

NWQ Highway 74 & Trumble Rd

Perris, CA

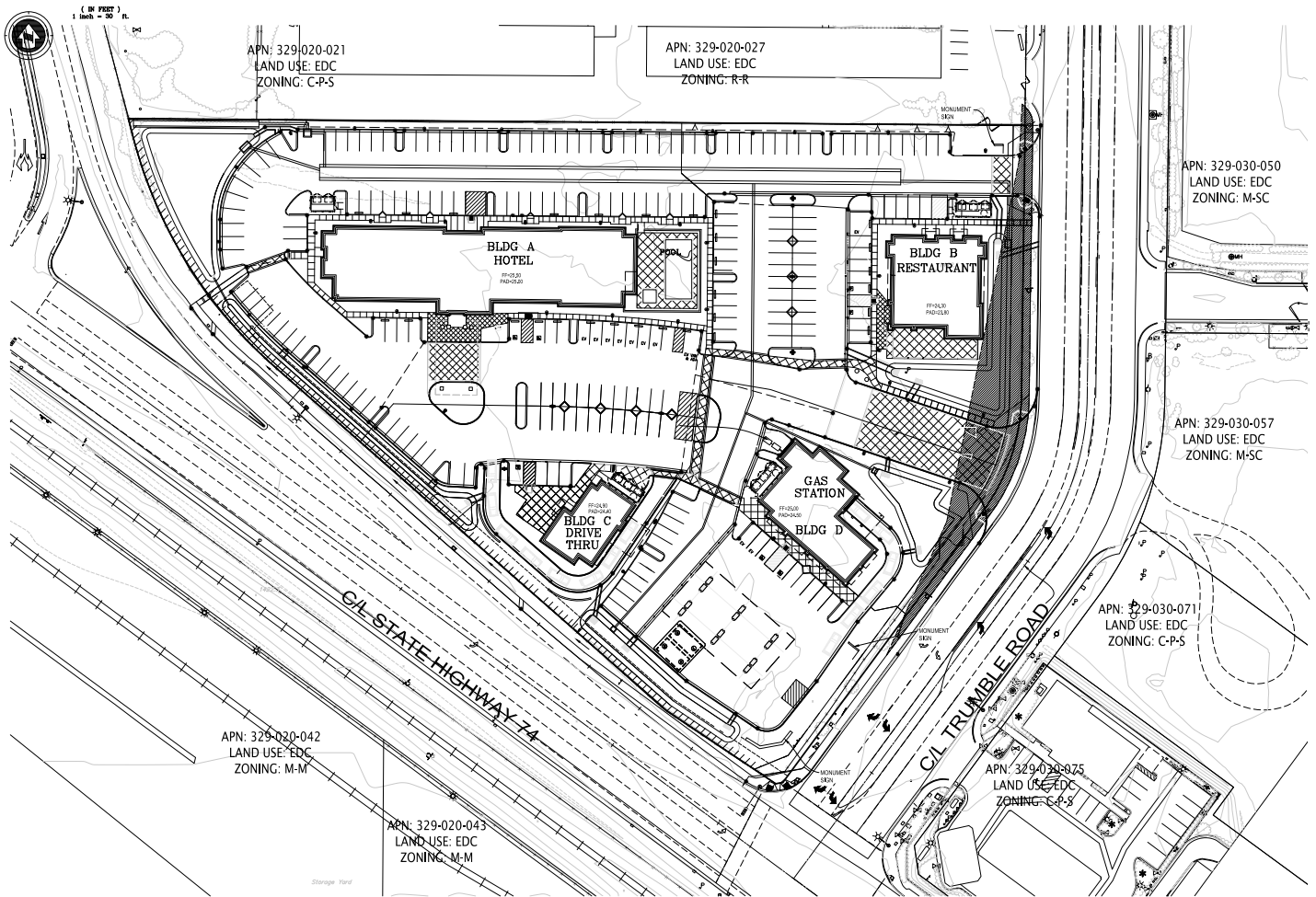
PAD OPPORTUNITIES AVAILABLE FOR LEASE

IDEAL FOR FAST FOOD WITH DRIVE THRU, FREESTANDING RESTAURANT, OR HOTEL



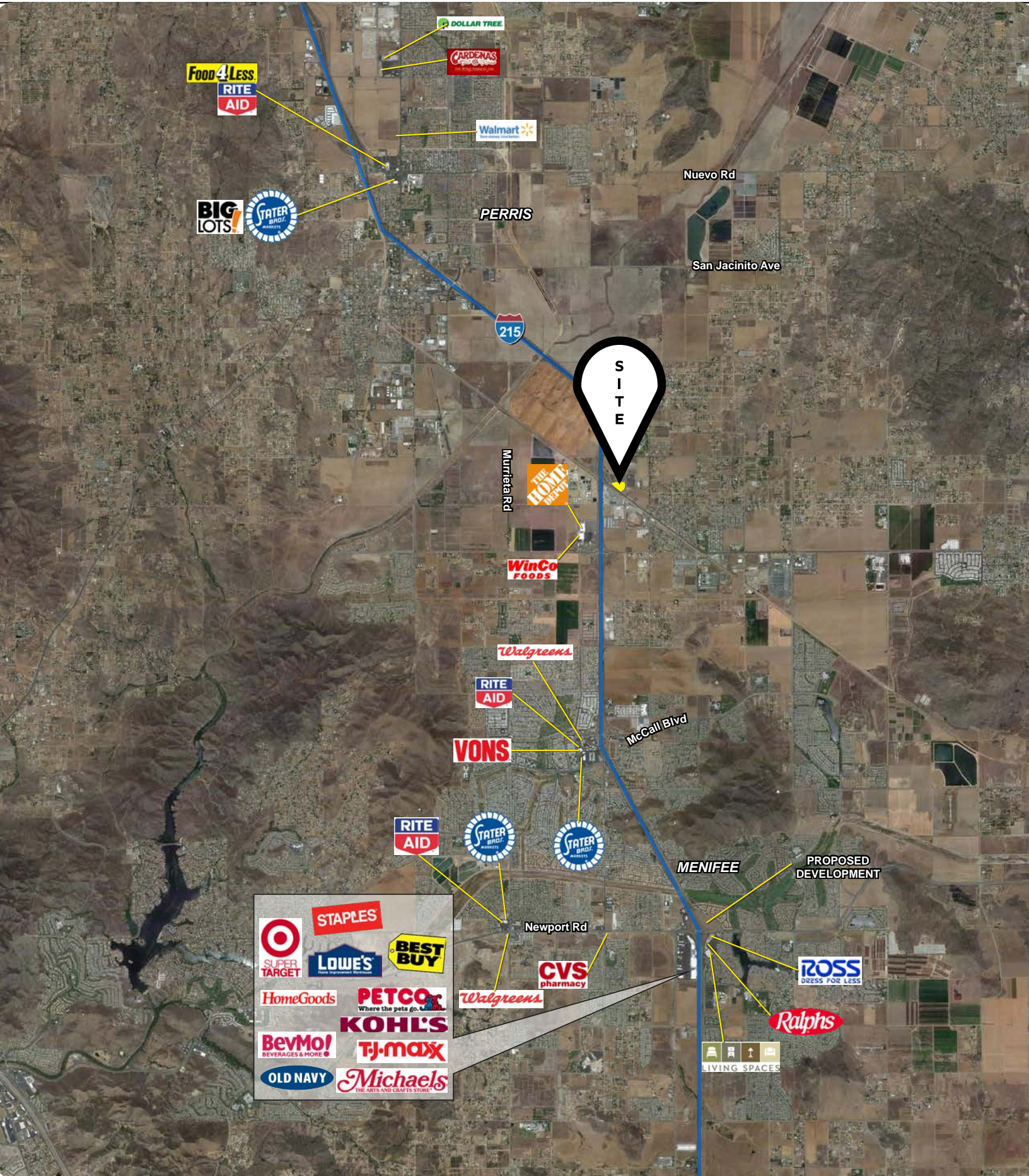


S I T E P L A N & P R O P E R T Y D E T A I L S



Property Features.

- + Pad Opportunities Available
- + Ideal for Fast Food with Drive Thru, Freestanding Restaurant, or Hotel
- + Excellent access & visibility off the I-215 freeway and Highway 74
- + Located within close proximity to Winco Foods, Home Depot, Starbucks & Carl's Jr
- + Major residential construction area with ~2,500 multifamily/single units proposed
- + Perris is home to the new Big League Dreams Sports Park, DropZone Waterpark, Langston Motorsports, Lake Perris & many Perris City Parks, which draws visitors & residents alike
- + Less than 4 miles from Heritage High School: 2,800+ students



NWQ Hwy 74 & Trumble Rd, Perris, CA

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

NWQ Highway 74 & Trumble Rd.

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	1,206	39,329	140,982
Projected Population (2029)	1,266	40,773	145,757

HOUSING

Total Households	326	11,950	42,491
Projected Total Households (2029)	346	12,477	44,135

INCOME

Median Household Income	\$103,363	\$78,553	\$77,240
Average Household Income	\$116,433	\$99,739	\$99,912
Per Capita Income	\$30,421	\$30,417	\$30,125
Median Disposable Income	\$83,278	\$62,901	\$62,407
Average Disposable Income	\$88,917	\$76,734	\$76,766

DAYTIME DEMOS

Total Daytime Population	2,688	34,338	107,878
Daytime Population Workers	1,902	10,417	23,311
Daytime Population Residents	786	23,921	84,567

