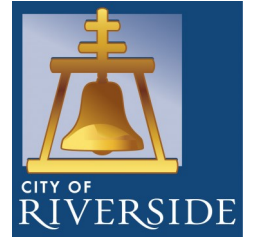


POTENTIAL DEVELOPMENT OPPORTUNITY

VACANT LAND FOR SALE



Riverside Grade Separation Surplus
 6104 Riverside Avenue
 Riverside, CA 92506

Purchase Price:	Subject to fair market value.
APN:	225-091-067
Lot Size:	Approx. 15,662 sf/0.36 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Riverside Avenue and Railroad Tracks
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Office (O)
General Plan:	Office (O)
Environmental:	Buyer to conduct its own due diligence.
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	City-owned. Disposition subject to City Council approval to sell.

For more information, please contact Lisa Andresen at (951) 826-5115 or via e-mail at landresen@riversideca.gov

Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties, or representations as to the accuracy of the information.