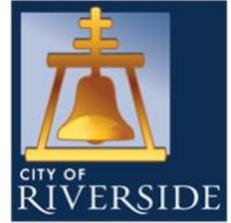


DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**Columbia Avenue Grade Separation Surplus
Paige Drive Between Chicago and Ardmore
Riverside, CA 92507**

- Purchase Price:** Subject to fair market value
- APNs:** 249-032-003, 004, 012, 013 and 015
- Lot Size:** Approximately 38,400 square feet
- Site improvements:** None. Vacant land to be sold in an as-is condition.
- Cross Streets:** Chicago Avenue and Ardmore Street
- Street Frontage:** Yes
- Corner:** Yes
- Utilities:** Yes
- Zoning:** General Industrial
- General Plan:** Industrial; Hunter Business Park Specific Plan
- 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—available for development

**For more information, please contact Kaitlyn Nguyen
(951) 826-2430 or kpnguyen@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.

