

Coming SPRING of 2025!

The RAMONA PROMENADE



Bringing over 35,000 square feet of dining and shopping experience.

Enjoy food, fun, entertainment, local art, and seasonal events with family and friends.

Promenade Retail/Entertainment Concept and 774,000 Sq Ft. of Industrial.

Over 1,200 construction jobs and 1,000 permanent jobs.

\$300,000 in recurring property tax revenue.

Over \$10 million dollars in regional flood control improvements.



For more information and a free project brochure, email RamonaPromenade@gmail.com or call 951-404-9636



I SUPPORT

The RAMONA PROMENADE

CONTACT INFORMATION

First Name

Last Name

Address

City

State

Zip Code

Email Okay to receive email updates

Phone Okay to receive text updates

YES, I support the Ramona Promenade

YES, I can write a letter of support

YES, I can attend a future
hearing for this project

Questions or Comments?

Call

951-404-9636

Email

RamonaPromenade@gmail.com

From: Max Gomez [REDACTED]
Subject: Re: Brochure Request
Date: December 27, 2023 at 4:27 PM
To: mike.ramonapromenade@gmail.com

MG

Hello Mike,

We look forward to the positive impact these businesses will bring to our community.

Thank you
Sent from my iPhone

On Dec 6, 2023, at 8:08 PM, mike <ramonapromenade@gmail.com> wrote:

Dear Max,

I trust you've had a chance to look over the plans we've put together for the Ramona Promenade. I'm eager to hear your thoughts.

Could you please take a moment to share your support with a quick email?

Best regards,

Mike

On Nov 30, 2023, at 11:02 AM, Max Gomez

<[REDACTED]>

Hello,

I would like to request a brochure with information on the upcoming Ramona Promenade project.

Thank you

|| Max
Sent from my iPhone

From: mike ramonapromenade@gmail.com
Subject: Re: Brochure Request
Date: December 6, 2023 at 8:07 PM
To: Max Gomez [REDACTED]



Dear Max,

I trust you've had a chance to look over the plans we've put together for the Ramona Promenade. I'm eager to hear your thoughts.

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Best regards,

Mike

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Thank you

Max

Sent from my iPhone

From: mike.ramonapromenade@gmail.com 
Subject: Re: Brochure Request
Date: November 30, 2023 at 12:28 PM
To: Max Gomez 



Greetings Max,

Thank you for your inquiry about the Ramona Promenade.

We hope to bring a new retail/dining/shopping and leisure experience to Perris, all in a promenade setting.

The Project

The entire project consists of approximately 774,00 square feet of distribution center space. The entry/exit to this area will be off Perry Ave, and no trucks will be using the Ramona Expressway.

On Perris Blvd, we have reserved approximately four and a half acres for future retail.

On the Ramona Expressway, we will construct the Ramona Promenade. It is important to note that both the distribution center **AND** the Ramona Promenade **will be built at the same time.**

The project will also solve flooding issues in Perris Blvd and the Ramona Expressway.

Leases

We are actively marketing for users but are being very selective. We have yet to receive city approval. Once we do, we can be more aggressive in our leasing efforts.

We believe **“if we build it, they will come,”** and we think the time is right for this type of Promenade center in Perris.

More information will be shared closer to our Planning Commission and City Council hearings.

Until then, please enjoy our vision with us with the attached brochure. It goes into detail about The Promenade and also covers economic and

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Please email me if you like what you see and want to support our efforts. It would be greatly appreciated.

Lastly, I am the Project Manager, and my offices have been in downtown Perris, at the Southern Hotel, for over 20 years. It's an honor to do business in Perris.

Best Regards, and Stay Tuned!

Mike Naggar



DRE NO. 886278

Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570

On Nov 30, 2023, at 11:02 AM, Max Gomez
<maxgomez79@me.com> wrote:

Hello,

I would like to request a brochure with information on the upcoming Ramona Promenade project.

