

The Venue

at Perris

NEC OF I-215 AND
REDLANDS AVENUE (HWY 74)
PERRIS, CALIFORNIA

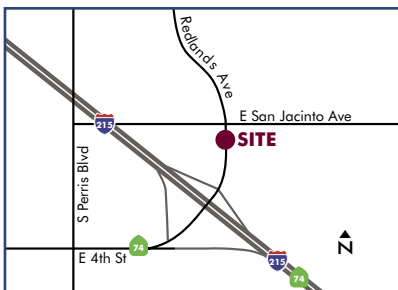


700,000 SF



Anchor Community Center

Sub-Anchor, Pad and Shop Space Available



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PROJECT FEATURES

- Regional shopping and entertainment center
- Prime site located at the 4th Street/Redlands Avenue exit off the I-215 freeway
- This location offers vast visibility, easy access and proximity to many growing communities
- The project offers destination shopping, daily needs, variety of eateries and entertainment
- #1 retail site per the Buxton Study commissioned by City of Perris
- Projected opening 3rd Quarter 2009

DEMOGRAPHICS

| Radius | 3-Mile | 5-Mile | 10-Mile |
|---------------------------------|----------|----------|----------|
| 2011 Projected Population | 55,232 | 92,662 | 333,439 |
| 2006 Estimated Population | 47,219 | 79,071 | 283,843 |
| Est. Avg. Household Income 2006 | \$45,268 | \$46,423 | \$57,648 |

Source: Claritas Inc.

TRAFFIC COUNTS

Interstate 215 82,000 cars/day

Source: Cal-Trans

CBRE
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05/05/06
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