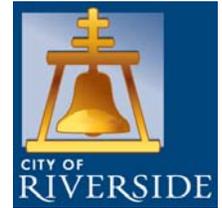




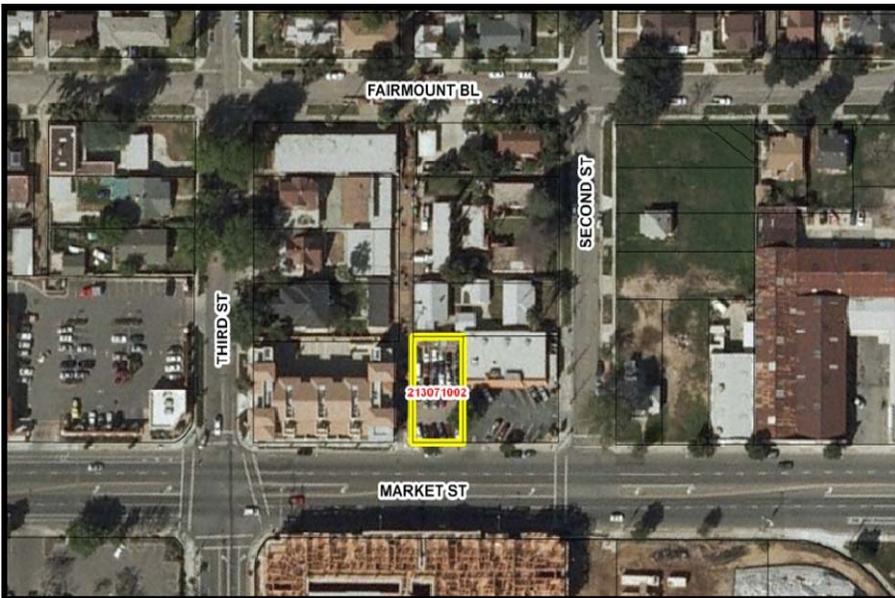
DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



3245 Market Street

Riverside, CA 92501

| | |
|--------------------|---|
| Purchase Price: | Subject to fair market value |
| APN: | 213-071-002 |
| Lot Size: | Approximately 5,951 square feet |
| Site Improvements: | None. Vacant land to be sold in an as-is condition. |
| Cross Street(s): | Second Street and Third Street |
| Street Frontage: | Yes |
| Corner: | No |
| 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**

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.