



WALTON  
REALTY  
ESTABLISHED 1989

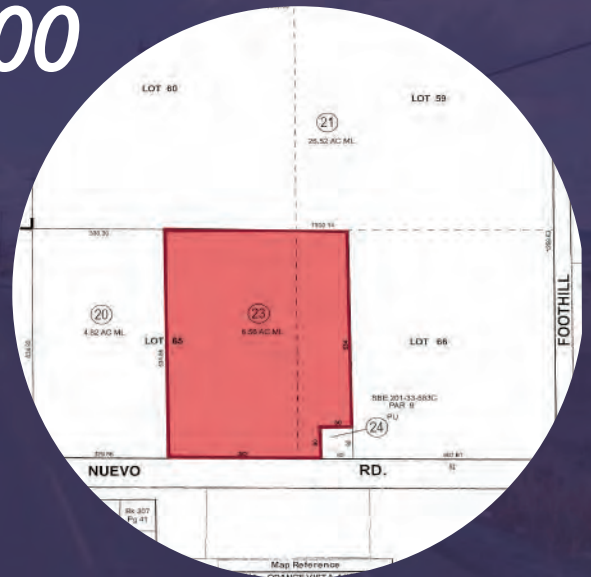
# \$1,980,000.00

## LAND FOR SALE

27392 Nuevo Rd, Perris, CA 92571  
Unincorporated Riverside County

APN# 307-270-023

Vacant Mix Use/ Commercial Land - 6.56 Acres



- Designated Mix Use in Lakeview/ Nuevo Area Riverside County General Plans
- Nice location for mix use project on the major street of Nuevo Road
- Traffic Count on Nuevo Rd & El Nido Ave is 10,332 (year of 2022 data)
- 382 feet on Frontage of Nuevo Road
- Approximately 0.4 miles from the City of Perris boundary which is on Dunley Dr.
- Water and electricity on site
- Possibility for Multiple family dwelling, certain non-residential use, or Multiple family dwellings combined with certain non-residential use. Please verify with county for usage and conditional use permit.
- Easy access to Freeway 215
- Close to residential communities, Orange Vista High School, Perris High School, Clearwater Elementary School, Kindred Hospital, Redlands Towne Square Apartment, St. James the Less Catholic Church, Lake Perris Concession, Starbucks, Walmart Supercenter, Chick-Fil-A, In-N-Out, Sizzler and Stater Bros.



Chris Wen  
DRE No. 01009134  
Direct: (909)-576-6888  
chris@waltonrealtyinc.com



WALTON  
REALTY  
ESTABLISHED 1989

DRE No. 01053889 Phone: (626) 854-2888  
19057 Colima Rd. Rowland Heights, CA 91748  
[www.waltonrealtyinc.com](http://www.waltonrealtyinc.com)

Disclaimer: Please verify with city for land use permits. Maps are not to scale. Information deemed reliable but not guaranteed.

