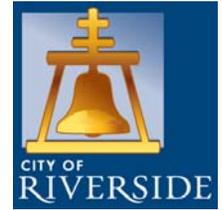




DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



3441 Central Avenue

Riverside, CA 92506

Purchase Price:	Subject to fair market value
APN(s):	225-173-028 and 031
Lot Size:	Approximately 21,212 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Sunnyside Drive and 91 Freeway off-ramp
Street Frontage:	No
Corner:	Yes
Utilities:	Yes
Zoning:	Single-Family Residential (R-1-7000)
General Plan:	Office
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.