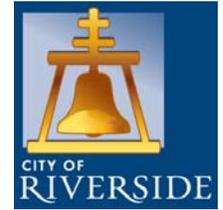


## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**4565 and 4575 Mulberry Avenue**

**Riverside, CA 92501**

Purchase Price:	Subject to fair market value
APN(s):	219-043-019 and 020
Lot Size:	Approximately 14,000 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Prospect Avenue and Kane Street
Street Frontage:	No
Corner:	No
Utilities:	Yes
Zoning:	Prospect Place Office District
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.*