

PERRIS STRIP CENTER

RETAIL SPACES FOR LEASE

511 E. 4TH STREET | PERRIS, CA



PROPERTY HIGHLIGHTS:

- Join Mini Mart and **SUBWAY**
- Existing 1,217 SF Restaurant Available (formerly Little Caesar's)
- Excellent Visibility off 4th Street
- Conveniently Located to I-215 Freeway

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$46,927	\$50,277	\$55,918
Population	13,042	56,925	113,245
Daytime Population	3,048	9,092	16,963

TRAFFIC COUNTS

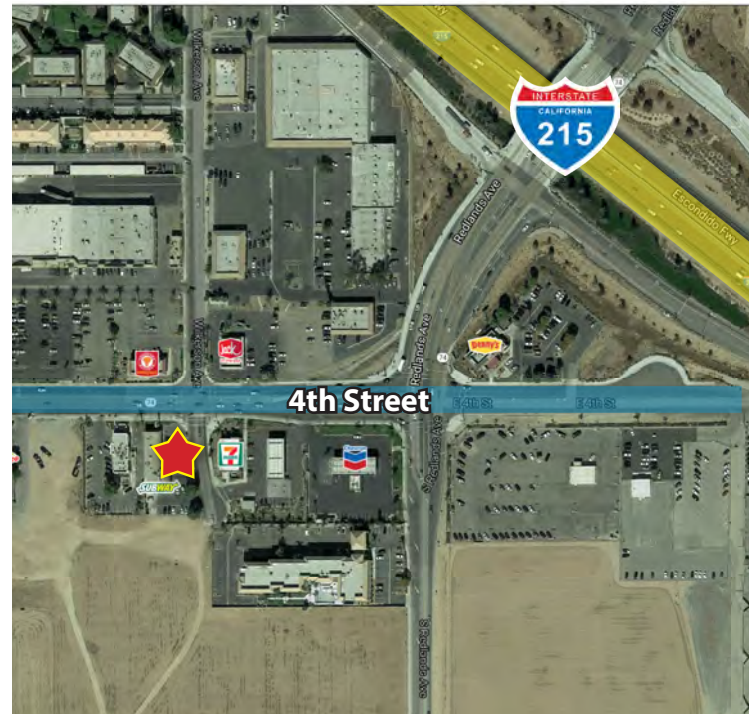
82,000 CPD