Thank you
Max
Sent from my iPhone

From: Max Gomez maxgomez79@me.com
Subject: Brochure Request
Date: November 30, 2023 at 11:03 AM

MG

Hello,

I would like to request a brochure with information on the upcoming Ramona Promenade project.

Thank you

Max

Sent from my iPhone

From: Phil Percival [REDACTED]
Subject: Fwd: Hearing on the 20th
Date: December 19, 2023 at 7:32 PM
To: RamonaPromenade@gmail.com



On Tue, Dec 19, 2023 at 7:29 PM Abe Qutami

<[REDACTED]> wrote:

We support the Ramona Promenade, we as a city need this, our community is out of work and growing, this will allow more jobs and future residents, we are in favor.

On Tue, Dec 19, 2023 at 7:22 PM Phil Percival

<[REDACTED]> wrote:

Hey Guys,
Please help out with emails if you can...

----- Forwarded message -----

From: Michael Nagggar <mike@mikenagggar.com>

Date: Tue, Dec 12, 2023 at 5:52 PM

Subject: Hearing on the 20th

To: Raj Dewan <[REDACTED]>, Gary Hamro
[REDACTED], Phil Percival [REDACTED]>

Hi Team,

Regarding speaking at the meeting, what would be very helpful, if you have a mind to do it, would be to send me emails of support. It can be as simple as " I support the Ramona Promenade" or something similar. Two or three sentences.

These emails help. Send any emails to
RamonaPromenade@gmail.com

Michael Naggar
DRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
Conference Line
605-313-4420
492963

--

Philip Percival
Real Estate Broker - BRE #01420682
Cell: [REDACTED]

Email: a [REDACTED] Web: www.teamdiamondhome.com

--

Philip Percival

[REDACTED]
[REDACTED] Fax: [REDACTED]
30141 Antelope Road, Menifee, CA 92584

Email: [REDACTED] Web: www.teamdiamondhome.com

From: Michael Naggar mike@mikenaggar.com
Subject: Re: Hearing on the 20th
Date: December 15, 2023 at 3:42 PM
To: Phil Percival [REDACTED]
Cc: Raj Dewan [REDACTED], Gary Hamro garyhamro@gmail.com



Excellent

Michael Naggar
DRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
Conference Line
605-313-4420
492963

On Dec 15, 2023, at 3:34 PM, Phil Percival [REDACTED] >
wrote:

Thanks, Mike. Done. Robin Mosley is mobilizing some of her friends to write letters too.

On Tue, Dec 12, 2023 at 5:52 PM Michael Naggar
<mike@mikenaggar.com> wrote:

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Philip Percival
Real Estate Broker - BRE #01420682
Cell: [REDACTED] Fax: (951) 249.7779
30141 Antelope Road, Menifee, CA 92584
Email: [REDACTED] Web: www.teamdiamondhome.com

From: Michael Naggar mike@mikenaggar.com
Subject: Hearing on the 20th
Date: December 12, 2023 at 3:32 PM
To: Raj Dewan [REDACTED]



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Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
Conference Line
605-313-4420
492963

From: Michael Naggar mike@mikenaggar.com
Subject: Re: I support the Ramona Promenade
Date: December 15, 2023 at 1:58 PM
To: Mathew Evans mevans@cityofperris.org



Yes stand by

Michael Naggar
DRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
Conference Line
605-313-4420
492963

On Dec 15, 2023, at 1:43 PM, Mathew Evans
<mevans@cityofperris.org> wrote:

Michael

Can you send me just the e-mail by itself by attaching it as a PDF or just attach the e-mail itself?

