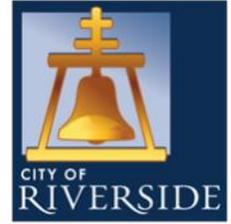




DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**Columbia Avenue Grade Separation Surplus
Columbia Avenue Between La Cadena and Chicago
Riverside, CA 92507**

- Purchase Price:** Subject to fair market value
- APNs:** 210-043-002,005, 006, 007, 008, 009, 040, 041 and 042
- Lot Size:** Approximately 1.1 acres
- Site improvements:** None. Vacant land to be sold in an as-is condition.
- Cross Streets:** East La Cadena Drive and Chicago Avenue
- Street Frontage:** Yes
- Corner:** Yes
- Utilities:** Yes
- Zoning:** Single-Family Residential (R-1-7000)
- General Plan:** Medium Density Residential
- 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.