

EXPRESS CAR WASH SITE

Major Off Ramp



**SELLER FINANCING
AVAILABLE**



**EXPRESS
CAR WASH
SITE**

Bashir Tariq 951-269-3000

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DRE# 01851484



OFFERING SUMMARY

Location

Lot with (CUP) Conditional Use Permit

Adjacent to Del Taco 421 E 4th St
Perris CA 92570

Offering Summary

Price **\$990,000**

Building Size 5,005 SF upon completion

Lot Size 26,950 SF

Lot Dimension 132 ft x 204 ft

Tunnel 115 ft

Vacuums 19

Parcel no. 310-082-021

Seller Financing Available

Investment Highlights

- Near major intersection and 215 Freeway Off-Ramp
- O'Reilly's opening soon in the adjacent property
- Vacant lots near the car wash site, zoned for high density multifamily homes, condo and apartments.
Check with the city for details and updated information

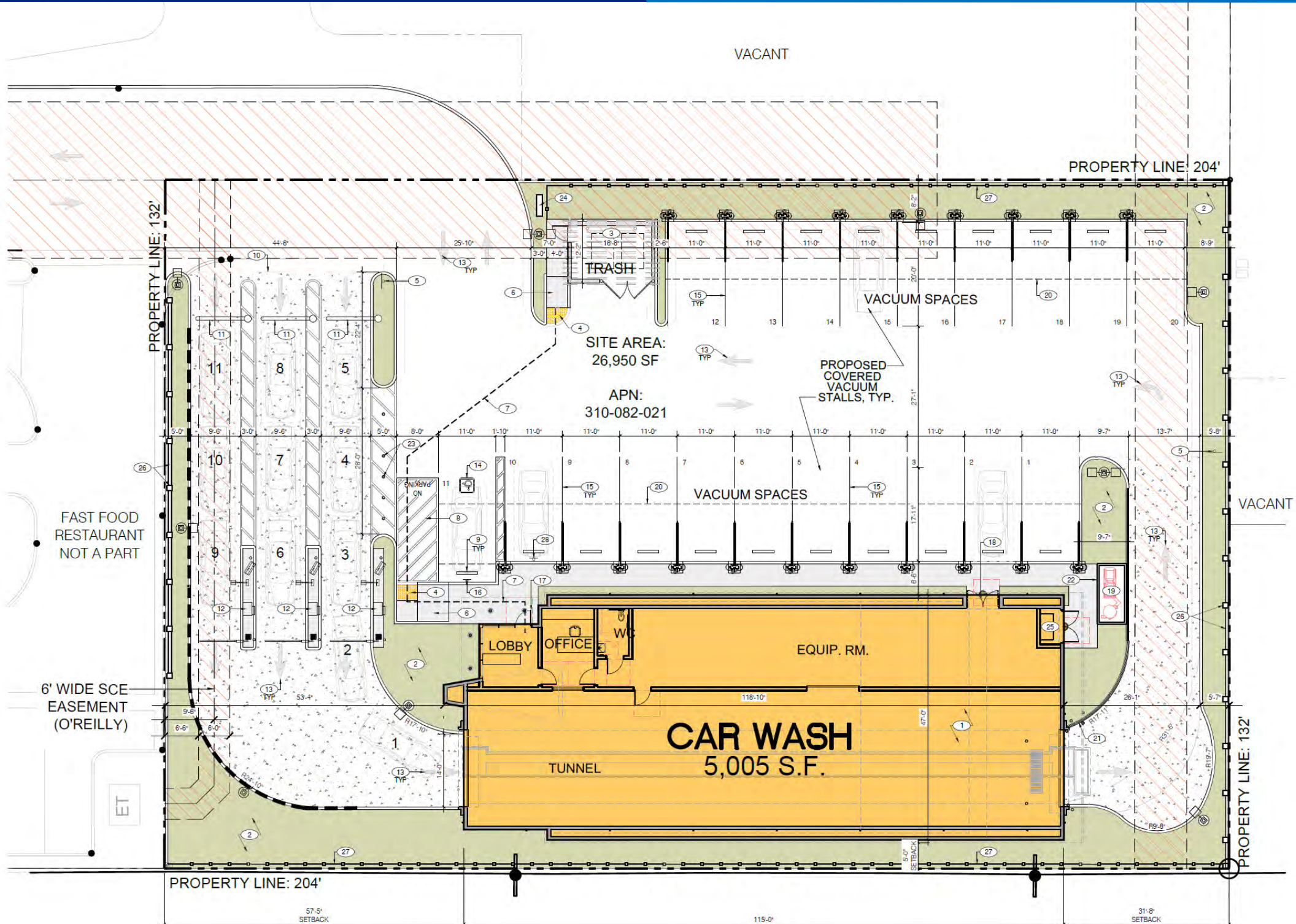


AERIAL OVERVIEW

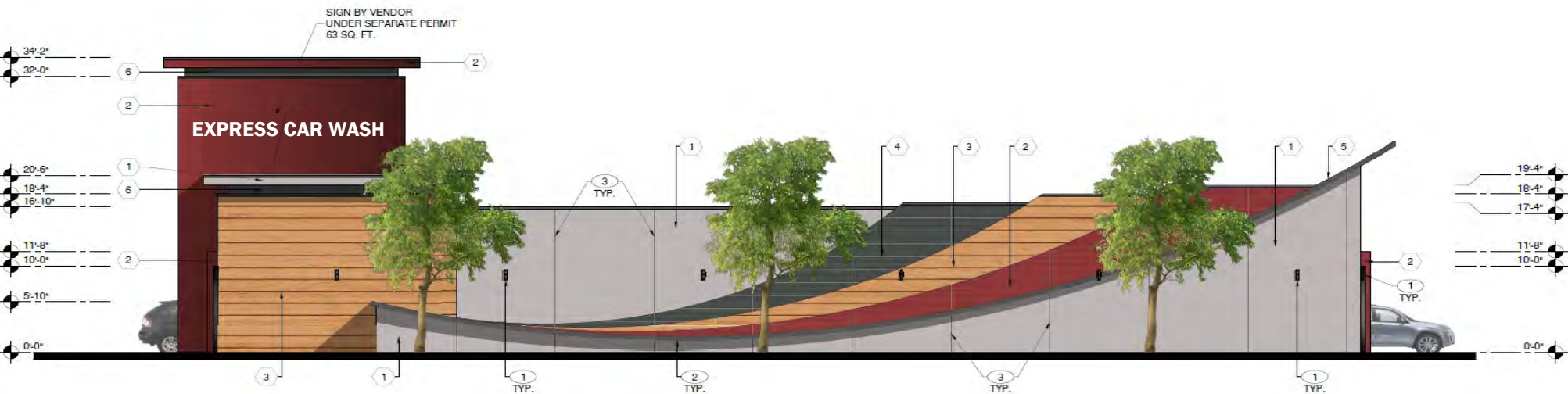


EXPRESS CAR WASH SITE

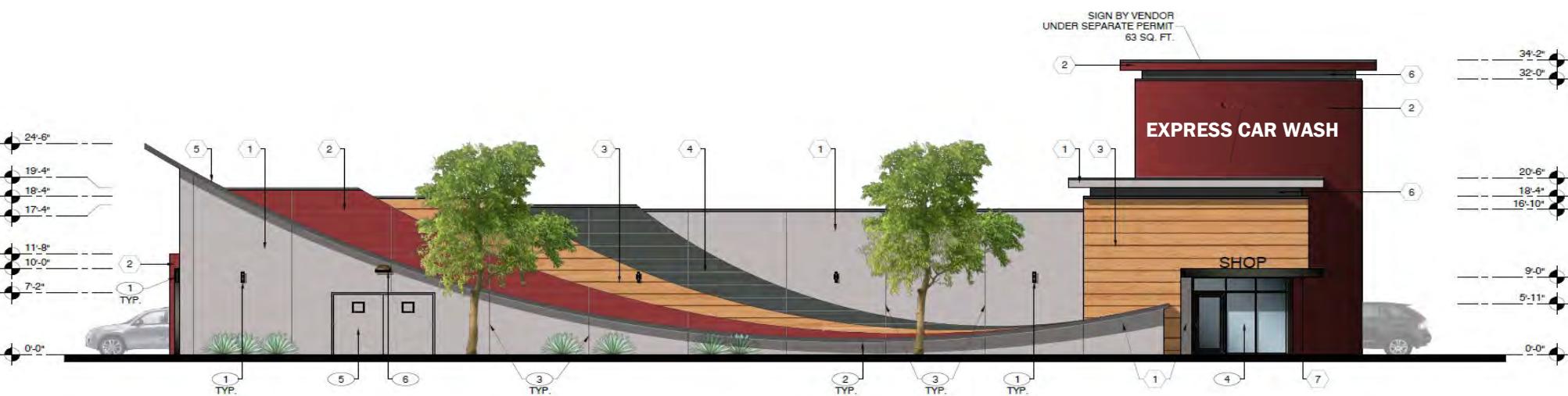
