



S. San Jacinto Avenue

W. 4th Street

RESIDENTIAL LAND OPPORTUNITY

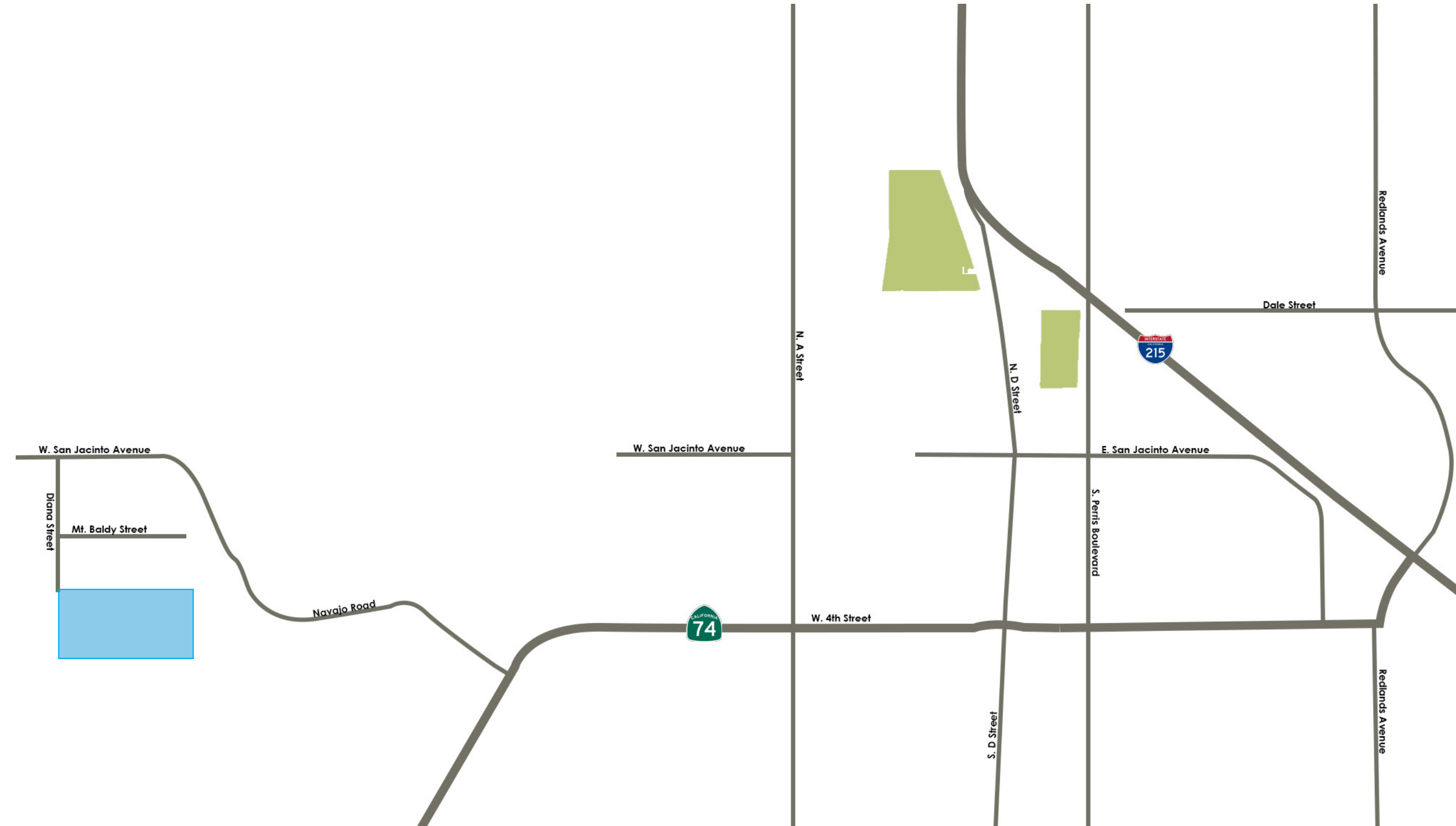
±20 Acres

at Perris

Introduction

Coldwell Banker Commercial So Cal Group has been exclusively retained by ownership to market this 20.14 acre development opportunity in Perris, California. The property is located at the end of Diana Street, near the W. San Jacinto Avenue intersection.

The subject property is currently zoned RR - Rural Residential. A rezone to a higher density Residential use would provide a buyer with great upside.



