



Economic Development

COMMERCIAL OPPORTUNITY | PERRIS, CA

# EXPRESSWAY COMMERCE CENTER

SWC Ramona Expressway & Perris Blvd

PAD READY FOR DEVELOPMENT



FUTURE SPACE AVAILABLE

**4,300 Square feet**  
RETAIL SPACE



TRAFFIC VISIBILITY

**55,000**  
Cars Per Day



STRONG TRADE AREA

**445,693 Residents**  
10-Mile Radius

Property contact **Lars Anderson, Pacific Development Partners, LLC.**

**(310) 393-4141**



## ★ 15.15-Acre Corner Development Site

- ✓ **Drive-Thru Ready Site** - Ideal for drive-thru concepts and a range of retail uses.
- ✓ **High-Traffic Location** - Major regional roadway with excellent visibility.
- ✓ **Development-Ready Site** - Fully positioned for build-out, with active development plans underway.
- ✓ **Proven Anchor Co-Tenancy** - Join AutoZone in a growing commercial hub..

## 🏠 SITE DETAILS

Lot Size	2 Acres
Zoning	PVCC - Commercial
Status	Developer Preparing Plans
Space Available	4,300 SF retail
Owner	Pacific Development Partners, LLC.
APN	303-060-020

CONFIRMED CO-TENANCY



City of Perris Economic Development (951) 943-6100 ext. 414

Email: [edteam@cityofperris.org](mailto:edteam@cityofperris.org)

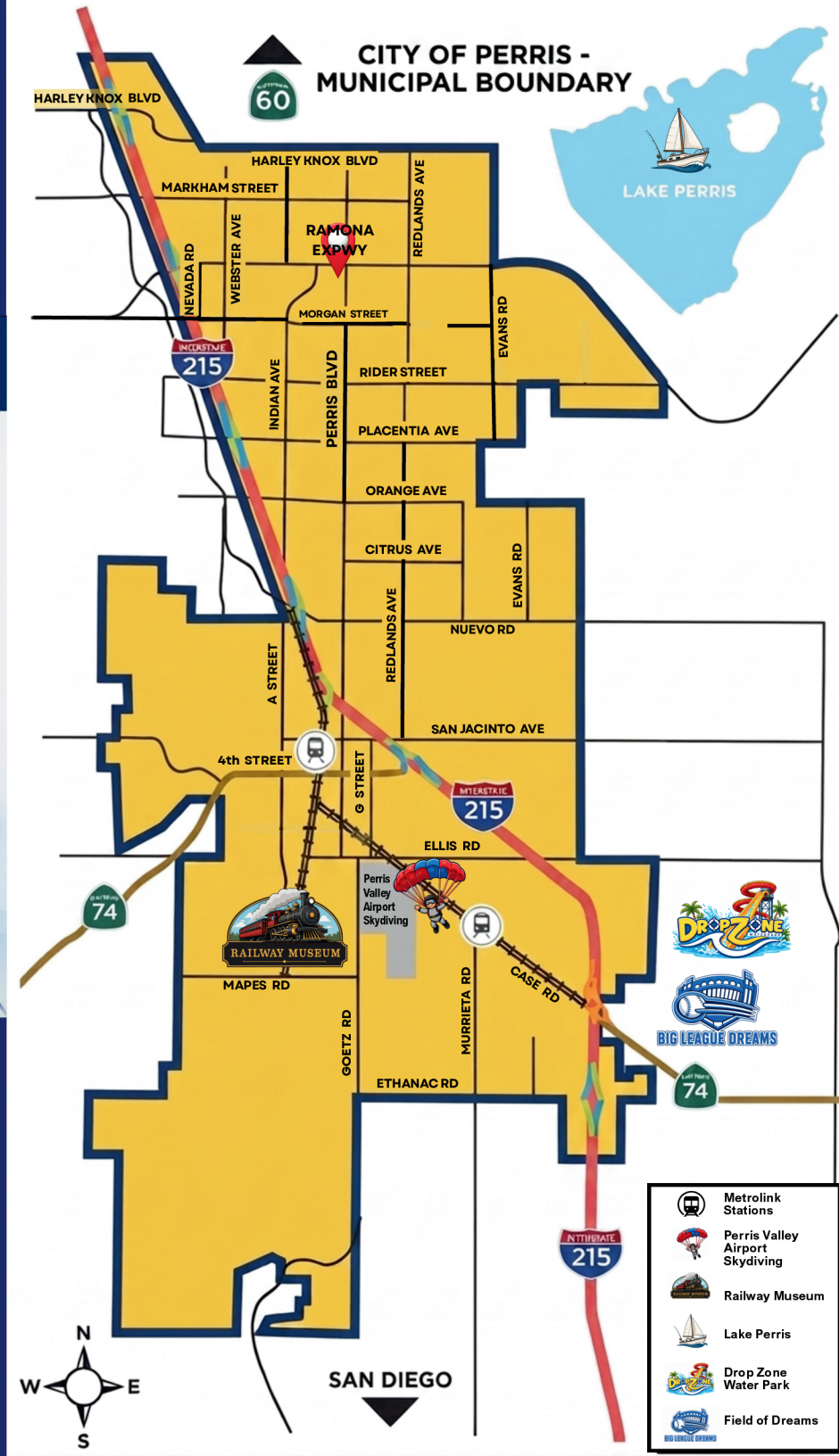
[www.cityofperris.org](http://www.cityofperris.org)

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## SITE DETAILS

2025 Population 10-Mile Radius

**455,617**

