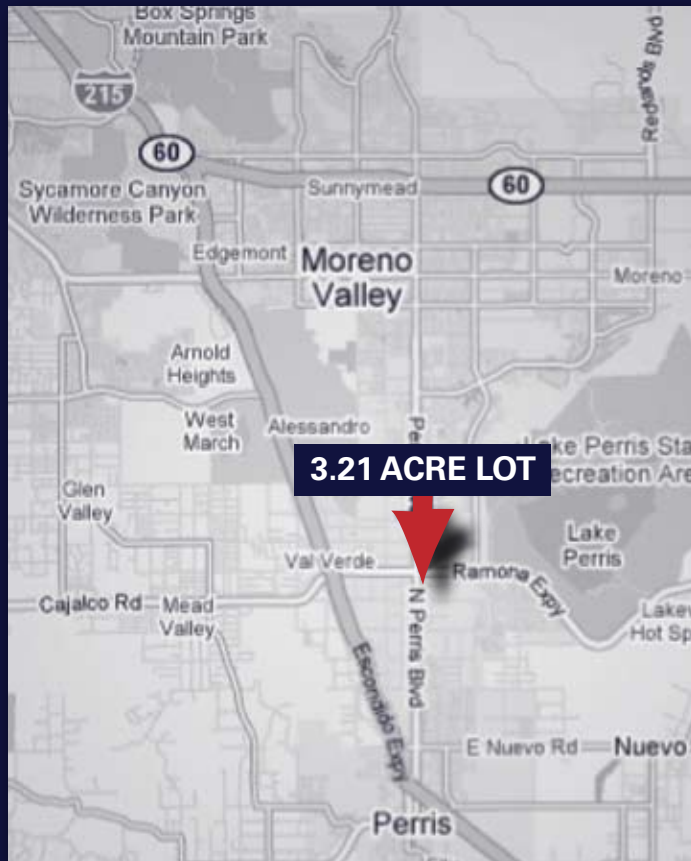
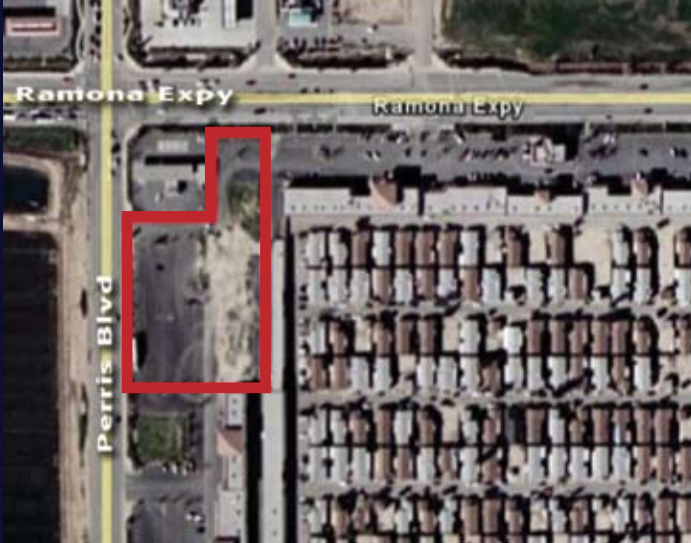


FOR LEASE BUILD-TO-SUIT



3.21 ACRES

**85 E. Ramona Expressway
Perris, CA 92571**

FEATURES:

- 3.21 Acres total lot size
- Up to 83,897 sq ft total allocated for development
- NNN long term lease with options
- Easy access to the 215 Frwy and 60 Frwy
- Located in a shopping center w/ easy ingress / egress
- Anchor tenants: Farmer Boy's Restaurant & West Coast Motor Sports
- Minutes to Lake Perris State Recreation Park
- City Population of 92,571 and still growing
- Corner of two major intersections, Ramona Expy & Perris Blvd.
- Ramona Expressway – direct route to Lake Perris which offers a variety of water recreation amenities
- Corner lot with excellent visibility on both directions



