



HARVILL AVE.

WATER ST.

TABACCO RD.

FOR SALE

±4.54 AC OF INDUSTRIAL LAND

WATER ST. & TOBACCO RD.

PERRIS, CA 92570

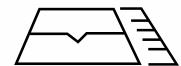
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PROPERTY HIGHLIGHTS



±4.54 ACRES
AVAILABLE



IMMEDIATE 215
FREEWAY ACCESS



UNINCORPORATED
RIVERSIDE COUNTY

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PARCEL MAP

PROPERTY HIGHLIGHTS



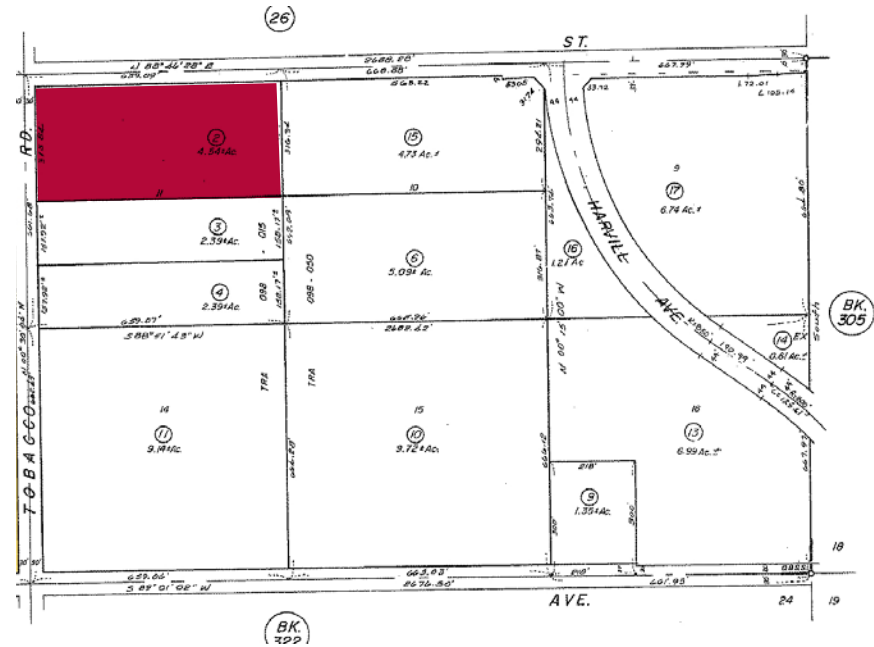
4.54 Acres
Industrial Land



CA-215
Close Proximity



APN
317-270-002



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PHOTOS



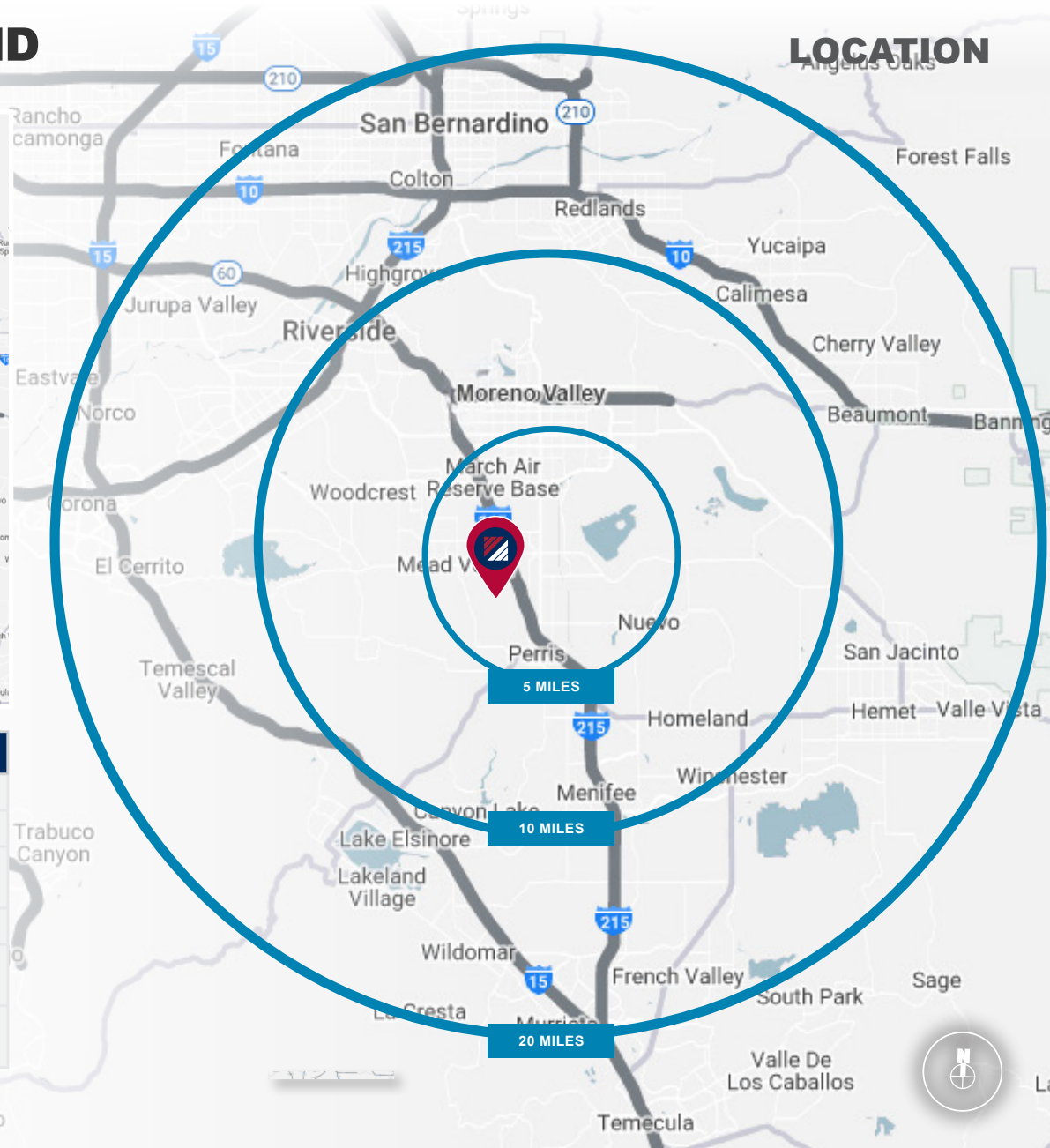
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LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	56,968	107,129	432,697
2023 Population	64,999	120,008	487,338
2028 Population Projection	65,515	120,623	490,244
Avg Household Income	\$71,868	\$80,873	\$93,933
Median Household Income	\$59,947	\$68,867	\$74,734
Total Specified Consumer Spending (\$)	\$542.5M	\$1.1B	\$5.2B

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LOCATION

PERRIS IS SITUATED IN THE HEART OF SOUTHERN CALIFORNIA, APPROXIMATELY 71 MILES EAST OF LOS ANGELES AND 81 MILES NORTH OF SAN DIEGO.

Perris, California, is home to various businesses and industries, ranging from manufacturing and logistics to retail and healthcare.

AMAZON:

The e-commerce giant has a significant presence in Perris, with fulfillment centers and distribution facilities employing a large number of people in the area.



ROSS STORES:

Ross Stores, Inc., a chain of off-price retail stores, operates a distribution center in Perris.



PERRIS VALLEY COMMERCE CENTER:

This industrial park hosts numerous companies across various sectors, including manufacturing, logistics, and distribution. Some of the companies located in this commerce center include Home Depot, Harbor Freight Tools, and Medline Industries.



WALMART:

The retail giant Walmart operates a distribution center in Perris, contributing to the local economy and providing employment opportunities.

CARDINAL HEALTH:

A global healthcare solutions company, Cardinal Health, has a distribution center in Perris, serving the healthcare industry with pharmaceutical and medical products.

KAISER PERMANENTE:

Healthcare provider Kaiser Permanente operates medical facilities and offices in Perris, providing healthcare services to the local community.

