

# NEW RETAIL DEVELOPMENT FOR LEASE PERRIS, CA



**Lot Size:** 1 Acre

**SEQ 4th and Wilkerson  
Perris, CA**

**Available:** Pads/ Drive Thru/ Shop Space

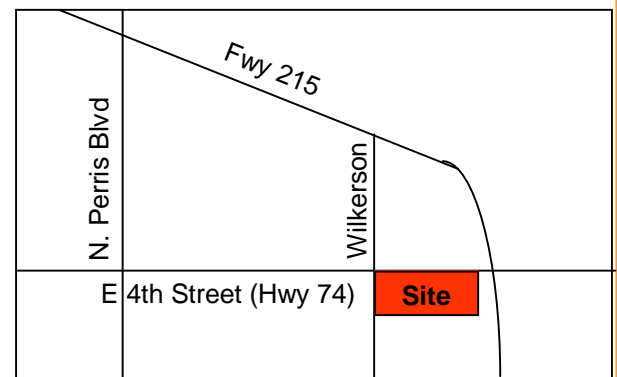
<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2009 Population:</b>	<b>11,653</b>	<b>46,744</b>	<b>91,530</b>
<b>2009 Avg. HH Income:</b>	<b>\$48,258</b>	<b>\$46,392</b>	<b>\$50,050</b>

## **Features:**

- Dynamic new development
- One (1) block from Highway 215
- The development is on the same block as Denny's, Chevron, AutoZone, Jack in the Box, Popeye's and Del Taco.

