

# EXPRESSWAY CENTER

Space For Lease  
& Pad Available

85 East Ramona Expressway  
Perris, CA 92571



A Thriving and Newly Renovated Shopping Destination

**AP** **ATLAS PROPERTIES**  
REAL ESTATE SERVICES

# Center Highlights



## Grow Your Business In An Expanding City

Expressway Center boasts a central location in the middle of Perris. Perris' population has doubled since 2002 and continues to grow making it an ideal place to locate a business.



- Adjacent section of the I-215 Freeway has 103,000+ CPD



- Approx. 145,000 vehicles per day exit the I-215 at the Ramona Expressway off ramp located 1.5 miles from Expressway Center



- Renovation completed in June of 2018



- Adjacent to May Ranch, the largest residential development in Perris with 4,500 homes and 19,000 residents



- Long linear shopping center with all units featuring excellent street visibility



- Anchored by Del Taco and Farmer Boys



- Expressway center is at the corner of Ramona Expressway and Perris Blvd. (70,000 CPD) Ramona Expressway is the main road that links the I-215 freeway and heavily residential east Perris, and Perris Blvd. is the main north/south street in the city



- Dedicated turn lane with signal on Ramona Expressway



- Great tenant mix including multiple restaurants, convenience stores, dry cleaners, retail, auto services and other specialty services such as a gym



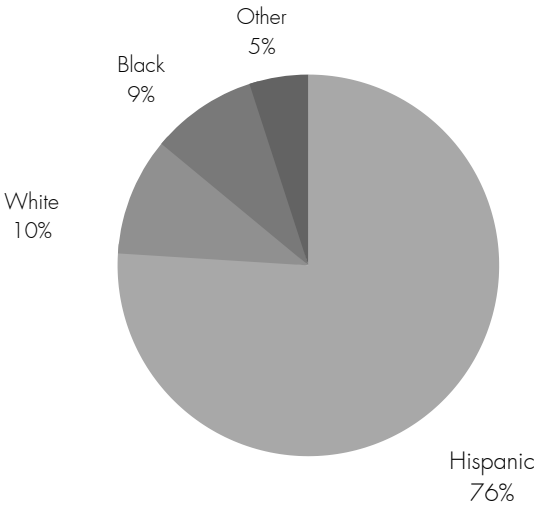
# City Info & Surrounding Logistic Facilities



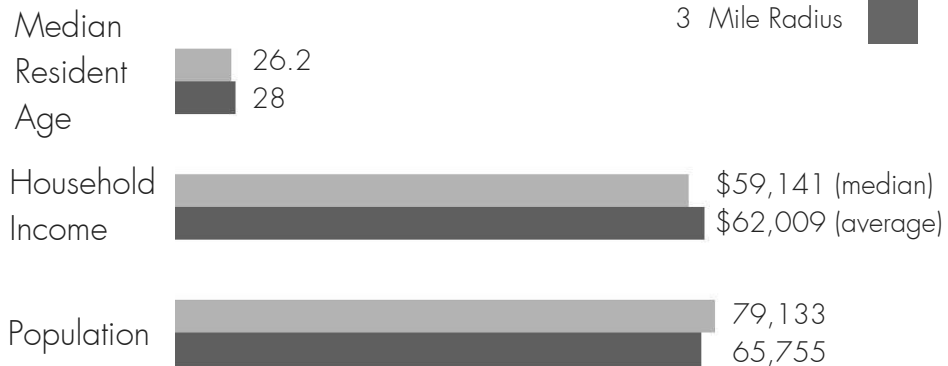
## Perris Fast Facts:

- ⚡ Perris' population is predicted to grow 10% by 2022 and has grown 117.49% since 2000
- ⚡ The city of Perris has over 13,654 proposed (10,144 approved) homes adding approx. 47,700 people to its population and few proposed new retail centers in the area
- ⚡ There are more than 22,000 employees within a 5 mile radius of Expressway Center

## Ethnicity / Race (2019):

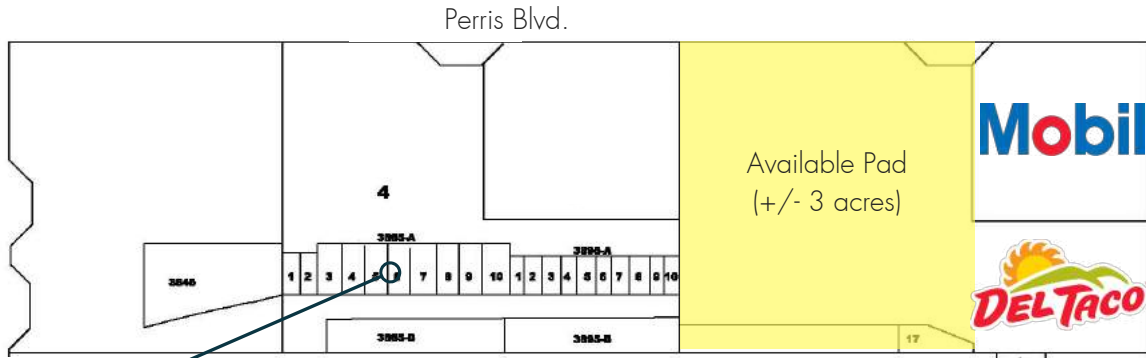


## Demographics (2019):



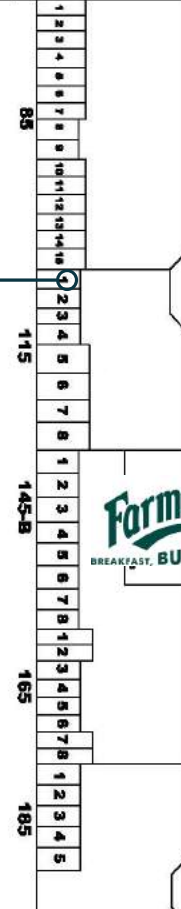
## Surrounding Logistic Facilities





• U.S. Custom Sound

- Lake Perris Liquor
- Sinaloa Sushi Restaurant
- Mendez Market
- Unique Threading & Beauty
- Patty's Beauty and Barber Shop
- La Michoacana
- City of Riverside Dept. of Mental Health
- Express Gadget Repair
- Renteria Custom Wheels
- Five Spice Groceries & Restaurant
- Express Registration & Insurance Services
- Toro Taxes



Ramona Expressway



We're ready to help your business grow in Perris.  
Give us a call today!

Space Available  
Pad Available

## Contact Information

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