RACE & ETHNICITY

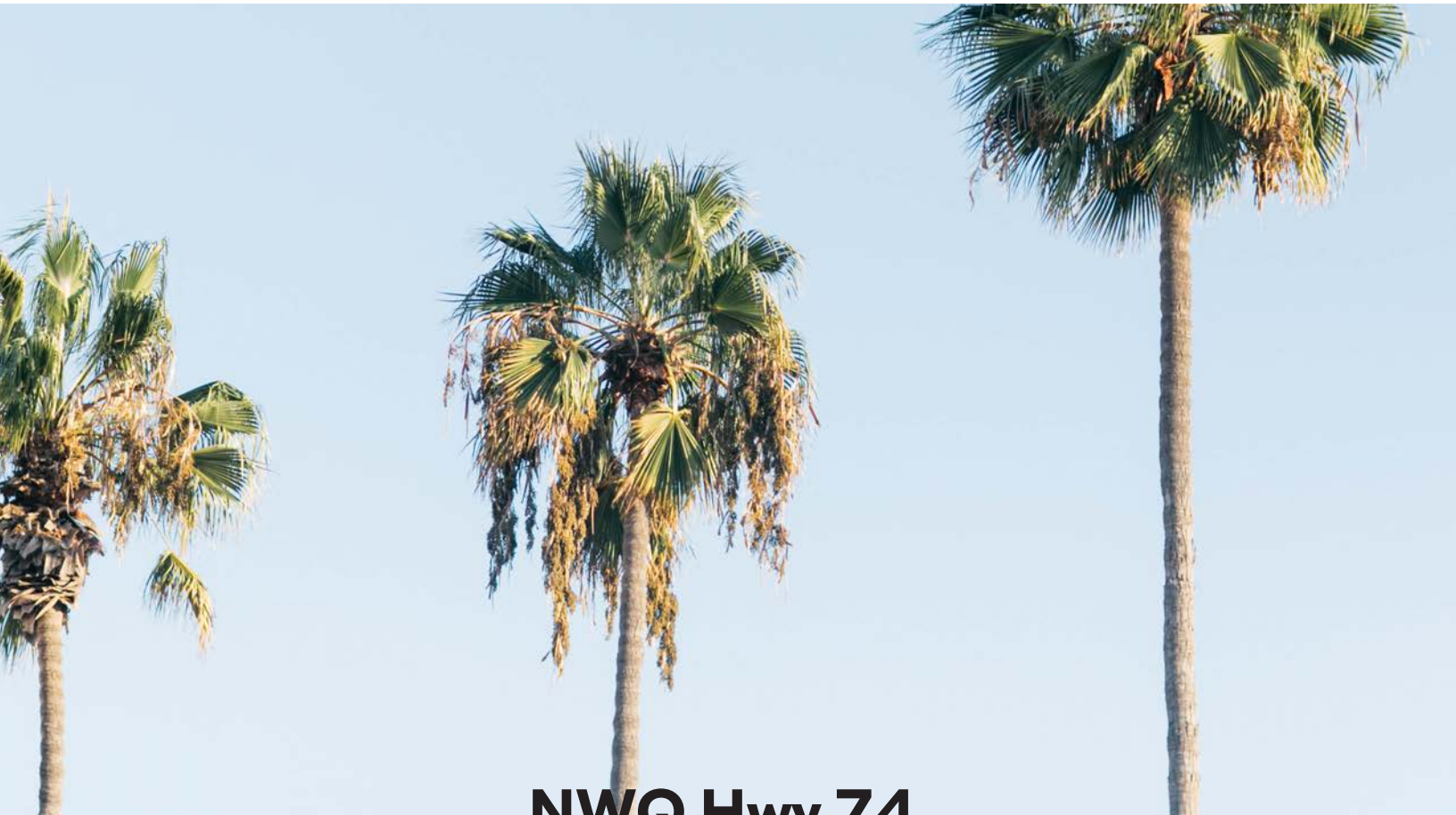
White	294 24.38%	12,495 31.77%	45,663 32.39%
Black or African American	42 3.48%	2,884 7.33%	10,772 7.64%
American Indian & Alaska Native Population	28 2.32%	792 2.01%	2,476 1.76%
Asian Population	33 2.74%	1,232 3.13%	5,592 3.97%
Pacific Islander Population	3 0.25%	143 0.36%	525 0.37%
Other Race Population	611 50.66%	14,560 37.02%	50,354 35.72%
Population of Two or More Races	195 16.17%	7,223 18.37%	25,599 18.16%
Hispanic Population	927 76.87%	25,501 64.84%	88,455 62.74%
Non-Hispanic Population	279 23.13%	13,828 35.16%	52,527 37.26%

EDUCATION

Bachelor's Degree	9 1.20%	2,067 7.97%	8,530 9.20%
Graduate/Professional Degree	31 4.14%	1,082 4.17%	4,948 5.34%

AGE

Median Age	33.0	37.1	36.9
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