

# On Deck Shopping Center

## NWQ Highway 74 & Trumble Rd., Perris, CA

**PAD OPPORTUNITIES AVAILABLE FOR LEASE**

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



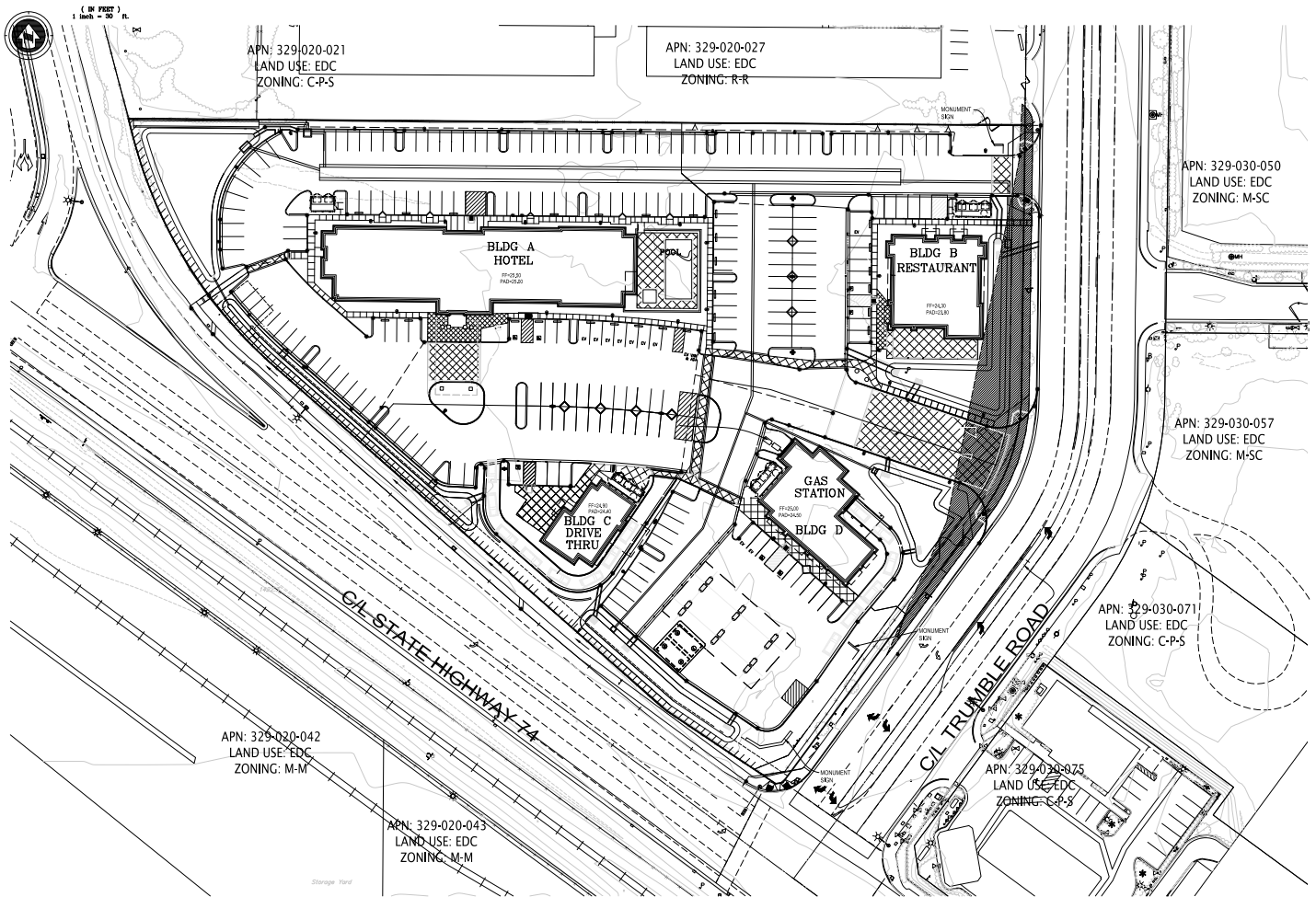
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## Property Features.

- + 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

27256 CA-74							
Menifee, CA 92585		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2025)	2,796		39,358		144,571		
Projected Population (2030)	2,913		43,125		154,068		
Census Population (2020)	3,023		34,315		137,847		
Census Population (2010)	2,639		29,347		116,065		
Projected Annual Growth (2025 to 2030)	117	0.8%	3,768	1.9%	9,497	1.3%	
Historical Annual Growth (2020 to 2025)	-227	-1.5%	5,043	2.9%	6,724	1.0%	
Historical Annual Growth (2010 to 2020)	384	2.9%	4,968	3.4%	21,782	3.8%	
Estimated Population Density (2025)	890	psm	1,393	psm	1,841	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2025)	770		13,518		44,410		
Projected Households (2030)	825		14,980		48,228		
Census Households (2020)	815		12,198		42,094		
Census Households (2010)	738		10,776		36,203		
Estimated Households with Children (2025)	379	49.2%	4,681	34.6%	18,254	41.1%	
Estimated Average Household Size (2025)	3.62		2.90		3.25		
Average Household Income							
Estimated Average Household Income (2025)	\$114,308		\$100,247		\$102,204		
Projected Average Household Income (2030)	\$112,960		\$100,619		\$102,480		
Estimated Average Family Income (2025)	\$138,767		\$123,791		\$119,011		
Median Household Income							
Estimated Median Household Income (2025)	\$93,002		\$86,054		\$86,439		
Projected Median Household Income (2030)	\$92,108		\$86,033		\$86,736		
Estimated Median Family Income (2025)	\$104,057		\$102,362		\$97,772		
Per Capita Income							
Estimated Per Capita Income (2025)	\$31,558		\$34,462		\$31,439		
Projected Per Capita Income (2030)	\$32,047		\$34,979		\$32,121		
Estimated Per Capita Income 5 Year Growth	\$489	1.5%	\$517	1.5%	\$681	2.2%	
Estimated Average Household Net Worth (2025)	\$995,975		\$1,093,063		\$1,063,667		
Daytime Demos (2025)							
Total Businesses	140		848		2,486		
Total Employees	1,672		6,821		18,612		
Company Headquarter Businesses	3	2.1%	15	1.8%	45	1.8%	
Company Headquarter Employees	18	1.1%	156	2.3%	1,404	7.5%	
Employee Population per Business	12.0		8.0		7.5		
Residential Population per Business	20.0		46.4		58.2		

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# On Deck Shopping Center Perris, CA

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