

±2.28 AC - Investment / Development Opportunity

HIGHWAY 74



Perris, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Executive Summary

PROPERTY FACTS

- LOCATION: Perris - Riverside County, CA
- TOTAL SITE AREA: ±2.28 Acres
- APN: 349-342-020, 027, 028
- ZONING: Rural Residential
- General Plan: Rural Commercial
- **PURCHASE PRICE: \$800,000**
- **PRICE PER AC: \$350,877 / AC**

PROPERTY OVERVIEW

The offering consists of three contiguous legal parcels totaling approximately 2.28 acres with just over 250 feet of frontage on Highway 74. The property is located in the community of Meadowbrook, an unincorporated area of Riverside County that borders the cities of Lake Elsinore, Canyon Lake, Menifee, and Perris. The portion of Highway 74 in which the property is located provides shortened access between Lake Elsinore and Perris and sees approximately 25,000 cars per day. This corridor and surrounding the property is primarily made up of rural residential with some commercial/retail and a growing industrial presence. In terms of utilities, the property is serviced by the Elsinore Valley Municipal Water and currently has a water meter on each of the three parcels. Sewer infrastructure is currently being installed in Highway 74 and is available at the property line. Buyer to confirm. Please reach out to our team with any questions or interest in this opportunity.

ZONING

The subject property is located in the community of Meadowbrook which is a part of the Elsinore Area Plan in the County of Riverside's General Plan. The property is currently zoned Rural Residential, but its land use designation is Rural Commercial (C-R) which is intended for the following:

"The Board of Supervisors finds that because there is a need for small-scale, commercial uses in the outlying areas of the County along rural highway corridors for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone classification which will promote these rural commercial uses on parcels of generally less than 2½ acres."

Additionally, the building intensity permitted in Rural Commercial areas is a 0.20 FAR (Floor Area Ratio).