I-215 at Redlands Ave

22,000 CPD

On E. 4th Street

*Source: Regis Online



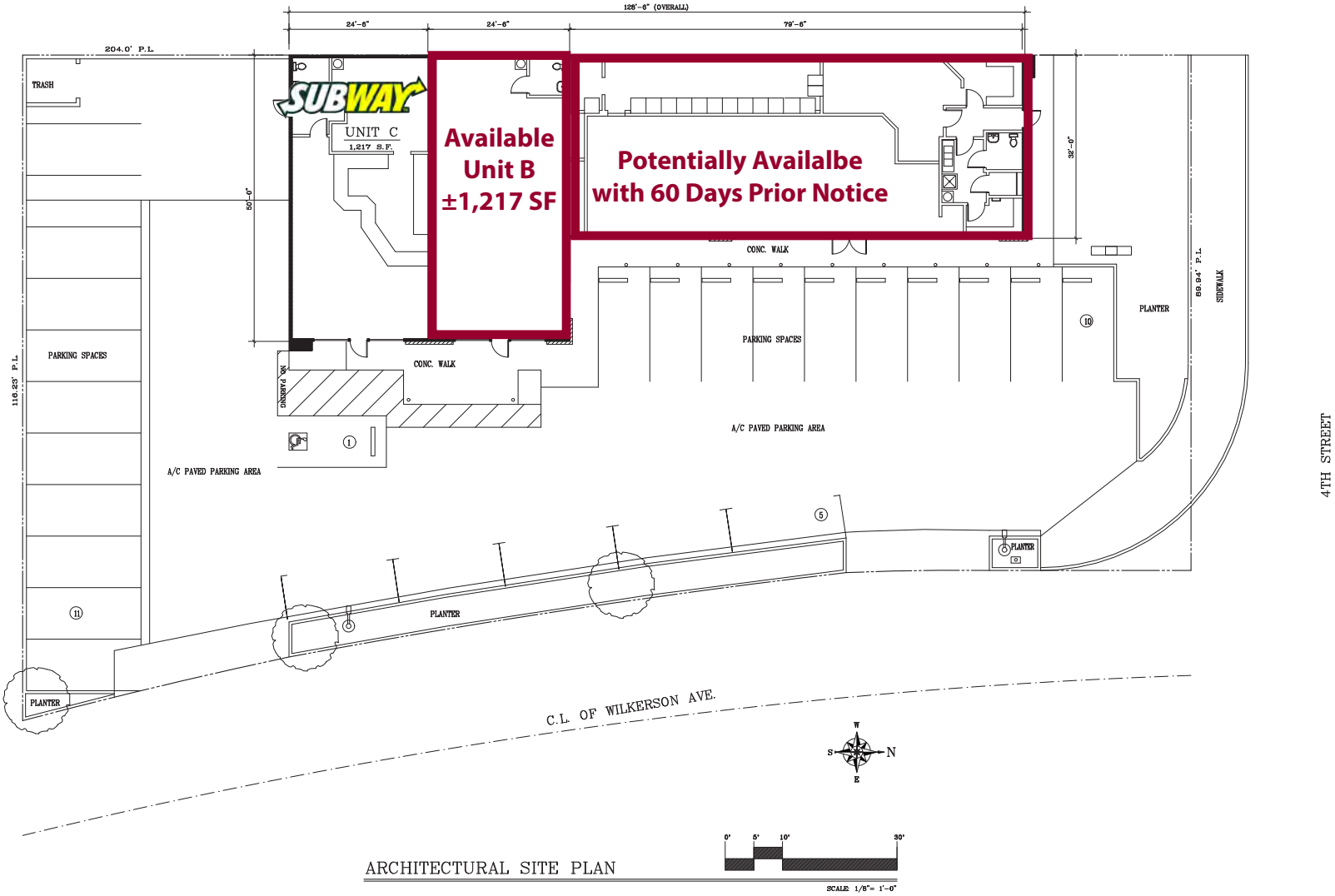
BRIAN BIELATOWICZ
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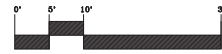
TED RIVENBARK
951.445.4512

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ARCHITECTURAL SITE PLAN



SCALE 1/8" = 1'-0"

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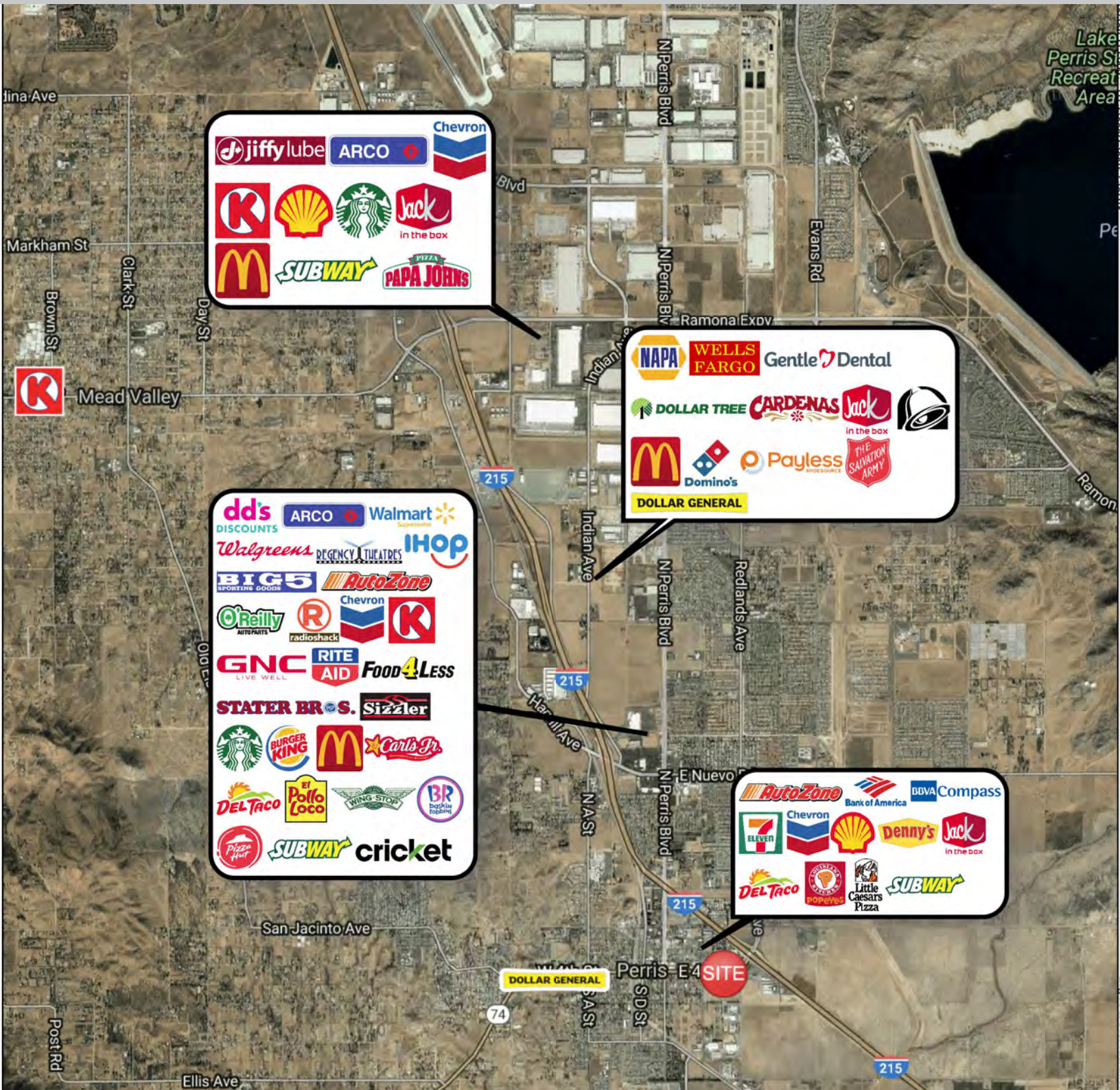
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RS1