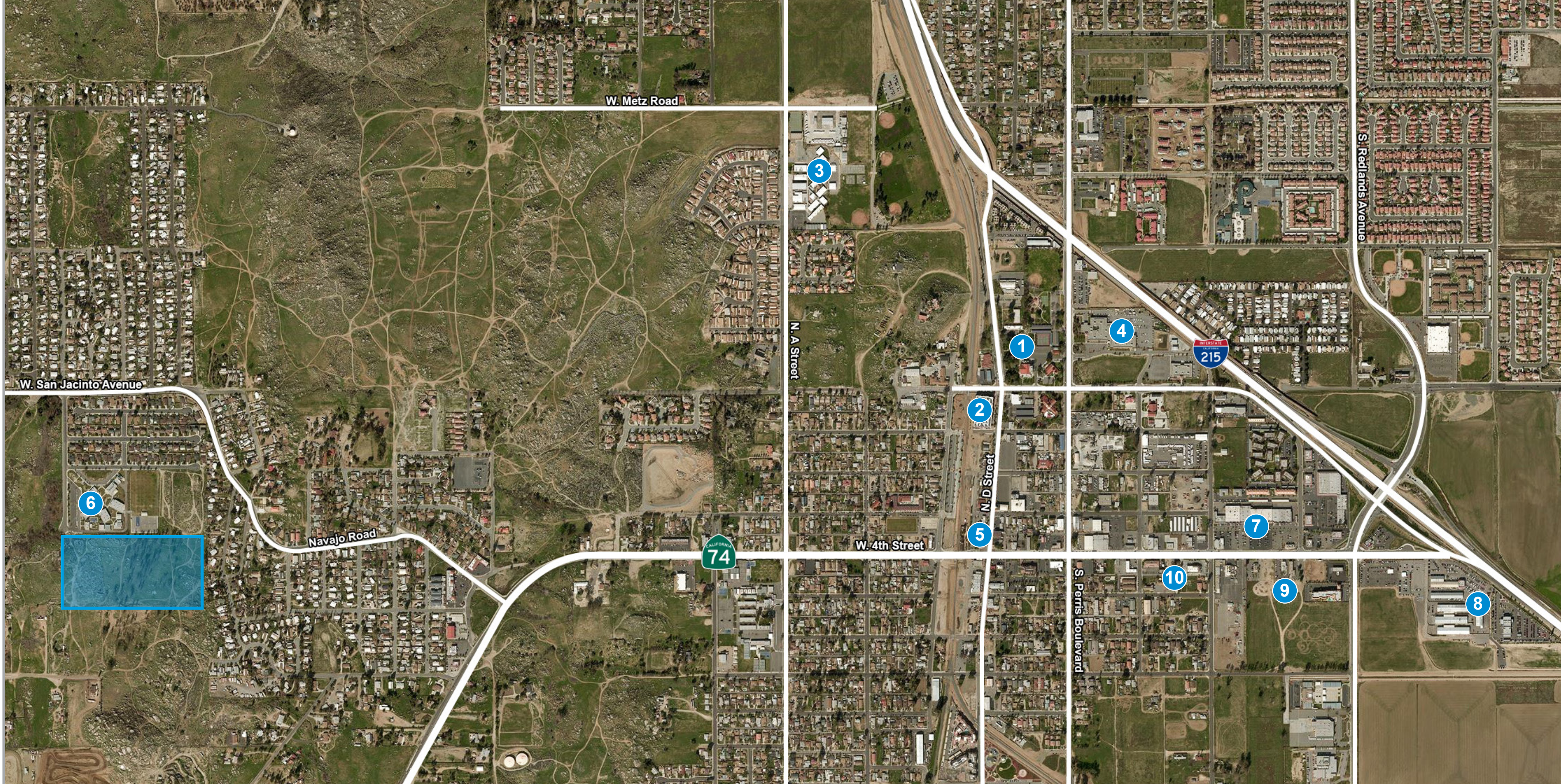
PROPERTY OVERVIEW



Property Description

<i>Project Location</i>	<i>Perris, California</i>
<i>Size</i>	<i>20.14 Acres</i>
<i>Condition</i>	<i>Vacant</i>
<i>Assessor's Parcel No.</i>	<i>326-150-009</i>
<i>Pricing</i>	<i>\$450,000 (\$0.51/SF)</i>
<i>Price/Acre</i>	<i>\$22,344</i>
<i>Zoning</i>	<i>RR - Rural Residential</i>

PROPERTY OVERVIEW



Public Works

- 1 City Hall
- 2 Metrolink Station
- 3 California Military Institute
- 4 Police Department
- 5 Historical Museum
- 6 Enchanted Hills Elementary School

Surrounding Retail

- 7 Perris Indoor Swapmeet



LOCATION OVERVIEW



Inland Empire

The largest region of Southern California, the Inland Empire, comprised of both Riverside and San Bernardino Counties, is one of the most significant economies in the United States. It has been rated in the top tier for various measures of growth from population and job creation to construction and office space absorption over the last decade. It is generally considered to be the area between the southern coastal areas of Orange County, Los Angeles, and the Palm Springs CA, and other desert cities. Inland Empire contains over 50 cities, including Riverside, San Bernardino, Rancho Cucamonga, Ontario and Temecula’s Wine Country to the south.

The U.S. Census Bureau-defined Riverside-San Bernardino-Ontario metropolitan area covers more than 27,000 square miles (70,000 km²) and has a population of approximately 4 million.[3] Most of the area’s population is located in southwestern San Bernardino County and northwestern Riverside County. At the end of the 19th century, the Inland Empire was a major center of agriculture, including citrus, dairy, and wine-making. Agriculture declined through the 20th century, and since the 1970s a rapidly growing population, fed by families migrating in search of affordable housing, has led to more residential, industrial, and commercial development.

