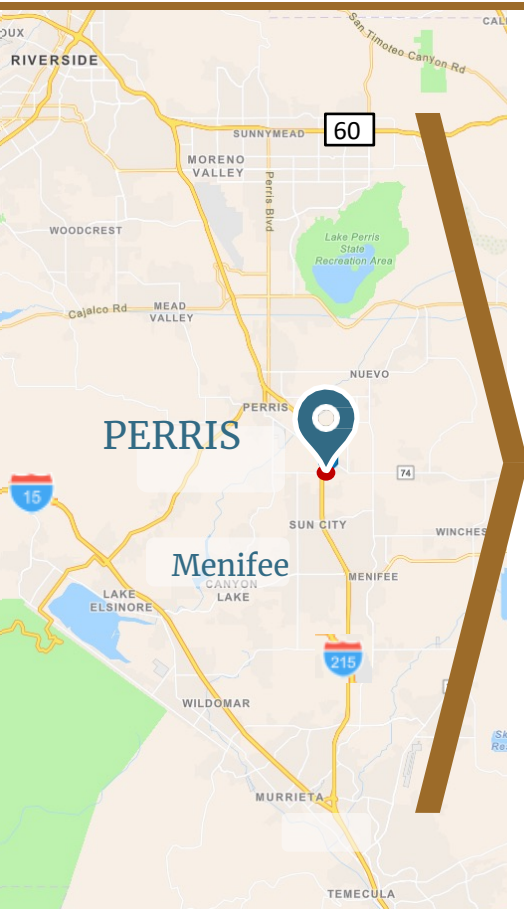


# PERRIS, CA RETAIL

## Land 14.21 Acres

Drive Thru, Gas, Hwy Commercial  
Development

NEQ ETHANAC RD & 215 Freeway - PERRIS, CA



### PROPERTY HIGHLIGHTS

- Potential Mixed-Use Development
- Freeway Adjacent (215)
- Drive Thru Commercial Pads Available
- Fuel and Truck Stop potential
- Immediate access to I- 215 @ Ethanac Rd

Nearby co-tenants: Winco Foods, Home Depot and Circle K

## SUMMARY For Sale 14.21 Acres



CALL FOR TERMS



Retail  
Commercial  
Residential



FALL 2023

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# PERRIS RETAIL

Drive Thru, Gas, Hwy Commercial Development

## ETHANAC RD & TRUMBLE RD - PERRIS, CA



Walmart Super Center

I-215 72,000 ADT

Jack In the Box  
CA Ranch Market  
Calvary Chapel  
Menifee Collision Center  
J&M Tires  
Romoland Elementary School  
Set Free Ministries  
Miranda Wheels & Tires

**WinCo FOODS**  
Auto Zone Auto Parts  
Jiffy Lube  
Carl's Jr  
Del Taco  
Panda Wok Chinese  
Hawaiian BBQ  
Primos Mexican  
Starbucks  
7-11 & Gas

ETHANAC RD 10,000 ADT

76 Gas  
Circle K Car Wash  
Shell Gas

HERITAGE HIGH SCHOOL

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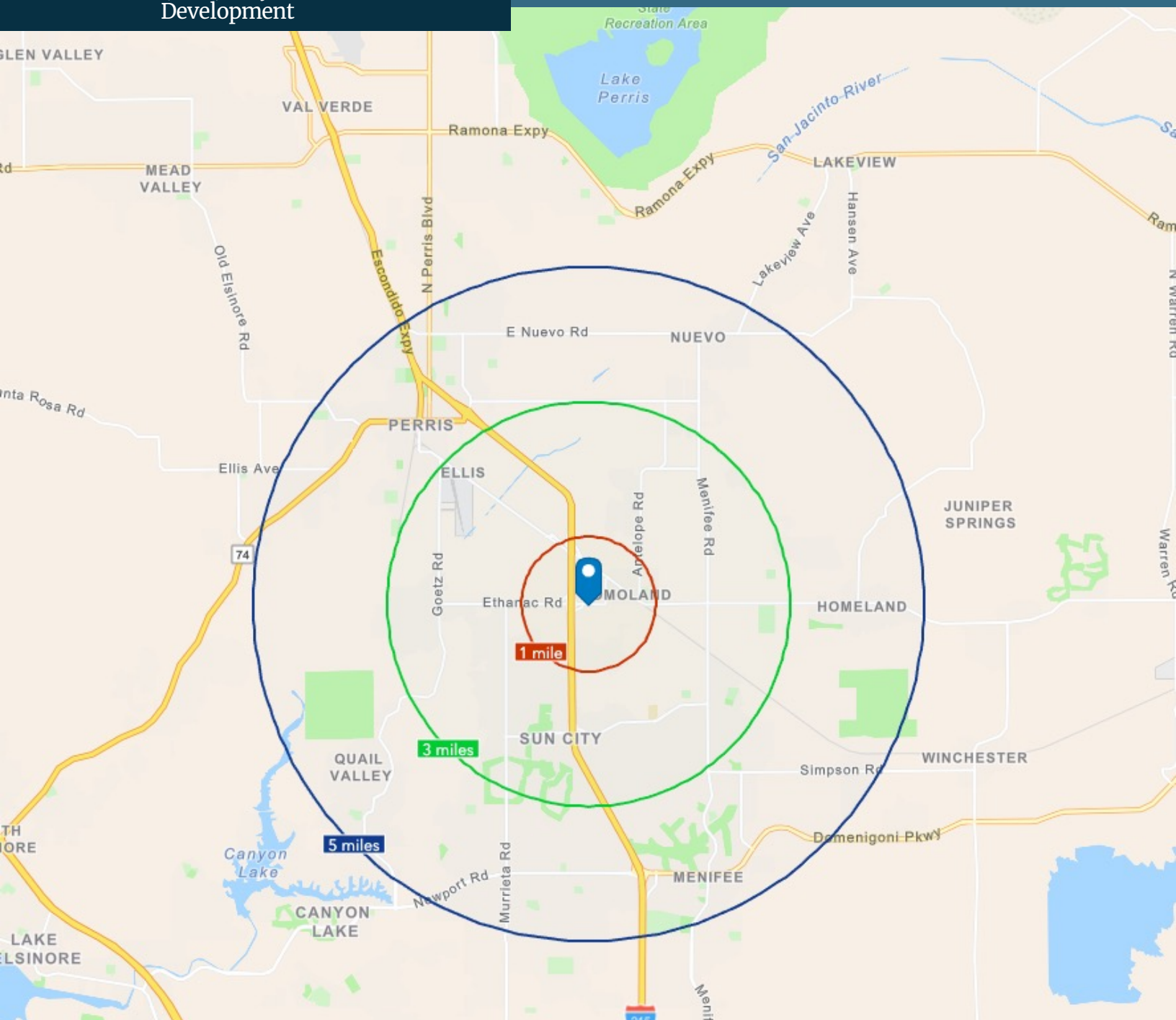
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# PERRIS RETAIL

Drive Thru, Gas, Hwy Commercial  
Development

ETHANAC RD & TRUMBLE RD - PERRIS, CA



Demos	1 Mile	3 Mile	5 Mile
Population	4,706	40,044	141,805
Avg HH Income	\$72,023	\$74,237	\$77,344
Median Age	34.2	35.5	34.6

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