

# SPECTRUM CENTER

Space For Lease  
& Pads Available

2560 North Perris Blvd.  
Perris, CA 92571



An Expansive Shopping Complex in Growing Perris, CA

**AP** ATLAS PROPERTIES  
REAL ESTATE SERVICES



# Center Highlights



## A Destination With a Little Bit of Everything

Spectrum Center is an large shopping plaza with a wide range of tenants; from Fitness 19 and Dollar Tree to the Perris Mini Mall, Spectrum Center has it all!



- Spectrum Center is anchored by Cardenas, Dollar Tree, Fitness 19 and The Perris Mini Mall



- New Yoshinoya Coming Soon!



- Proposed new east/west freeway that will run adjacent to the property and have Perris Blvd. exit



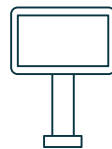
- 1.4 miles to the I-215 freeway with 103,000+ cars per day



- Harvest Landing, a 341 acre 1,860 residential unit development is proposed directly adjacent to the center



- Adjacent proposed apartment complex will have over 200 units



- 3 large monument signs on Perris Blvd. and 2 on Orange Ave. New monument on the corner of Orange and Perris proposed



- Dedicated signalized turn lanes on Perris Blvd.



- Spectrum Center has a massive parking lot with 6.9 spaces per 1,000 SF and over 65 spaces per unit



- Approximately 34,000 cars per day pass on adjacent Perris Blvd.



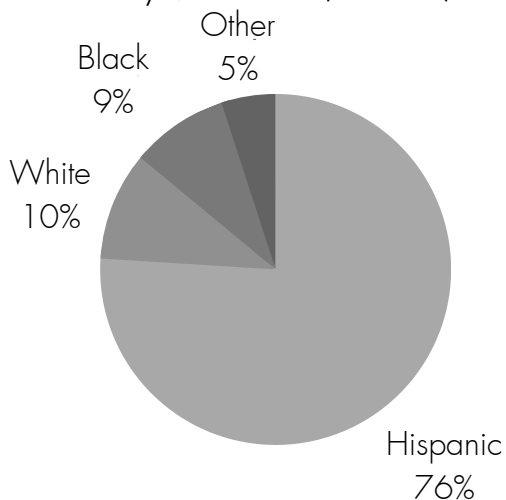
# City Info & Surrounding Area



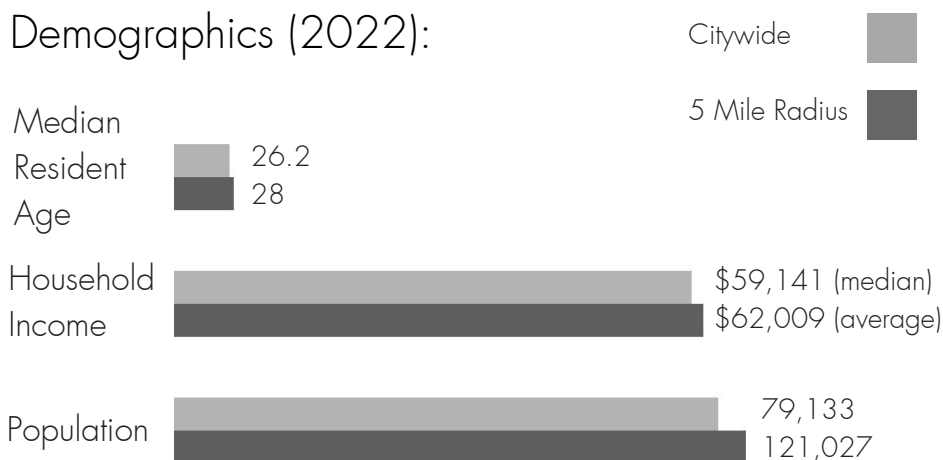
## Perris Fast Facts:

- ⚡ 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 24,000 employees within a 5 mile radius of Spectrum Center
- ⚡ Inland Empire had the 5th largest Population Growth in 2021 nationwide

## Ethnicity / Race (2022):



## Demographics (2022):



## Surrounding Area





### Tenant List

F1-2	Gentle Dental	2,210 SF
F3-4	Tacos La Bufadora	2,400 SF
F5	Vanity Nails & Spa	1,200 SF
F6	BLVD Barber Studio	1,040 SF
F7-8	Perris Valley Veterinary Clinic	2,200 SF
F9	Erika's Insurance Services	1,200 SF
F10	Pizzeria El Encanto	1,200 SF
F11	Metro By T-Mobile	1,400 SF
F12-13	Mr. You Chinese Food	2,000 SF
G1	Hair Beauty Salon	1,200 SF
G2	IBROW & BEYOND	900 SF
G3	Rodeo Enterprise	1,200 SF
G4	+Life	1,200 SF
G5-6	Domino's Pizza	1,600 SF
G7	Boost Mobile	1,200 SF
G8	La Michoacana	1,200 SF
G9	Agua Pura	1,200 SF
J1	Spectrum Cleaners	1,540 SF
J2	Placas Insurance & Registration Services	1,260 SF
J3-4	Wireless World	2,800 SF
N1	County of Riverside	11,200 SF
N2	Dollar Tree Stores	15,300 SF
N3	Perris Mini Mall	52,000 SF
R1	Acceptance Insurance	2,080 SF
R2	El Festin	1,920 SF
R3	El Festin	3,840 SF
R5	Resource MFG	2,800 SF
S1	Fitness 19	21,063 SF
S2	Speedy Lube	7,000 SF
S	Get Air Trampoline Park	21,000 SF
S	Available (Divisible)	35,000 SF
2550	KFC	2,200 SF
2570-101	Altura Credit Union	(New Construction) 1,800 SF
2570-102	Altura Credit Union	(New Construction) 1,000 SF
2570-103	Available	(New Construction) 1,000 SF
2570-104	Little Caesars	1,800 SF
E	Available Pad	Max Building Area 10,000 SF
GG	Avilabile Pad	Max Building Area 6,000 SF
K	Available Pad	Max Building Area 20,000 SF
L	Available Pad	Max Building Area 12,180 SF
	Cardenas	(Owned By Others) 45,642 SF
	Jack in the Box	(Owned By Others) 1,900 SF
	Taco Bell	(Owned By Others) 2,000 SF
	Wells Fargo	(Owned By Others) 4,500 SF
	Wienerschnitzel	(Owned By Others) 2,100 SF

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

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