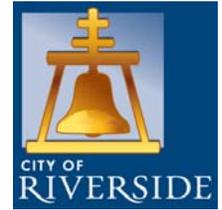




## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**3102-3250 Main Street and 3654 First Street  
Riverside, CA 92501**

Purchase Price:	Subject to fair market value
APN(s):	213-031-002, 003, 004, 005; 213-081-001 and 002
Lot Size:	Approximately 1.83 acres
Site Improvements:	1,000 square foot vacant historic structure. Existing building and vacant land to be sold in an as-is condition.
Cross Street(s):	First Street and Second Street
Street Frontage:	No
Corner:	Yes
Utilities:	Yes
Zoning:	Raincross District
General Plan:	Downtown Specific Plan
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](mailto: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.*