SITE OVERVIEW WITH PROPERTY LINES



ELEVATIONS OVERVIEW - EAST & WEST

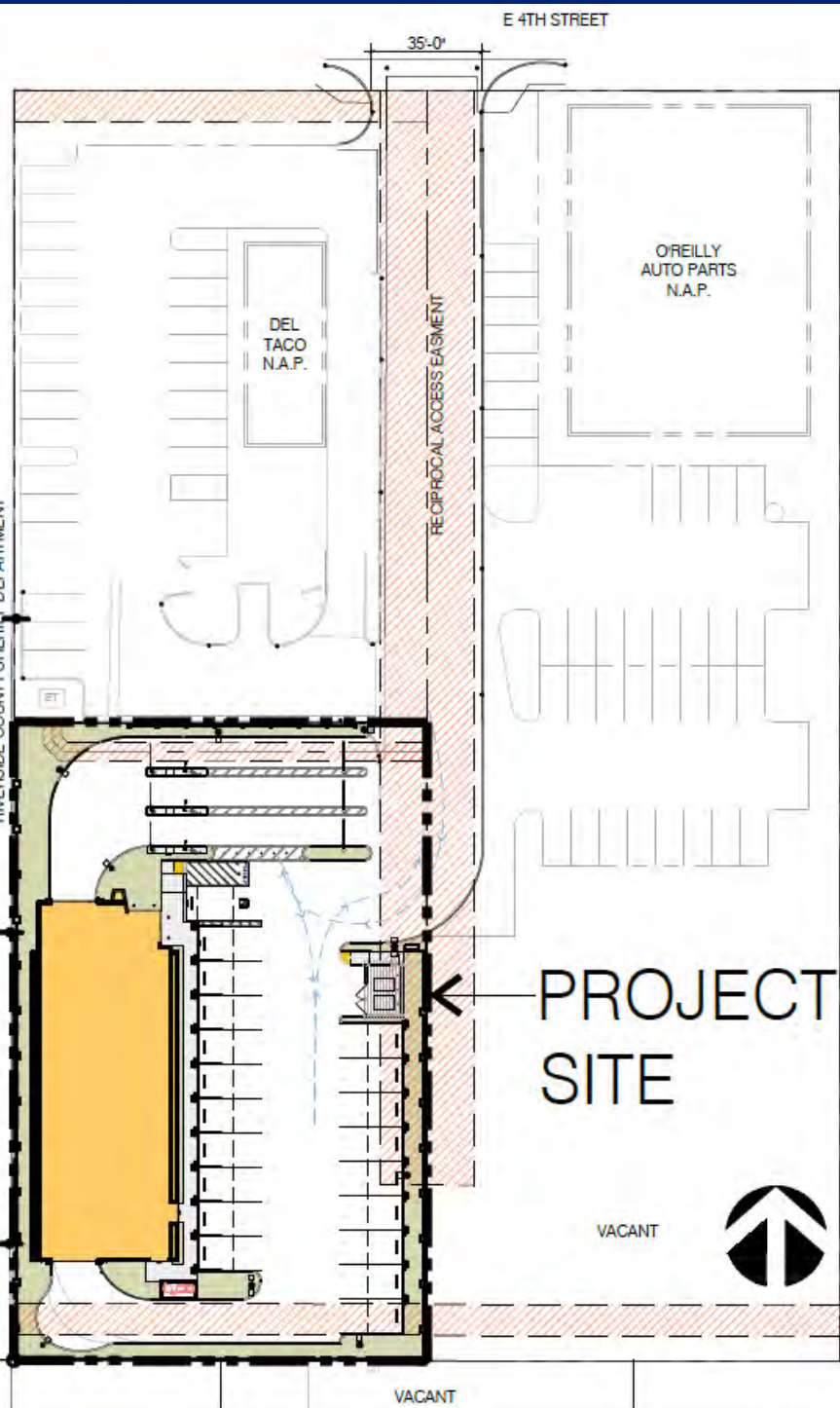


WEST ELEVATION 1/8"=1'-0" 1



EAST ELEVATION 1/8"=1'-0" 3

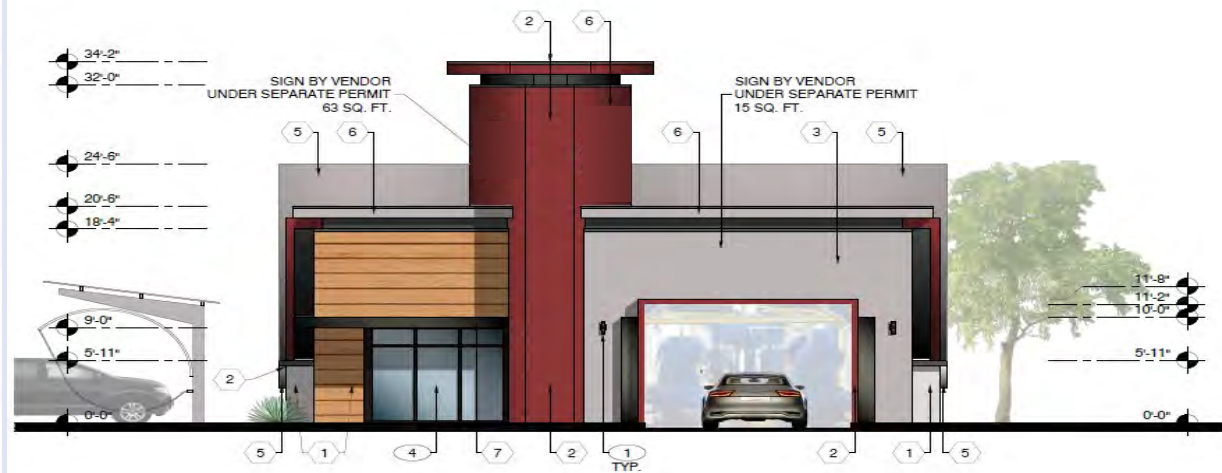
ELEVATIONS OVERVIEW - NORTH & SOUTH



LOCATION MAP

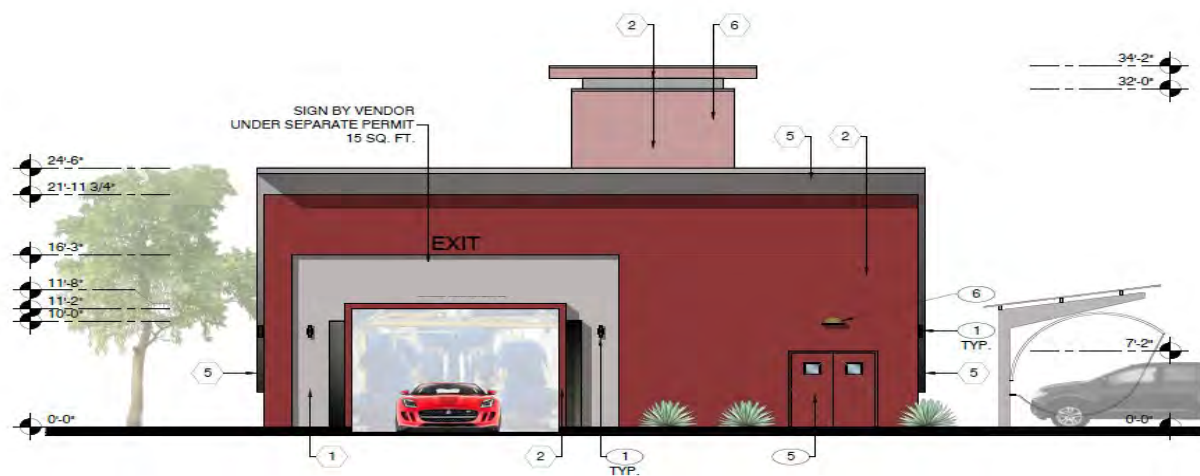
1" = 40'-0"

