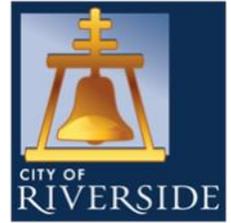




## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



4019 Mission Inn Avenue  
Riverside, CA 92501

<b>Purchase Price:</b>	Subject to fair market value
<b>APN:</b>	214-211-007
<b>Lot Size:</b>	Approximately 26,136 square feet
<b>Site Improvements:</b>	None. Vacant land to be sold in an as-is condition.
<b>Cross Streets:</b>	Chestnut Street and Brockton Avenue
<b>Street Frontage:</b>	Yes
<b>Corner:</b>	Yes
<b>Utilities:</b>	Yes
<b>Zoning:</b>	Neighborhood Commercial District
<b>General Plan:</b>	Downtown Specific Plan
<b>Environmental:</b>	Buyer to conduct its own due diligence
<b>Entitlements:</b>	Buyer to obtain entitlements for proposed development prior to close of escrow.
<b>Property Status:</b>	Successor Agency owned—available for development



**For more information, please contact Nathan Freeman  
(951) 826-5374 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.*