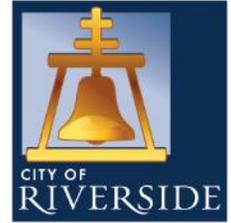




## POTENTIAL DEVELOPMENT OPPORTUNITY



**Vacant land on Orange Street**  
Riverside, CA 92501

- Purchase Price:** Subject to fair market value
- APNs:** 206-151-029, 206-151-036, portions of 209-020-048, 209-070-014, 209-060-022, 209-060-026, and portions of 209-020-047
- Lot Size:** Approximately 28 acres
- Site improvements:** None. Vacant land to be sold in an as-is condition.
- Cross Streets:** Main Street and Strong Street
- Street Frontage:** Yes
- Corner:** Yes
- Utilities:** Yes
- Zoning:** Single-Family Residential (R-1-7000) and Multi-Family Residential (R-3-1500)
- General Plan:** Office, Medium Density Residential
- Environmental:** Buyer to conduct its own due diligence
- Entitlements:** Buyer to obtain entitlements for proposed development prior to close of escrow.
- Property Status:** Privately owned by RCTC—City to acquire and make available for development

**For more information, please contact Kaitlyn Nguyen**  
**(951) 826-2430 or [kpnguyen@riversideca.gov](mailto: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.*