B



NORTH ELEVATION 1/8"-1'-0"

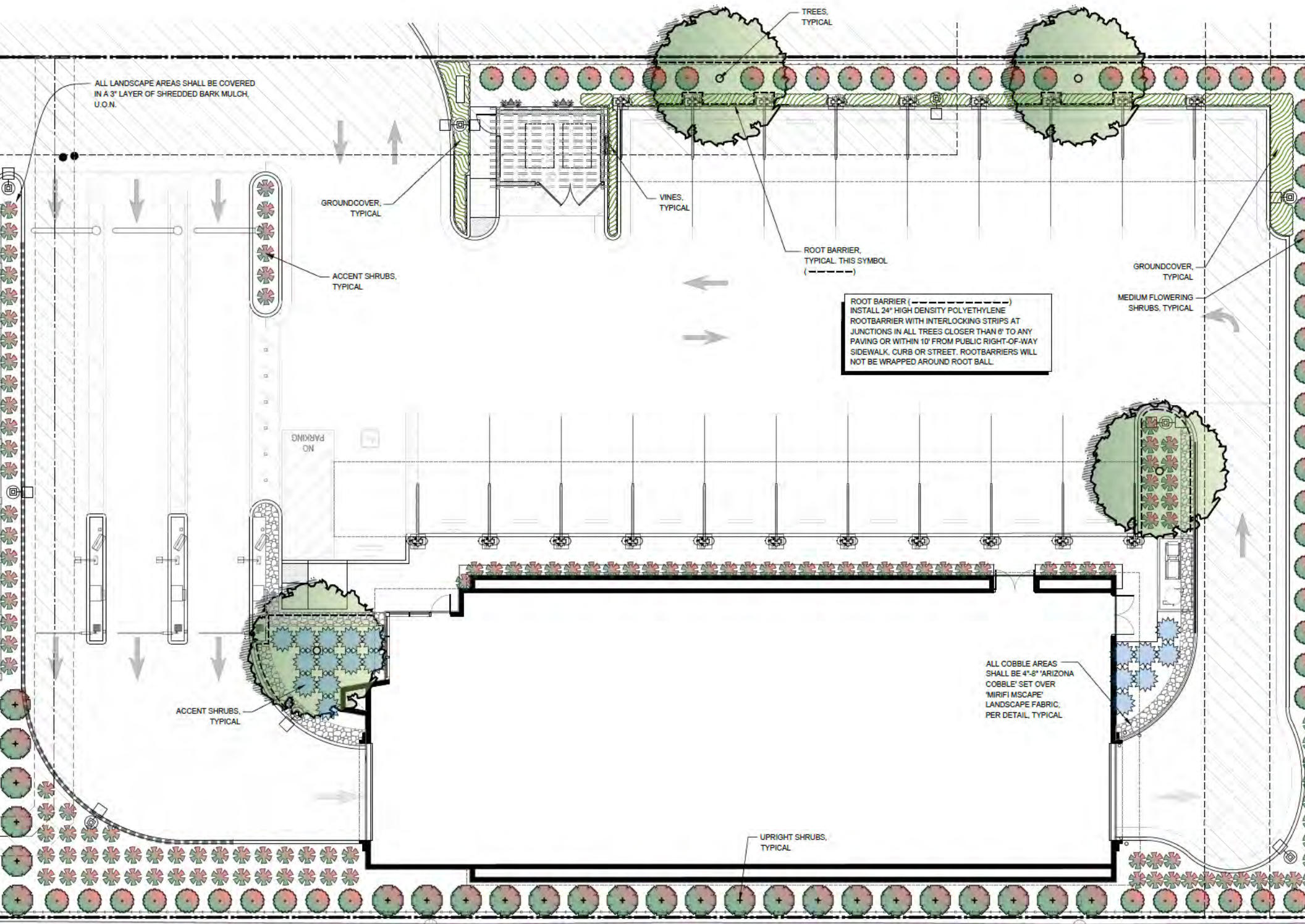
2



SOUTH ELEVATION 1/8"-1'-0"

