DEVELOPMENT OPPORTUNITY
VACANT LAND FOR SALE

2731-2871 University Avenue

Riverside, CA 92507

Purchase Price:	Subject to fair market value
APN(s):	211-131-021, 022, 023, 024, 026, 031 and 032
Lot Size:	Approximately 1.9 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Park Avenue and Comer Avenue
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Commercial Retail
General Plan:	Mixed-Use Neighborhood
Environmental:	Seller remediated & obtained closure from California Regional Water Quality Control Board for the former gas station at 2871 University Avenue. 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.