



Economic Development

CASE RD. MIXED-USE SHOPPING CENTER

Ethanac Rd. & Case Rd.

HOTEL OPPORTUNITY | PERRIS, CA

HIGH DEMAND HOTEL MARKET



STRONG HOTEL PERFORMANCE
62% Occupancy
\$125 ADR | \$77 RevPAR



TRAFFIC VISIBILITY
126,983+
Cars Per Day



DEVELOPMENT POTENTIAL
~72% Stabilized Occupancy
\$130+ ADR Potential

Property contact Derek Barbour, Richland Communities (714) 932-0650 DBarbour@richlandcommunities.com



PRIME SPACE APN 327-220-044 | ~24.90 Acres

- Underserved lodging market with limited quality hotel supply
- Strong demand driven by logistics, commercial, and regional travel
- Freeway visibility with convenient regional access
- Opportunity for new, high-quality hotel development

- Perris draws consistent hotel demand from a diverse mix of commercial, government, and leisure visitors year-round**
- **Logistics & Distribution** – Amazon, The Home Depot, Ross Dress for Less, Walgreens, Lowe's, and others
 - **March Air Reserve Base** – Steady government and military overnight demand
 - **Lake Perris, Southern California Fair & Perris Auto Speedway** – Regional leisure attractions drawing visitors year-round
 - **Skydive Perris** – ~180,000 descents annually from civilian and military groups
 - **Big League Dreams** – 275,000+ visitors annually for tournaments and events
 - **DropZone Waterpark** - 140,000+ visitors annually for open season



PERRIS ATTRACTS 3 MILLION ANNUAL VISITORS...

INVENTORY – SUBMARKET

Category	Midscale & Economy	Submarket (Overall)
Inventory Rooms	5,028	10,995
Existing Buildings	101	157
Avg. Rooms per Building	50	70
Under Construction Rooms	81	455
Under Construction Buildings	1	5

PERFORMANCE – SUBMARKET

Metric	Midscale & Economy	Submarket (Overall)
Occupancy (12 Mo)	54.60%	62.10%
ADR (12 Mo)	\$86.42	\$124.83
RevPAR (12 Mo)	\$47.17	\$77.50