The Inland Empire is poised for extreme growth. The Inland Empire has added over half a million people in the past five years bringing the current population to 4.4 million. The Southern California work force has been migrating to the Inland Empire for reasons such as affordable land, excellent quality of life and relatively lowers housing prices coupled with efficient and multiple transportation routes. In fact, the Riverside-San Bernardino Primary Metropolitan Statistical Area is California’s 2nd and the nation’s 12th most populous

region. The Inland Empire market continues to be one of the largest and most dynamic areas in the country, with diminishing land supply as well as steady absorption and demand, the area is poised for continued success. The area benefits from its infrastructure and the growing population who would prefer to live and work in the same community. There are many factors that continue to contribute to the sustained economic growth of the Inland Empire. These include:

- The Inland Empire offers a strategic West Coast location, vast amounts of available land for future growth, a highly-skilled and educated work force, a sophisticated transportation infrastructure, and access to 27 colleges and universities, including seven research institutions. The area features a changing economic landscape with emerging technological productivity, and employs an excess of 1 million people. The Inland Empire is also one of America’s most unique regions, featuring impeccable mountains, lakes, deserts, and ample recreation and sporting activities, all within an hour’s drive to the shores of the Pacific Ocean.
- Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, joined with a rich, cultural heritage and frontier history, make Riverside County a great place live, work or visit.

Riverside County

Riverside County is one of the fastest growing counties in the United States, leading the rapidly changing Inland Empire market, with rivers, mountain peaks, deserts and fertile valleys, Riverside County offers diversity that few locations can match. More than two million people live in Riverside County, making it the fourth most populous county in California, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert. Riverside County covers 7,208 square miles in Southern California. Together, Riverside and San Bernardino Counties have been dubbed the Inland Empire.

California’s fourth largest county by population is expanding its economy, working to diversify beyond the housing industry that has driven the region’s economy for years.

Centrally located in the heart of Southern California; Riverside County borders San Bernardino, Orange and San Diego Counties. Interstate 10 runs through the entire County from east to west, and Interstates 15 and 215 connect Riverside County with San Diego County and San Bernardino County. Highway 60 and 91 link Riverside County to Los Angeles and Orange Counties. Attractive to many businesses, rail service connects Riverside County businesses with important markets, ports of entry, and key airports to expedite major national and international commerce transactions. Metrolink provides a large number of commuters from Riverside to Los Angeles, Orange and San Bernardino Counties In addition, Riverside County is presently served by 3 airports including the rapidly expanding Ontario international Airport: Palm Springs International Airport and San Bernardino International Airport.

Demographics

Census 2010 Summary	
Population	2,189,641
Households	686,260
Median Age	33.7
2017 Summary	
Population	2,302,403
Households	716,787
Median Age	34.2
Median Household Income	\$54,991
Average Household Income	\$75,849
2020 Summary	
Population	2,435,985
Households	754,636
Median Age	34.8
Median Household Income	\$63,928
Average Household Income	\$86,865
Trends: 2015 - 2020 Annual Rate	
Population	1.13%
Households	1.03%
Median Household Income	3.06%

Perris

Perris is known for Lake Perris, which houses many flora and fauna. The city is most widely recognized for having many choices for aerial activities, such as skydiving and hot-air ballooning. Perris, CA has a population of 73,718 people with a median age of 26 and a median household income of \$51,315.

The Perris Valley was actively settled in the 1880s, a boom period for Southern California. Prior to 1880, the land was used for pastures. The coming of the California Southern Railroad led to the founding of the city around the new depot. The California Southern was built through the future town site in 1882 to open a rail connection between the present day cities of Barstow and San Diego. Due to a land title dispute at Pinacate, most of its citizens moved two miles north on the railroad and established Perris in 1885. The city is named in honor of Fred T. Perris, chief engineer of the California Southern Railroad. The city of Perris was incorporated in 1911. It originally was part of San Diego County, but in 1892 was transferred to the newly established Riverside County.

Perris now incorporates Pinacate Station which is the home of the Orange Empire Railway Museum (a.k.a. “the trolley museum”) - the largest operating museum of its kind on the West Coast of the United States.

In June 2016, the 91 Line of the Metrolink (Greater Los Angeles) commuter rail system was extended from Riverside to Perris, connecting it to Downtown Los Angeles and the rest of the megalopolis with two stations. Future expansion to Hemet has also been discussed.

Source: Wikipedia and Data USA



FOR MORE INFORMATION CONTACT:

BRANDON SUDWEEKS

DIRECT (951) 297-7425

CELL (951) 442-3763

E-MAIL brandons@cbcsocalgroup.com

CALDRE 01435174

ERIC WASHLE

DIRECT (951) 297-7429

CELL (714) 323-3862

E-MAIL ericw@cbcsocalgroup.com

CALDRE 02076218



**COLDWELL
BANKER
COMMERCIAL**

San Diego

404 Camino Del Rio South
Suite 510
San Diego, CA 92107
(858) 300-6777

Temecula

27720 Jefferson Avenue
Suite 100B
Temecula, CA 92590
(951) 200-7683

Ontario

3200 Guasti Road
Suite 100
Ontario, CA 91761
(909) 980-6868