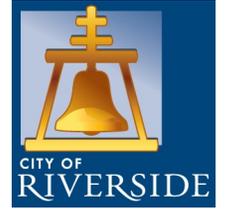


DEVELOPMENT OPPORTUNITY



**3909 - 3917 Van Buren Boulevard
Riverside, CA**

Purchase Price:	Subject to fair market value
APN(s):	191-311-037 and 038
Lot Size:	Approximately 11,000 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Van Buren Boulevard and Hayes Street
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Office
General Plan:	Mixed-Use Village
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**

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.