511 E 4th St		1 mi radius	3 mi radius	5 mi radius
Perris, CA 92570				
POPULATION	2016 Estimated Population	13,042	56,925	113,245
	2021 Projected Population	13,879	61,051	121,782
	2010 Census Population	11,816	52,033	103,526
	2000 Census Population	8,043	35,780	60,778
	Projected Annual Growth 2016 to 2021	1.3%	1.4%	1.5%
	Historical Annual Growth 2000 to 2016	3.9%	3.7%	5.4%
	2016 Median Age	26.6	28	31.4
HOUSEHOLDS	2016 Estimated Households	3,227	13,604	30,459
	2021 Projected Households	3,403	14,455	32,487
	2010 Census Households	2,904	12,318	27,641
	2000 Census Households	2,118	9,543	18,644
	Projected Annual Growth 2016 to 2021	1.1%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	3.3%	2.7%	4.0%
RACE AND ETHNICITY	2016 Estimated White	42.4%	41.7%	46.4%
	2016 Estimated Black or African American	12.9%	11.1%	10.6%
	2016 Estimated Asian or Pacific Islander	2.5%	3.2%	3.9%
	2016 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
	2016 Estimated Other Races	41.1%	43.1%	38.2%
	2016 Estimated Hispanic	75.3%	75.6%	67.2%
INCOME	2016 Estimated Average Household Income	\$46,927	\$50,277	\$55,918
	2016 Estimated Median Household Income	\$40,585	\$42,500	\$47,382
	2016 Estimated Per Capita Income	\$11,640	\$12,089	\$15,090
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	18.9%	20.1%	16.2%
	2016 Estimated Some High School (Grade Level 9 to 11)	19.0%	19.5%	16.3%
	2016 Estimated High School Graduate	33.7%	30.7%	29.1%
	2016 Estimated Some College	16.4%	18.7%	22.6%
	2016 Estimated Associates Degree Only	5.4%	4.4%	6.0%
	2016 Estimated Bachelors Degree Only	4.2%	4.5%	6.6%
	2016 Estimated Graduate Degree	2.4%	2.1%	3.2%
BUSINESS	2016 Estimated Total Businesses	369	899	1,633
	2016 Estimated Total Employees	3,048	9,092	16,963
	2016 Estimated Employee Population per Business	8.3	10.1	10.4
	2016 Estimated Residential Population per Business	35.3	63.3	69.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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