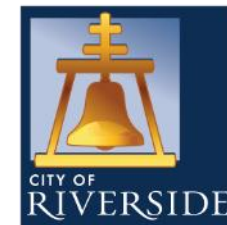


DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



1910 University Avenue
Riverside, CA 92507

Purchase Price:	Subject to fair market value
APN:	221-052-002
Lot Size:	Approximately 20,908 square feet
Site improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Ottawa Avenue and Dwight Avenue
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Commercial Retail; University Avenue Specific Plan
General Plan:	Mixed -Use Neighborhood
Environmental:	Buyer to conduct its own due diligence
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	Successor Agency owned—available for development

For more information, please contact Kaitlyn Nguyen
(951) 826-2430 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.

