



FOR SALE



INDUSTRIAL



10,230 SF



## 1375 Nandina Ave.

Perris, California 92571

### Property Highlights

- Located in the Perris "GREEN ZONE"
- 200 Amp Power (Being Upgraded to 400 Amp)
- 15% Office Build OUT
- Large Paved Yard with Open Sided Metal Workshops
- Close to Freeways
- Call for Offers Due December 24th, 2020
- Sold AS-IS with Clear Title

### Property Description

PRICE TBD

Details about current lease available.



#### Gian Starita

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#### Kenneth Ward

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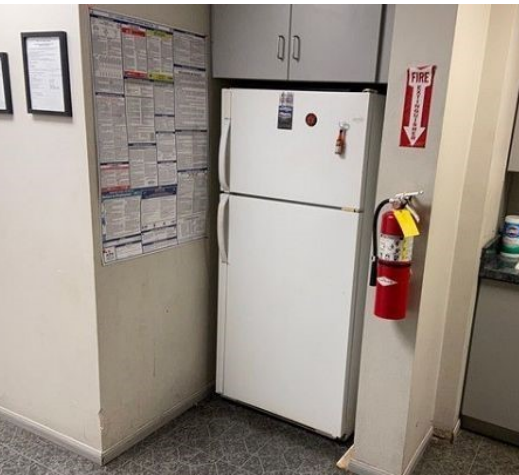
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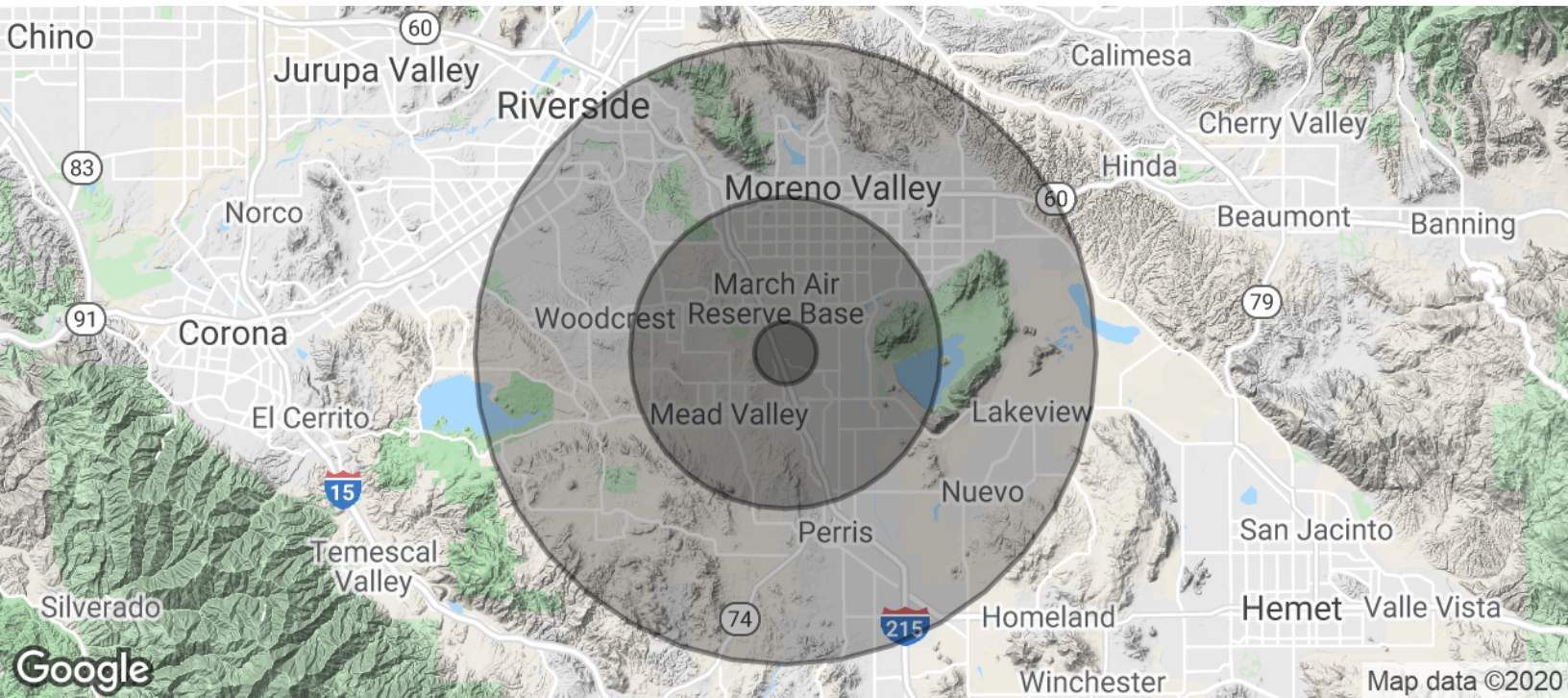
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 2,077     | 190,075   | 460,443   |
| Average age          | 28.9      | 27.8      | 29.7      |
| Average age (Male)   | 29.9      | 26.8      | 28.7      |
| Average age (Female) | 26.7      | 28.3      | 30.5      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households     | 540       | 48,532    | 127,384   |
| # of persons per HH  | 3.8       | 3.9       | 3.6       |
| Average HH income    | \$55,237  | \$63,725  | \$72,994  |
| Average house value  | \$318,943 | \$307,724 | \$358,034 |

\* Demographic data derived from 2010 US Census

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