SKECHERS:

The footwear company Skechers has a distribution center in Perris, supporting its operations and distribution network.

WINCO FOODS:

WinCo Foods, a supermarket chain, operates a distribution center in Perris to support its stores in the region.

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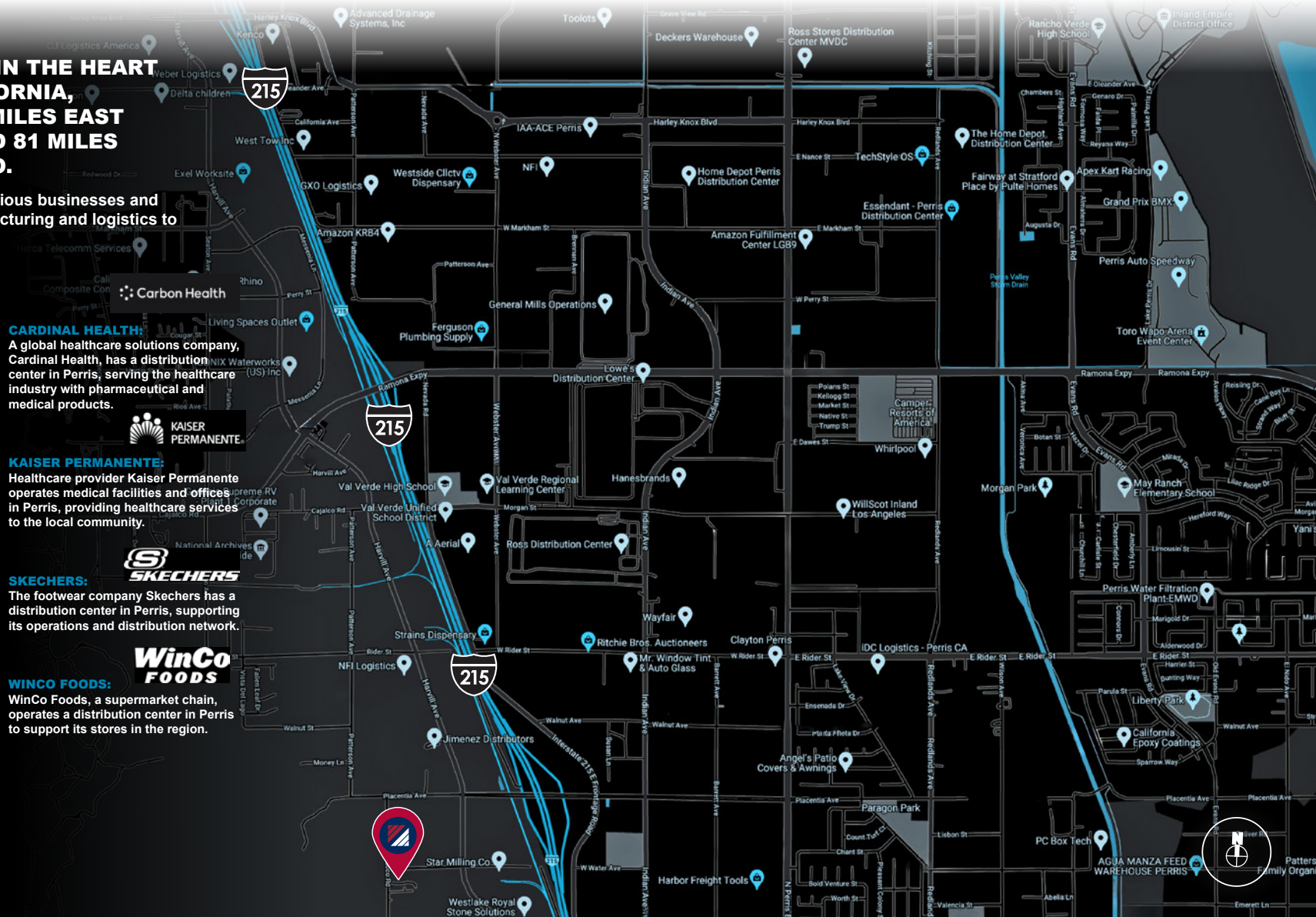
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DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report