Thank you

From: Michael Naggar <mike@mikenaggar.com>
Sent: Friday, December 15, 2023 1:31 PM
To: Mathew Evans <mevans@cityofperris.org>
Subject: Fwd: I support the Ramona Promenade

One more

Michael Naggar
DRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
Conference Line
605-313-4420
492963

Begin forwarded message:

From: Robin Mosley <robinmosley1@verizon.net>
Subject: I support the Ramona Promenade
Date: December 15, 2023 at 1:18:24 PM PST
To: <RamonaPromenade@gmail.com>

I think this is a fantastic idea and support it completely.
Robin Mosley

[Sent from the all new AOL app for iOS](#)

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To: RamonaPromenade@gmail.com



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[Sent from the all new AOL app for iOS](#)

From: Andrew Myers thedrewforce@hotmail.com
Subject: Re: information and project brochure
Date: December 20, 2023 at 9:17 AM
To: mike ramonapromenade@gmail.com

AM

Yes, I would be happy to.

I'm excited about it as well as lots of neighbor's that was the topic at a BBQ last weekend , we need more places to eat ,dine, shop etc. all we see is warehouses going up all these workers will need places to eat besides fast food and the few generic restaurant's we have her Perris needs a steak house a Mimis a Bj's or apple bees something like that and an ice cream place lots of homes going up so where will they dine and or shop. This has got to be the most brilliant idea yet and very eager to see it happen.

thanks

From: mike <ramonapromenade@gmail.com>
Sent: Wednesday, December 6, 2023 8:11 PM
To: Andrew Myers [REDACTED]
Subject: Re: information and project brochure

Dear Andrew,

I trust you've had a chance to look over the plans we've put together for the Ramona Promenade. I'm eager to hear your thoughts.

Could you please take a moment to share your support with a quick email?

Best regards,

Mike

On Dec 5, 2023, at 8:35 AM, Andrew Myers <[REDACTED]> wrote:

Good morning

I received a postcard in the mail about this and would like to know more very exciting to get some new projects here in Perris to better our community.

| thanks

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thanks

From: mike ramonapromenade@gmail.com 
Subject: Re: information and project brochure
Date: December 6, 2023 at 7:30 PM
To: Andrew Myers thedrewforce@hotmail.com



Greetings Andrew,

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The Project

The entire project consists of approximately 774,00 square feet of distribution center space. The entry/exit to this area will be off Perry Ave, and no trucks will be using the Ramona Expressway.

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Best Regards, and Stay Tuned!

Mike Naggar



DRE NO. 886278

Mike Naggar and Associates Inc.
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Perris, CA 92570

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To: RamonaPromenade@gmail.com



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thanks

From: Robin Mosley robinmosley1@verizon.net 
Subject: Re: Mosley/Borden support this project
Date: December 21, 2023 at 1:24 PM
To: mike.ramonapromenade@gmail.com



I didn't see this till now. Sorry.

[Sent from the all new AOL app for iOS](#)

On Thursday, December 21, 2023, 12:20 PM, mike <ramonapromenade@gmail.com> wrote:

Join our Cloud HD Video Meeting
us02web.zoom.us



On Dec 14, 2023, at 10:55 AM, Robin Mosley

[REDACTED] > wrote:

We believe this project will be a great addition to that location!

On Wednesday, December 13, 2023 at 08:37:14 AM PST, Raj Dewan
<rajkdewan@gmail.com> wrote:

Me and my family support this project . I have seen that dead corner for last 35 years and this project will give City of Perris a very desired , fresh , welcoming and great economic and Social growth . We support this project whole heartedly.

Dewan Team

Raj Dewan M.Sc & Dr.Ritu Dewan

DRE #00784859

DRE #02063518

Specializing in Residential & Commercial sales

Active since 1980

Century 21 Award

4040 Barranca Parkway Suite #220

[REDACTED]

Our experience & service is focused in

Our experience & service is focused in
achieving your financial goals.