4

LANDSCAPE OVERVIEW



AERIAL SITE OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	63,042	116,495	419,460
	Median Age	30.3	32.7	34.6
	Bachelors' Degree Higher Education	7%	9%	17%
INCOME				
	Average House Income	\$84,912	\$86,368	\$100,214
HOUSING				
	Median Home Value	\$342,678	\$362,740	\$429,074
	Median Home Year Built	1992	1992	1994
HOUSEHOLDS				
	2024 Households	15,118	30,225	116,688
	Average Household Size	4	3.7	3.4
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	67%		
	Renter Occupied Households	33%		
TRAFFIC				
	E 4th St and Wilkerson Ave NW	20,997	2022	
	215 Fwy and Redland Ave SE	97,645	2022	
DAYTIME EMPLOYMENT				
	Employees	10,233	23,583	81,615
	Businesses	1,245	2,307	10,210

SNAPSHOT



116,495

POPULATION 5 mile



\$86,368

INCOME 5 mile



\$362,740

HOME VALUE 5 mile



20,997

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

SITE VIEWS



FUTURE DEVELOPMENTS IN THE AREA



Perris Logistics Center North (PLC North) is strategically located in one of the premier distribution markets in the country. It can accommodate buildings ranging from 1,020,657 to 2,041,314 SF. The site features proximity/access to three major freeways (215, 15 & 74) and the nation's busiest port system; immediate proximity to Ontario Airport, UPS & Fed Ex Ground Hubs and BNSF Intermodal Yard.



PERRIS LOGISTICS CENTER NORTH

Planned Building 1 - 1,020,657 SF
Planned Building 2 - 1,020,657 SF

Redlands Ave & Ellis Ave, Perris, CA



CORPORATE NEIGHBORS

- iHerb
- Kraft
- O'Reilly Autoparts
- Harbor Freight Tools
- Deckers Outdoor
- Walgreens
- Philips
- Home Depot
- Ross Stores
- Hanes
- Whirlpool
- Amazon
- Harman Kardon
- Lowe's
- Wayfair
- General Mills

PARK FEATURES

- Ideal site for campus style distribution center
- Ample parking for high employee ecommerce uses
- Building 1: 2022 Q2 delivery
- Building 2: 2023 Q2 delivery

AREA OVERVIEW

PERRIS, CA

Perris is an old railway city in Riverside County, California, United States, located 71 miles (114 km) east-southeast of Los Angeles and 81 miles (130 km) north of San Diego. It is known for Lake Perris, an artificial lake, skydiving, Southern California Railway Museum, and its sunny dry climate. Perris is within the Inland Empire metropolitan area of Southern California. Native Americans inhabited the hills. Things changed when Spanish and Mexican miners entered the area.

The coming of the California Southern Railroad led to the founding of the city around the new depot, on the rail connection between the present-day cities of Barstow and San Diego. The Perris Depot is included in the Library of Congress' Historic American Buildings Survey. 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 within San Diego County but, in 1892, it was transferred to the newly established Riverside County

