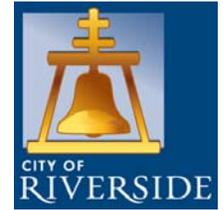




DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**Olivewood Avenue and Mulberry Street
Riverside, CA 92501**

- Purchase Price: Subject to fair market value
- APN(s): 219-043-010, 011, 012, 013, 014, 015, 016, 017, 018, 021 and 022
- Lot Size: Approximately 1.8 acres
- Site Improvements: Two vacant Victorian structures (4,800 & 4,878 sq. ft.) and vacant land to be sold in an as-is condition. Relocation and preservation of the Victorians are preferred.
- Cross Street(s): Prospect Avenue and Kane Street
- Street Frontage: Yes
- Corner: Yes
- 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**

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.