26371 Avery Parkway / Suite B Mission Viejo, CA 92692

NATASHA RADWAN

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FOR LEASE BUILD-TO-SUIT

85 E. Ramona Expressway Perris, CA 92571

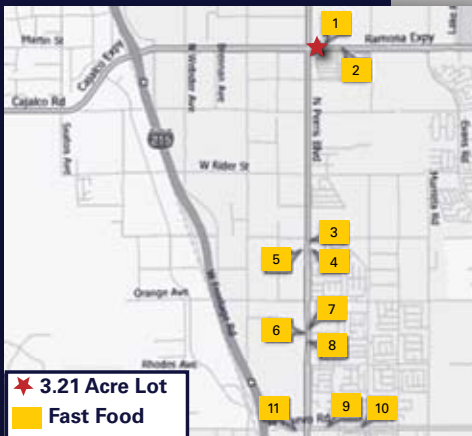
3.21 ACRES



#	Name	Address	Distance
1	El Rancho Grande Restaurant	85 Ramona Expy Ste 8, Perris, CA	0.02 miles
2	Sizzling Steer Steak House	115 Ramona Expy, Perris, CA	0.03 miles
3	Farmer's Boy Restaurant	145 Ramona Expy Ste A, Perris, CA	0.06 miles
4	Old Chicago Pizza & Sports Bar	165 Ramona Expy, Perris, CA	0.08 miles
5	IHOP Restaurant	1688 N Perris Blvd Ste J, Perris, CA	1.12 miles
6	Oaks Steakhouse	2986 N Perris Blvd, Perris, CA	1.28 miles
7	Domino's Pizza	2560 N Perris Blvd G8, Perris, CA	1.81 miles
8	Jenny's Family Restaurant	1675 N Perris Blvd Ste B, Perris, CA	2.87 miles
9	China Palace Buffet	1675 N Perris Blvd Ste A8, Perris, CA	2.87 miles
10	Pizza Hut	1675 N Perris Blvd Ste E, Perris, CA	2.87 miles
11	Family Basket Restaurant	670 W 7th St, Perris, CA	2.98 miles



#	Name	Address	Distance
1	Albertsons	2560 N Perris Blvd, Perris, CA	0.62 miles
2	Market Plus	2055 N Perris Blvd Ste G1, Perris, CA	0.87 miles
3	Food 4 Less	1688 N Perris Blvd Ste D, Perris, CA	1.12 miles
4	Hazit Market	640 E Nuevo Rd, Perris, CA	1.18 miles
5	Stater Brothers Markets	47 E Nuevo Rd, Perris, CA	1.31 miles
6	Mendez Meat Market	145 Ramona Expy Ste B1, Perris, CA	1.55 miles
7	Lake Perris Market & Deli	85 Ramona Expy Ste 13, Perris, CA	1.55 miles
8	Shawn's Discount Groceries	240 E 4th St, Perris, CA	2.36 miles
9	California Mini Mart	511 E 4th St, Perris, CA	2.36 miles
10	Fiesta Nutritional Products	308 S D St, Perris, CA	2.42 miles



#	Name	Address	Distance
1	TacoTime	68 Ramona Expy, Perris, CA	0.06 miles
2	McDonald's	64 Ramona Expy, Perris, CA	0.06 miles
3	Jack in the Box	2560 N Perris Blvd Ste X, Perris, CA	1.55 miles
4	McDonald's	2560 N Perris Blvd, Perris, CA	1.55 miles
5	Taco Bell	2560 N Perris Blvd, Perris, CA	1.55 miles
6	Dell Taco	1688 N Perris Blvd Ste A, Perris, CA	2.49 miles
7	Burger King	1688 N Perris Blvd Ste P, Perris, CA	2.49 miles
8	McDonald's	1675 N Perris Blvd Ste D, Perris, CA	2.55 miles
9	Carl's Jr.	69 E Nuevo Rd, Perris, CA	2.67 miles
10	Subway	15 W Nuevo Rd, Perris, CA	2.67 miles
11	El Pollo Loco	117 W Nuevo Rd, Perris, CA	2.67 miles



#	Name	Address	Distance
1	Walgreens	17500 Perris Blvd, Moreno Valley, CA	1.60 miles
2	Dominquez Pharmacy	2055 N Perris Blvd Ste A1, Perris, CA	2.18 miles
3	Rite Aid	1688 N Perris Blvd, Perris, CA	2.49 miles
4	Food 4 Less	1688 N Perris Blvd Ste D, Perris, CA	2.49 miles
5	Super RX Pharmacy	25900 Iris Ave, Moreno Valley, CA	2.92 miles
6	Longs Drugs	26180 Iris Ave, Moreno Valley, CA	3.11 miles
7	Perris Hills Pharmacy	540 W 4th St Ste 1, Perris, CA	4.50 miles
8	Walgreens	25011 Alessandro Blvd, Moreno Valley, CA	4.54 miles
9	Rite Aid	24991 Alessandro Blvd, Moreno Valley, CA	4.54 miles
10	Longs Drugs	25070 Alessandro Blvd, Moreno Valley, CA	4.54 miles

FOR MORE INFORMATION
PLEASE CONTACT:

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