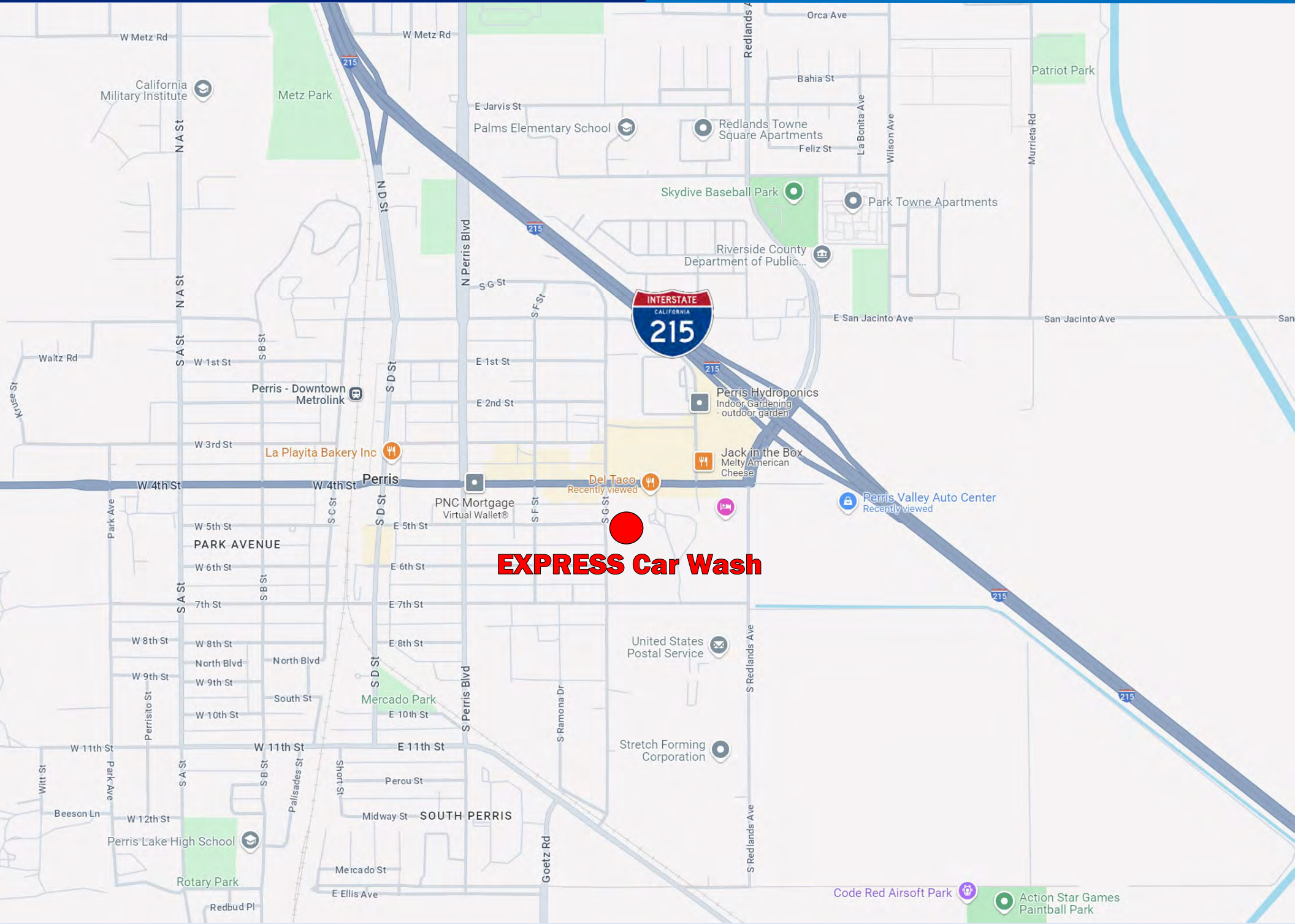
ECONOMY

According to Perris's 2022 Comprehensive Annual Financial Report, the top employers in the city are:

