

61 COMMERCE DRIVE

NEW CLASS A INDUSTRIAL MANUFACTURING CAMPUS

PERRIS COMMERCE CENTER
FOR SALE OR LEASE
NEW +/- 7,755 SQ. FT. BUILDING

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PROPERTY INFORMATION

INDUSTRIAL MANUFACTURING CAMPUS

61 COMMERCE DRIVE

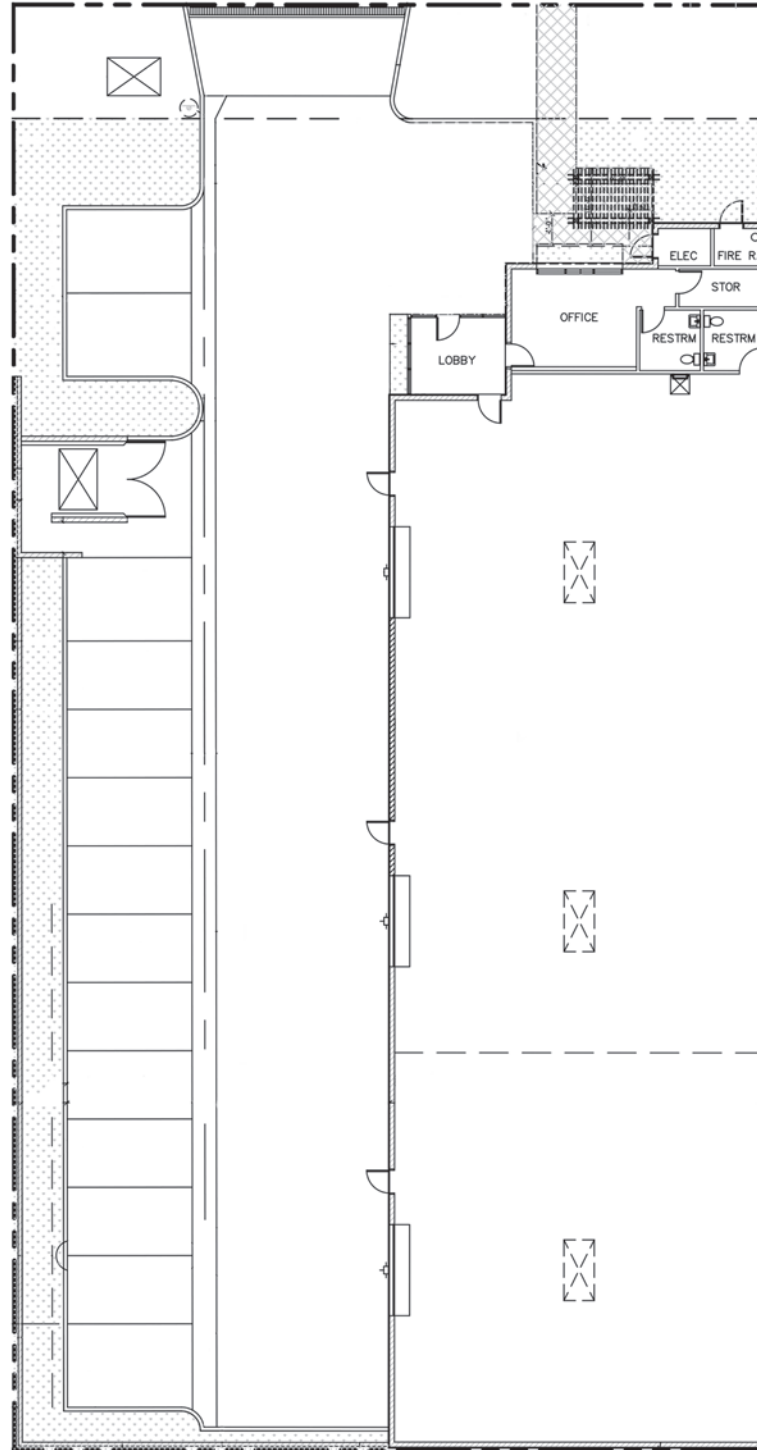
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|----------------|-----------|---|
| Building Size | 7,755 | Cross-streets Perris Blvd. and Commerce Drive. About 20 minutes from Downtown Riverside and about a little more than an hour from the Port of Los Angeles. |
| Lot Size | .44 Acres | |
| Building Class | A | Under Construction - 7,755 SF Buildings On .44 Acres: Estimated Completion - January 31, 2019; Property Features |
| Year Built | 2019 | - 732 SF Office, 1 Private Office, 1 Lobby, 1 Office Restroom, 1 Shop/Warehouse Restroom, 800 Amps, 3 Phase Power - 1200 Amp Possible, 15 Parking Slots, Clearance Height 18 Ft, Sprinklers, Possible Yard |