## **Excellent Traffic Counts:**

4th Street (Hwy. 74): 21,350 ADT  
215 Fwy: 57,953 ADT



## ***For Further Information Contact:***

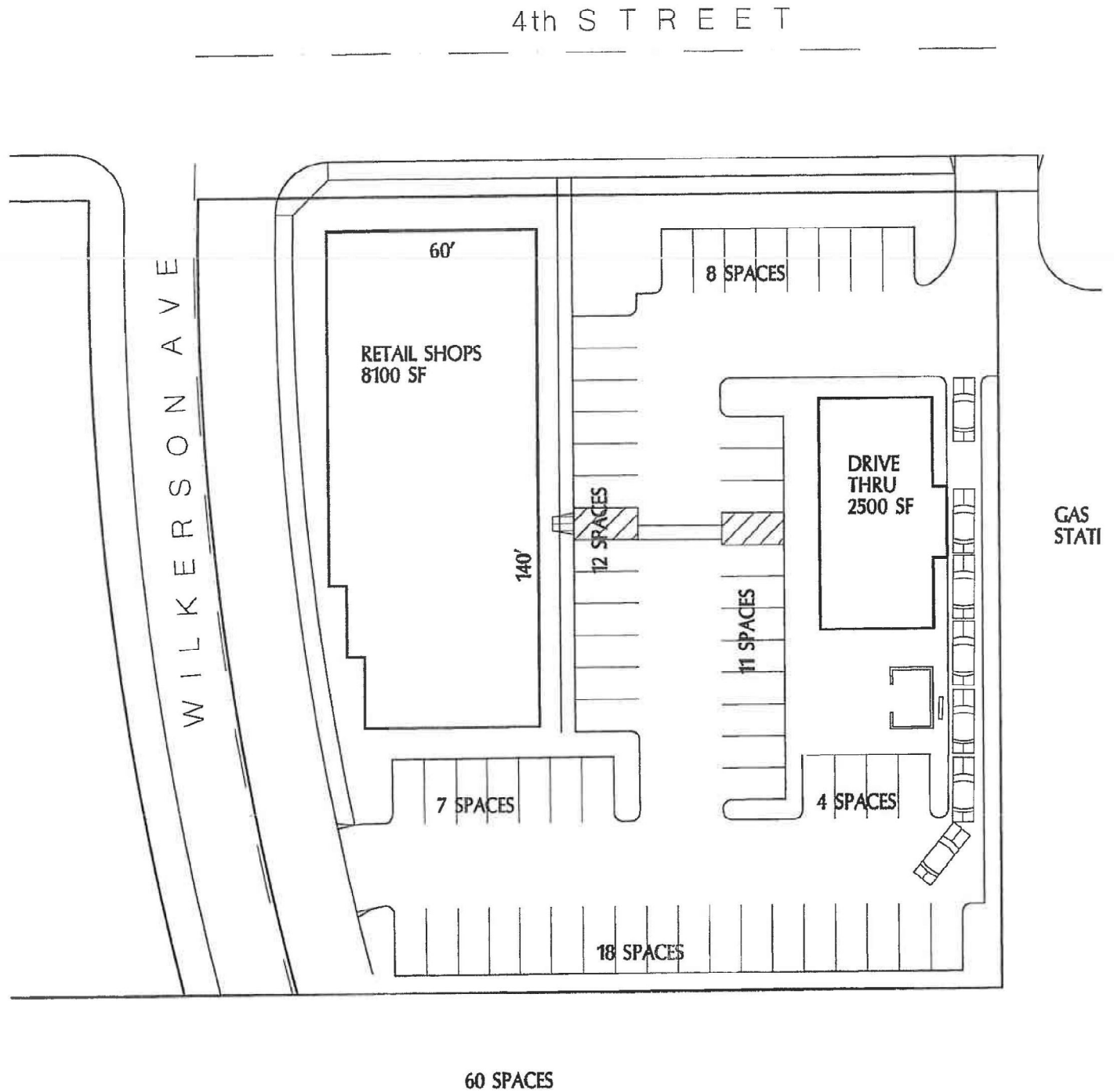


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# SITE PLAN

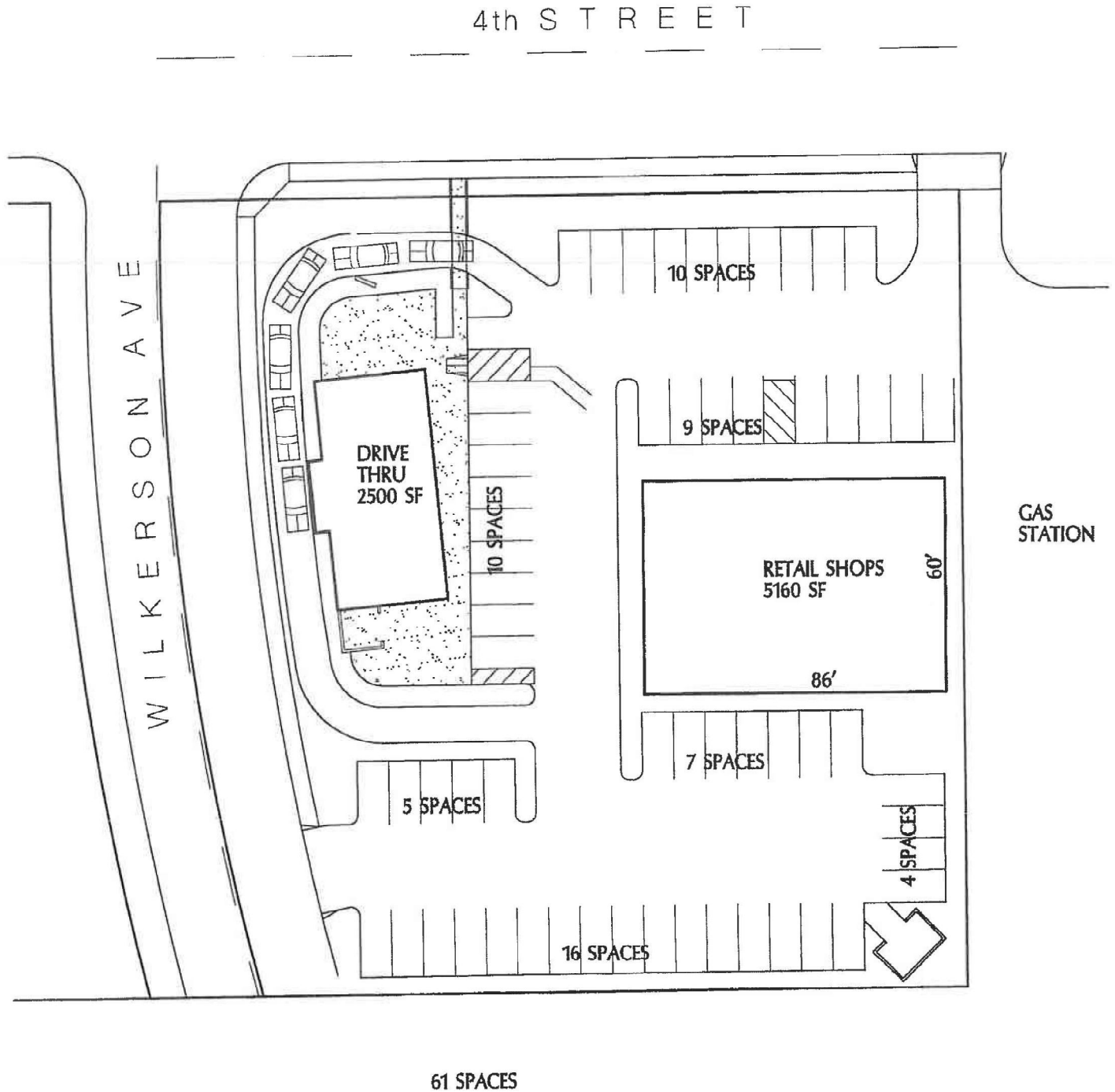


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# DEMOGRAPHICS

## Population

	<u>1-mi.</u>	<u>2-mi.</u>	<u>3-mi.</u>
2009 Male Population	5,687	23,121	44,926
2009 Female Population	5,966	23,623	46,603
2009 Total Adult Population	7,022	28,882	60,258
2009 Total Daytime Population	10,342	40,053	76,588
2009 Total Daytime Work Population	2,588	10,501	19,234
2009 Median Age Total Population	23	24	28
2009 Median Age Adult Population	35	36	39
2009 White Population	4,130	18,807	44,149
2009 Black Population	2,173	7,012	11,328
2009 Asian/Hawaiian/Pacific Islander	494	1,925	3,666
2009 American Indian/Alaska Native	204	799	1,375
2009 Other Population (Incl 2+ Races)	4,652	18,201	31,011
2009 Hispanic Population	7,262	29,590	50,888
2009 Non-Hispanic Population	4,391	17,154	40,642
% 2009 White Population	35.44%	40.23%	48.23%
% 2009 Black Population	18.65%	15.00%	12.38%
% 2009 Asian/Hawaiian/Pacific Islander	4.24%	4.12%	4.01%