From: mike.ramonapromenade@gmail.com
Subject: Re: Mosley/Borden support this project
Date: December 21, 2023 at 12:20 PM
To: Robin Mosley robinmosley1@verizon.net
Cc: Raj Dewan rajkdewan@gmail.com



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Irvine CA 92604



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From: Phil Percival asset19@gmail.com
Subject: Ramona Promenade Support
Date: December 15, 2023 at 3:32 PM
To: RamonaPromenade@gmail.com, Robin Mosley robinmosley1@verizon.net



To Whom it May Concern:

This letter is in support of the Ramona Promenade Project near the intersection of Perry Street and Perris Blvd. I have been a resident of SW Riverside County for over 20 years and believe the project will bring more vitality and employment opportunities to the area.

The e-commerce/distribution component of the project is especially important as the world continues to shift its buying and selling online.

Sincerely,

--

Philip Percival

Cell:



30141 Antelope Road, Menifee, CA 92584

From: Jessica Percival jpasset22@gmail.com
Subject: Ramona Promenade Project
Date: December 19, 2023 at 7:20 PM
To: RamonaPromenade@gmail.com



I support the Ramona Promenade project. it will bring a wealth of employment opportunities to the area.

Sincerely,
Jessica Percival
Winchester, CA resident

From: [PFamouri](#)
To: [Kenneth Phung](#); [Mathew Evans](#); [Michael Vargas](#)
Subject: Optimus Building Corp. Project
Date: Monday, February 12, 2024 8:41:19 PM
Attachments: [2024-02-08 Perris Site Plan.pdf](#)
[2024-02-09 Composite Perris Site Plan.pdf](#)

To Perris City council:

Good evening

My name is Parto Famouri, The co-owner of property to the east of subject development. Optimus building Corp.

This development should help the city to achieve their goal of constructing line “E” drainage system that has been in plan for many years. At least for past 7 years that I own this property it has been the plan to construct this project and it still is in infancy stage of design.

This would be a great opportunity to build the Line “E” by a developer and improve the entire area of excessive flooding that occurs during each rainy season, as many of you that drive through the area are aware.

If Line “E” is built, It has to go through my parcel and it will tremendously limit my ability to fully developed the property to it’s full potential, it will set lots of limitation to location and size of the buildings and driveways. But I still will cooperate as much as possible with the developer to achieve the goal of building Line “E” to help the city grow and make it a desirable place to live, conduct business and create many jobs.

At the last Planning commission meeting, couple of residence voiced their objection to the project, since they wanted more entertainment developments in the area than warehouses and restaurants, and they mentioned “city of Perris does not need any more jobs, and City has all the job it needs”, I thought how short sighted and ill-informed these residents are!

If you have job, you can travel anywhere, to the neighboring cities or even further for entertainment, but if you don’t have job, it doesn’t matter how close the entertainments facilities are by you, you cannot enjoy and use them!

If the subject project is approved, shortly after Line “E is complete, I will bring in my plans to the city for developments. Please see attached plans.

I think vacant land will not produce any income or jobs for the city, but fully developed parcels, will.

