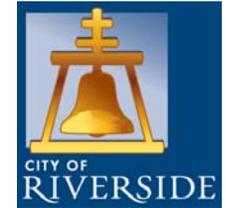


DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



2015, 2025 and 2039 University Avenue
Riverside, CA 92507

Purchase Price:	Subject to fair market value
APN(s):	211-174-011, 012 and 025
Lot Size:	Approximately 29,810 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Douglass Avenue and Kansas Avenue
Street Frontage:	Yes
Corner:	No
Utilities:	Yes
Zoning:	Commercial Retail
General Plan:	Mixed-Use Neighborhood
Environmental:	Buyer to conduct its own due diligence.
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.

**For more information, please contact Kaitlyn Nguyen
951-826-5649 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.