% 2009 American Indian/Alaska Native	1.75%	1.71%	1.50%
% 2009 Other Population (Incl 2+ Races)	39.92%	38.94%	33.88%
% 2009 Hispanic Population	62.32%	63.30%	55.60%
% 2009 Non-Hispanic Population	37.68%	36.70%	44.40%
2000 Non-Hispanic White	1,747	8,267	20,811
2000 Non-Hispanic Black	1,677	5,248	7,223
2000 Non-Hispanic Amer Indian/Alaska Native	28	151	262
2000 Non-Hispanic Asian	140	809	1,119
2000 Non-Hispanic Hawaiian/Pacific Islander	42	131	157
2000 Non-Hispanic Some Other Race	n/a	40	63
2000 Non-Hispanic Two or More Races	247	856	1,239
2009 Total Population	11,653	46,744	91,530
2009 Total Households	3,284	12,590	27,628
Population Change 1990-2009	5,727	23,965	50,190
Household Change 1990-2009	1,440	5,546	13,337

## Housing

2000 Total Housing Units	2,657	10,252	19,945
2000 Occupied Housing Units	2,417	9,524	18,199
2000 Owner Occupied Housing Units	1,403	6,515	13,334
2000 Renter Occupied Housing Units	1,014	3,009	4,865
2000 Vacant Housing Units	240	728	1,747

## Income

2009 Median Household Income	\$33,252	\$31,926	\$33,329
2009 Per Capita Income	\$13,600	\$12,495	\$15,107
2009 Average Household Income	\$48,258	\$46,392	\$50,050

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