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SITE MAP

INDUSTRIAL MANUFACTURING CAMPUS

61 COMMERCE DRIVE



PARCEL MAP

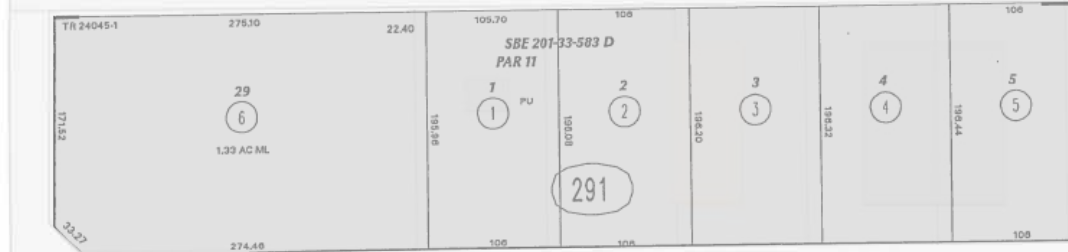
INDUSTRIAL MANUFACTURING CAMPUS

61 COMMERCE DRIVE



N Perris Blvd

305
30



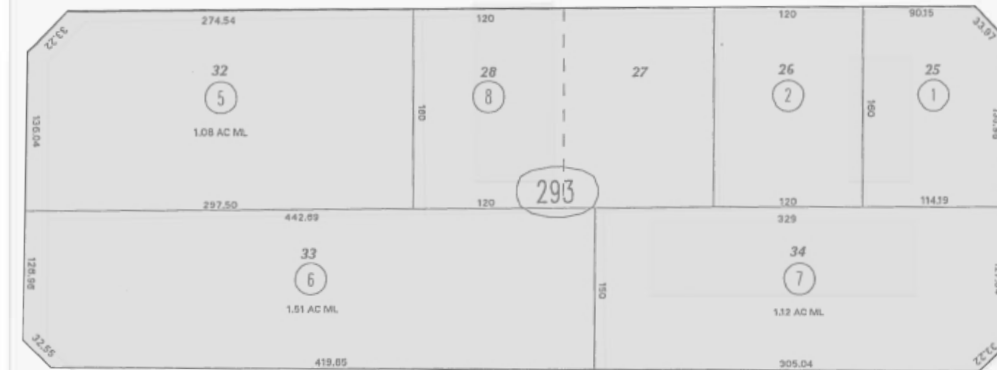
Commerce Dr



Business Park Dr

Lakeview Dr

27



E Rider St

306
37



LOCATION OVERVIEW

INDUSTRIAL MANUFACTURING CAMPUS

61 COMMERCE DRIVE

The property is in the city of Perris in Riverside County within the Inland Empire region. Perris sits in a central location within western Riverside County where Interstate 215 meets State Route 74. The parcel lies on Commerce Drive off N Perris Blvd, between E Rider St and Ramona Expy, approximately 70 miles southeast of Downtown Los Angeles. Its location enjoys proximity to Interstate 215, which is only about 3.3 miles to the west as well as State Route 74, roughly 4.5 miles to the southwest. Additionally, this site is around 80 miles from the Ports of Los Angeles and Long Beach.

**SIZE: 31.5
SQUARE MILES**



**HOUSEHOLDS:
18,980***



**POPULATION:
78,818***



**MEDIAN HOUSEHOLD
INCOME: \$57,838***



Perris, CA lies in the Inland Empire, one of Southern California's fastest growing regions. As one of Riverside County's premiere industrial and logistics hubs, this community presents excellent opportunities for new businesses along with expansions for established companies. Perris offers a convenient location, a qualified, motivated labor pool, pro-business environment, and superior quality of life for residents.

*2018, Estimated by Applied Geographic Solutions

LOCATION OVERVIEW

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61 COMMERCE DRIVE

Google Earth

W Placentia Ave

E Rider St

W Rider St

N Perris Blvd

215

N
AERIAL MAP

Perris developed a solid reputation as a family-friendly community with affordable housing during the last ten years. Situated near the city of Riverside, Moreno Valley and Hemet, Perris benefits from its central position in the Inland Empire. Although many of the city's workers currently commute outside of Perris for employment, residents are eager to embrace positions closer to home. Perris provides a strong talent pool with 58.3% of the population aged 20 to 64. Approximately 31% of residents obtained a high school diploma while 37.2% attended some college or higher. This educated population translates to 54.6% blue collar workers and 45.4% white collar employees primarily in the Sales/Office and Production, Transport, Material Moving sectors.

Residents support the local economy in the following ways:

- \$1B Total Annual Household Expenditures
- \$489M Total Annual Retail Expenditures
- \$4,407 Total Monthly Household Expenditures
- \$2,148 Total Monthly Retail Expenditures

3Q 2018 Inland Empire Industrial Market Highlights

- 8.9% total availability
- The average asking rent increased 10.5% year over year
- Vacancy rate inched up 30 basis points from 2Q 2018
- The average sales price registered at \$109/SF

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