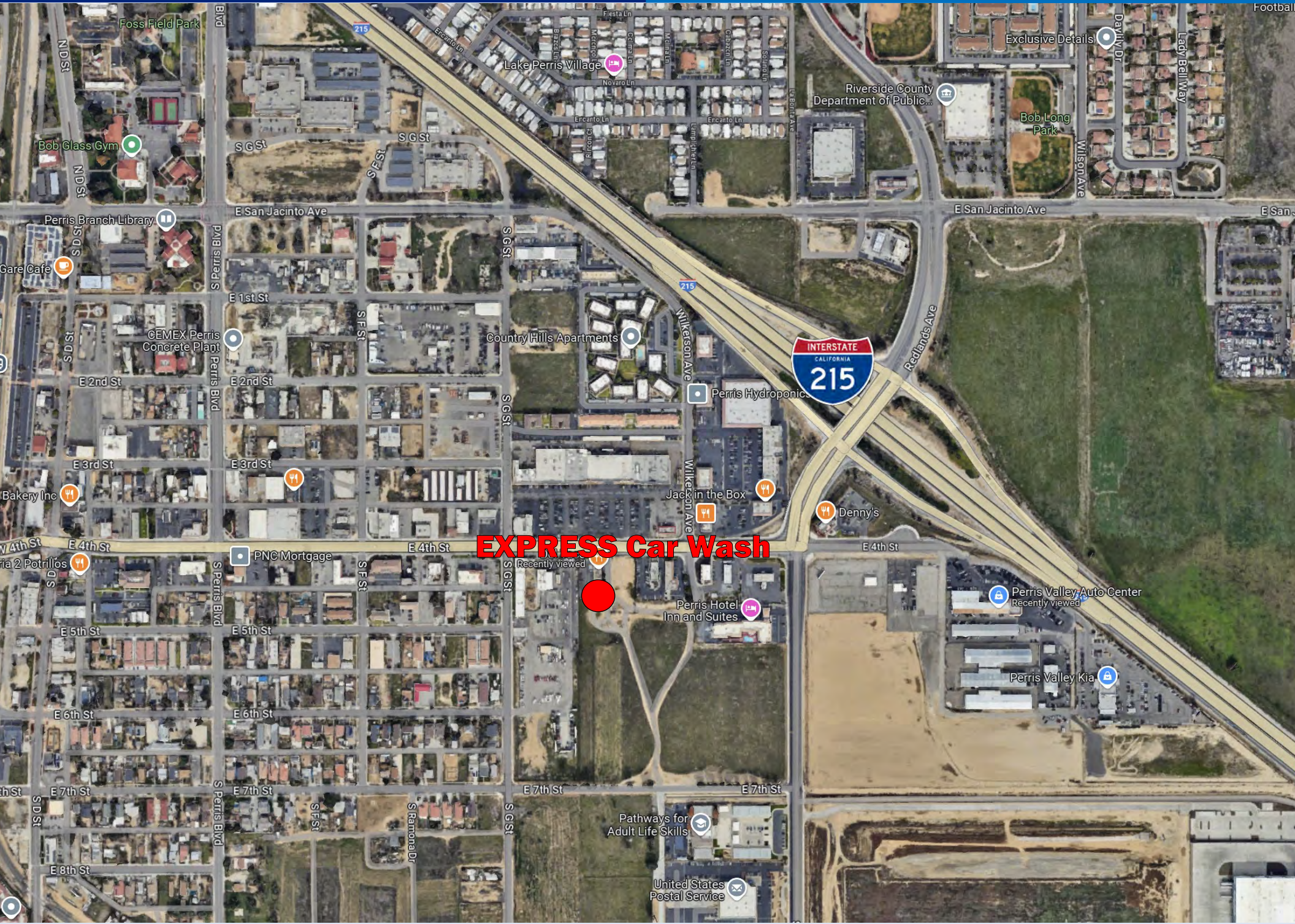
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|----------------------------------|---|---|
| 1 Ross Stores, Inc. 2,193 | 2 Val Verde Unified School District 1,493 | 3 Perris Union High School District 1,106 |
| 4 Lowe's Distribution Center 926 | 5 Home Depot Distribution Center 905 | 6 Perris Elementary School District 701 |
| 7 NFI Industries 612 | 8 Eastern Municipal Water District 600 | 9 Walmart Supercenter 430 |



REGINAL MAP



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

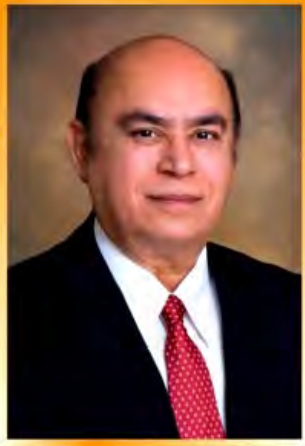
This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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CalDRE #01851484

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**AWARD
WINNING
AGENT**



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