Drone Photos



Drone Photos



Drone Photos



Drone Photos



Drone Photos

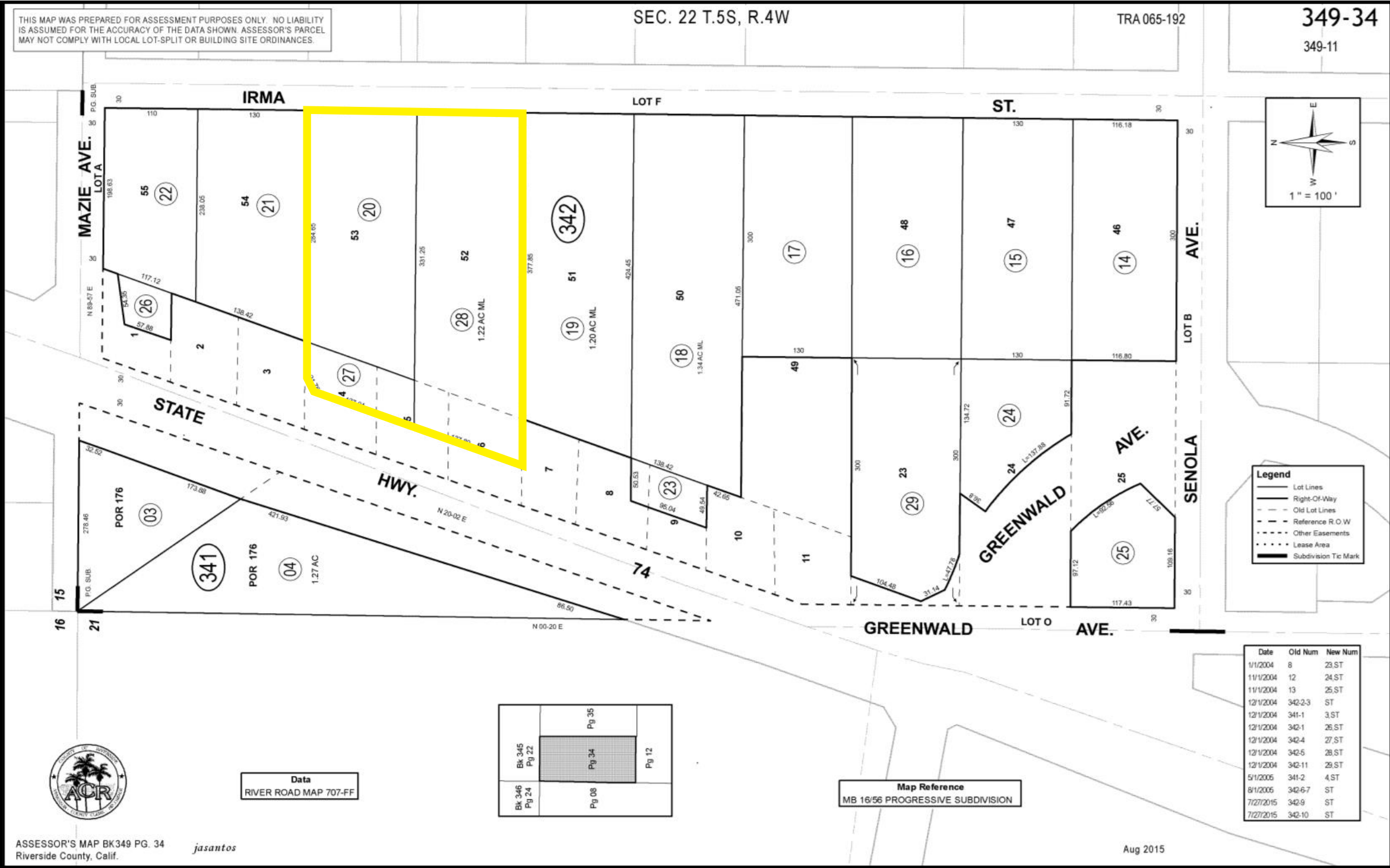


Aerial Map

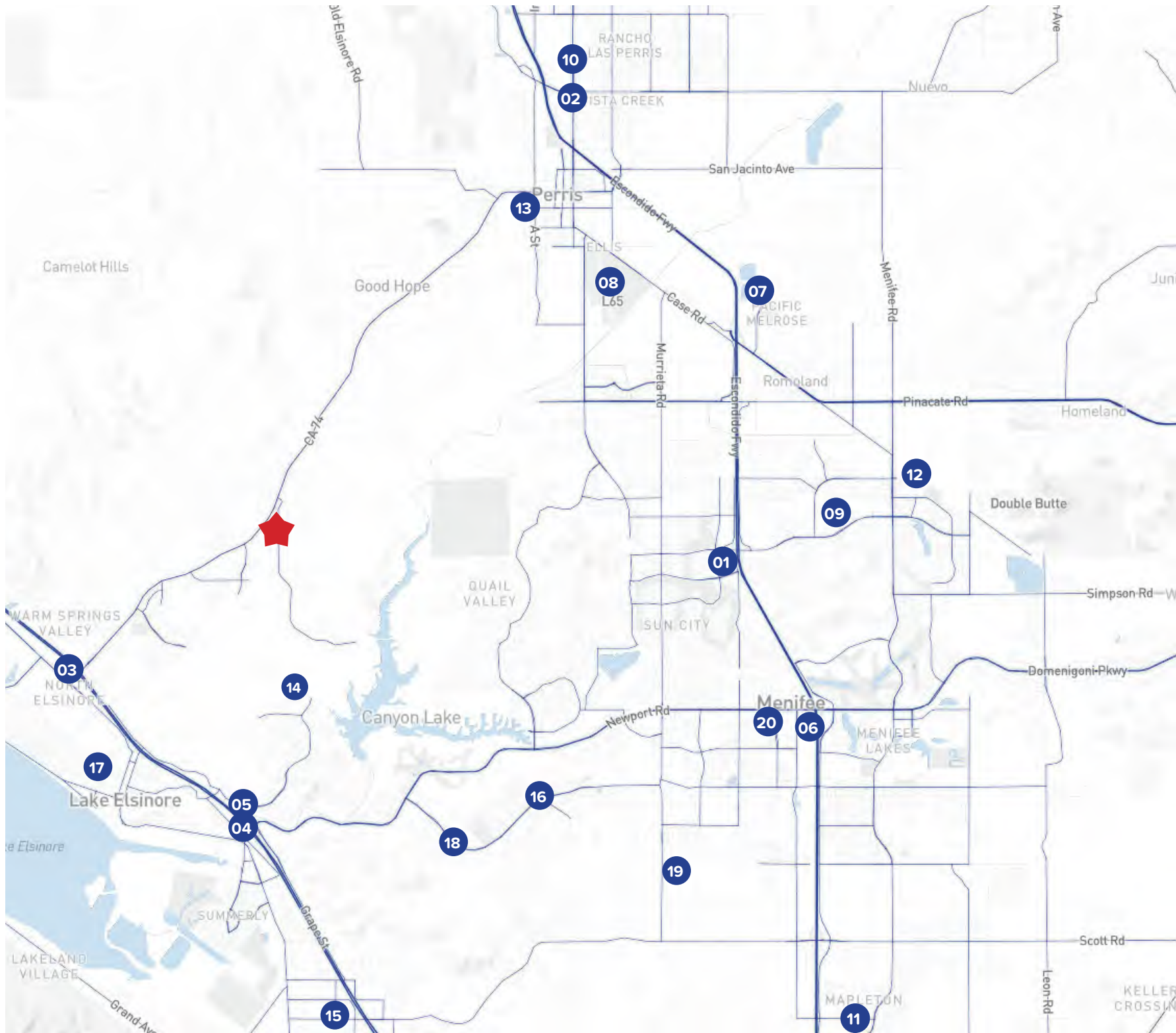


Assessor's Map

PROPERTY OVERVIEW



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Sun City Shopping Center
- 02 Perris Towne Square
- 03 Lake Elsinore Square
- 04 Lake Elsinore Valley Center
- 05 Winchester Farms Country Market
- 06 Railroad Market

ENTERTAINMENT

- 07 Big League Dreams Perris
- 08 Sky Dive Perris

MEDICAL FACILITIES

- 09 Menifee Valley Medical Center
- 10 Perris Valley Medical Center
- 11 Kaiser Permanente

EDUCATION

- 12 Mesa View Elementary School
- 13 Perris Elementary School
- 14 Tuscany Hills Elementary School
- 15 Elsinore High School
- 16 Herk Bouris Elementary School
- 17 Elsinore Middle School
- 18 Canyon Lake Middle School
- 19 Menifee Middle School

GOVERNMENT FACILITIES

- 20 Menifee Justice Center

Perris, CA

Perris is a city located in Riverside County, California, United States. It is situated in the Inland Empire region of Southern California.

Perris is known for the Perris Valley Airport, which hosts the annual Perris Valley Skydiving competition. The city is also home to the Orange Empire Railway Museum, a popular attraction for railway enthusiasts, featuring a large collection of vintage trains and artifacts.

Perris was founded around the California Southern Railroad in the 1880s; depot and historic Southern Hotel (built in 1886) remain cultural landmarks >

Other Perris Attractions:

Southern California Railway Museum: West Coast’s largest operating railroad museum, featuring heritage train rides

Lake Perris State Recreation Area: A favorite for boating, hiking, and camping.

Skydiving & Motorsports: Noted skydiving facilities at Perris Valley Airport and events like sprint car racing at Perris Auto Speedway.

Popular local events include craft fairs, festivals, and the Southern California Fair at Lake Perris.

2025 Summary

Population	17,451
Households	4,454
Median Age	30.0
Median Household Income	\$56,928
Average Household Income	\$78,973



FOR MORE INFORMATION CONTACT:

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