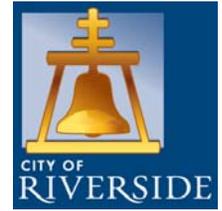




## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**3225 Market Street  
Riverside, CA 92501**

Purchase Price:	Subject to fair market value
APN:	213-071-001
Lot Size:	Approximately 11,432 square feet
Site Improvements:	Occupied 4,500 square foot commercial building is on a month-to-month lease. Building and parking lot to be sold in an as-is condition.
Cross Street(s):	Second Street and Third Street
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Market Street Gateway
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 Nathan Freeman  
951-826-5649 or [NFreeman@RiversideCA.gov](mailto:NFreeman@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.*