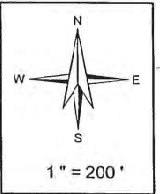
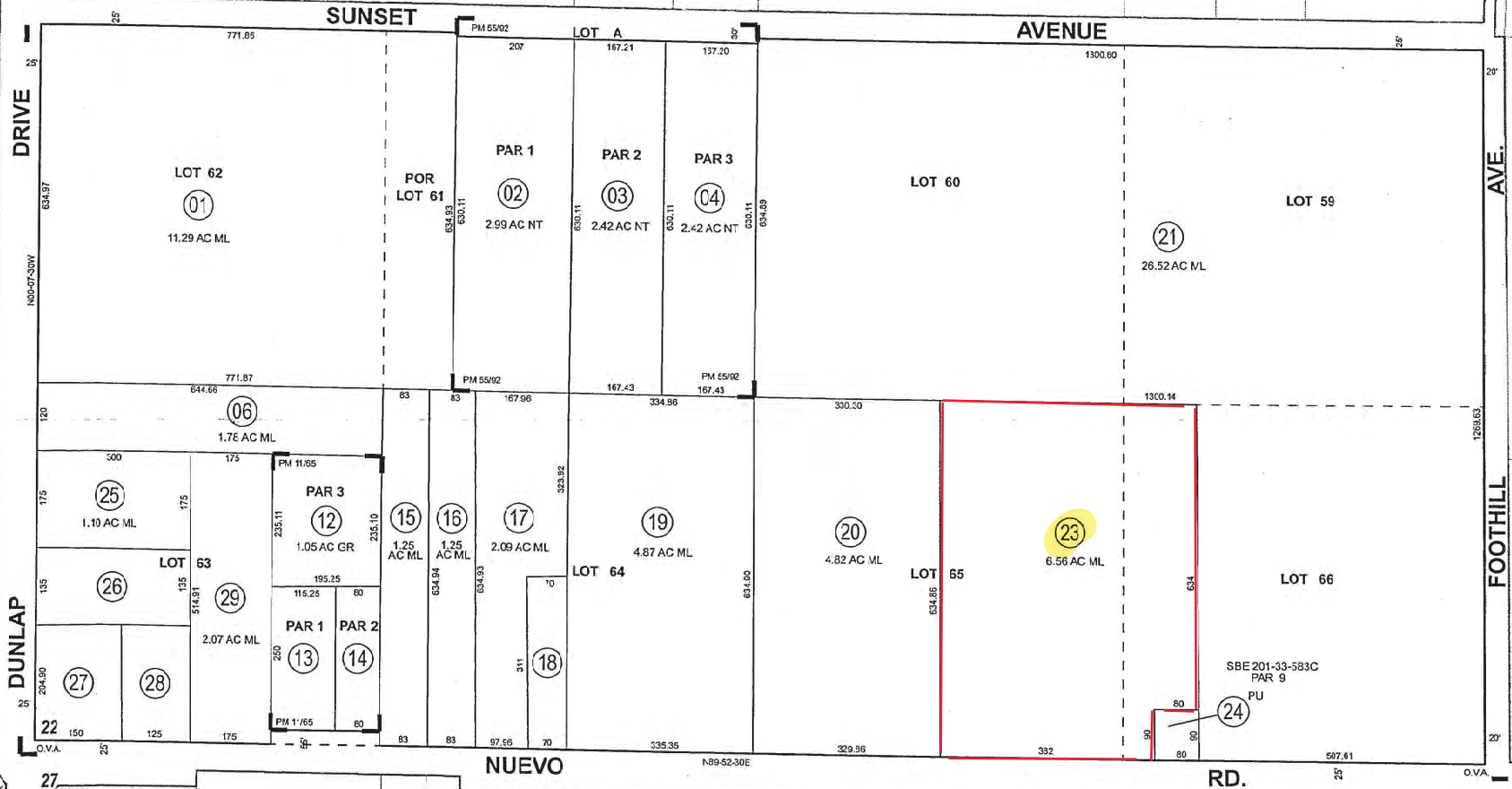
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

S1/2 SW1/4 SEC.22 T.4S R.3W  
POR. RO. SAN JACINTO NUEVO

TRA 083-007

307-27  
307-25

APR 19 2010



**Legend**

- Lot Lines
- - - Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- - - Lease Area
- - - Subdivision Tie Mark



ASSESSOR'S MAP BK 307 PG 27  
Riverside County, Calif.

J Morgan

Bk 320 Pg 40	Bk 307 Pg 23	Bk 307 Pg 41
Bk 320 Pg 41	Bk 307 Pg 27	Bk 307 Pg 25
Bk 320 Pg 42	Bk 310 Pg 27	Bk 310 Pg 23

**Map Reference**

MB 8/15	ORANGEVISTA ACRES
PM 11/65	PARCEL MAP NO. 5709
PM 55/92	PARCEL MAP NO. 11368

Date	Old Number	New Number
8/1/1982	5	21,21
4/1/1988	22	23,21
8/1/1995	7	25
8/1/1995	8	26
8/1/1995	9	27
8/1/1995	10	28
8/1/1995	11	29

April 2010