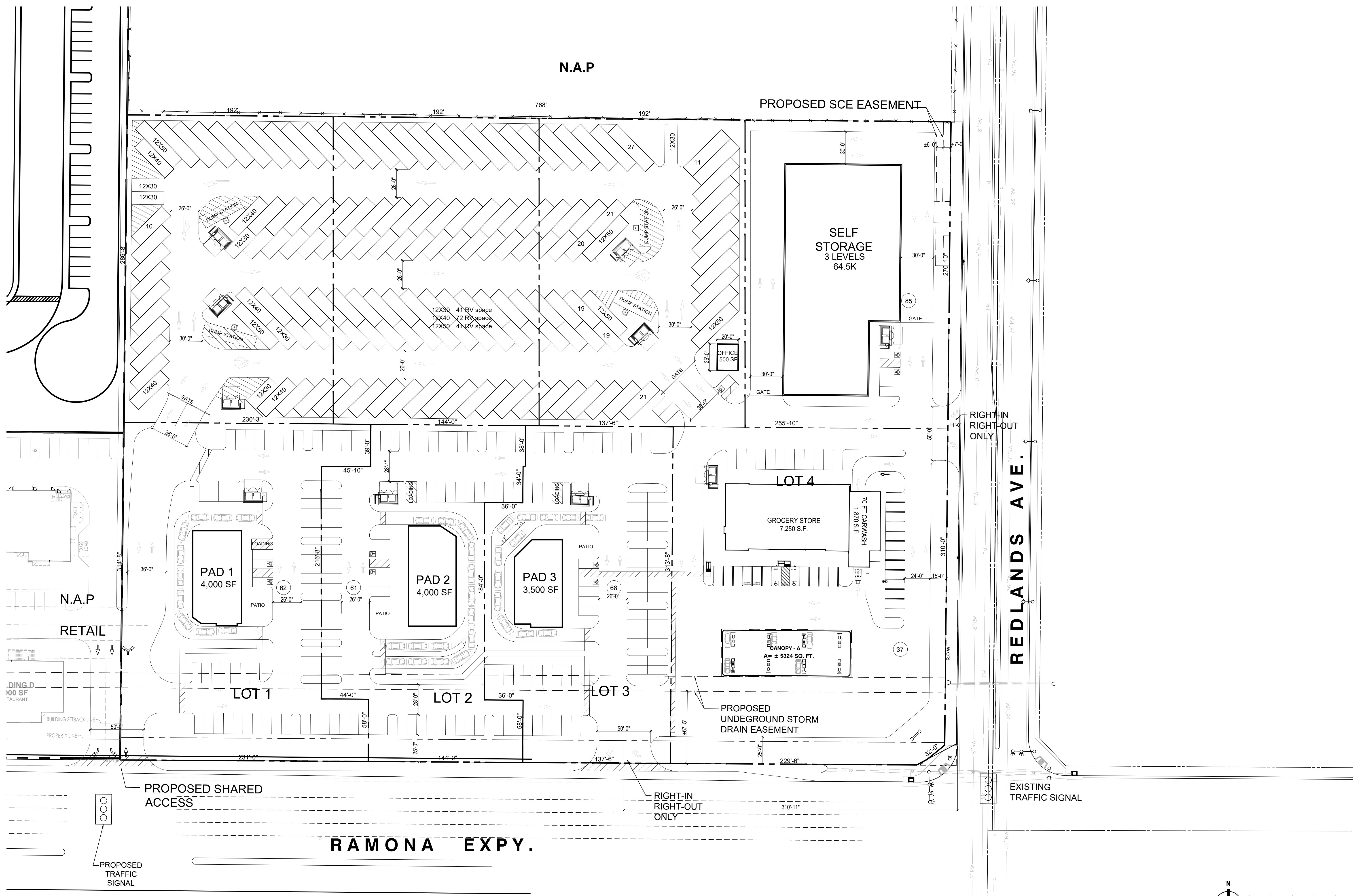
At the end, I encourage the city council to approve the plan for zone change and allow the development to go forward.

Best Regards

Parto Famouri

BRE No. 01872017

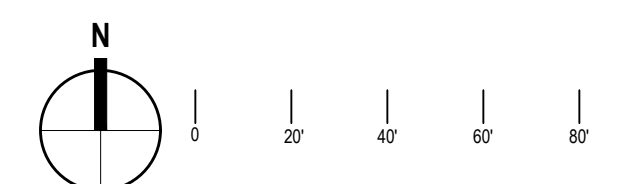




PROPOSED COMMERCIAL DEVELOPMENT

NWC OF RAMONA EXPY. & REDLAND AVE., CITY OF PERRIS, CA

SITE PLAN



01



Scale: 1" = 40'
 Job No.: 2023-1086
 Date: 2024-02-08

PROPOSED COMMERCIAL DEVELOPMENTS
 NWC OF RAMONA EXPY. & REDLAND AVE., CITY OF PERRIS. CA

COMPOSITE SITE PLAN

