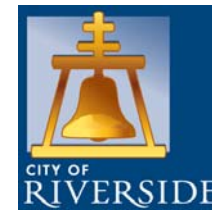




DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



2731-2871 University Avenue

Riverside, CA 92507

| | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purchase Price: | Subject to fair market value |
| APN(s): | 211-131-021, 022, 023, 024, 026, 031 and 032 |
| Lot Size: | Approximately 1.9 acres |
| Site Improvements: | None. Vacant land to be sold in an as-is condition. |
| Cross Street(s): | Park Avenue and Comer Avenue |
| Street Frontage: | Yes |
| Corner: | Yes |
| Utilities: | Yes |
| Zoning: | Commercial Retail |
| General Plan: | Mixed-Use Neighborhood |
| Environmental: | Seller remediated & obtained closure from California Regional Water Quality Control Board for the former gas station at 2871 University Avenue. 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 Kaitlyn Nguyen
951-826-5649 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.