

Potential City-Owned Properties to Declare as Surplus

| No. | Property Name | Current Use | Address/Location | Ward | Department | Lot Size | Recommend to Sell | Comments / Rationale |
|---|--|--|---|------|--|------------|-------------------|---|
| Estimated Value (\$0 - \$10 Million) | | | | | | | | |
| 1 | A1 Grit (Existing Tenant) APN 210-130-029 | Homeless Shelter (Building Size - 15,000 sf) | 1901 Massachusetts Avenue | 1 | Office of Homeless Solutions (Housing Authority) | 108,464 sf | No. | Lease with A1-Grit expires on 10/31/26. Property not needed for City use but provides rental income to support operation of the Hulen Access Center. |
| 2 | Parking Garage 1 APN 213-271-012 | Parking Facility (170 stalls) (Building size - 54,870 sf) | 3743 Orange Street (between Mission Inn Avenue & University Avenue) | 1 | Public Works (Parking Authority) | 19,765 sf | Yes | Significant repairs and maintenance are needed. Selling now could reduce Parking Authority expenditures that would be more cost effective than expending funds for repairs and maintenance. |
| 3 | Parking Garage 2 APNS 213-301-006, 015 | Parking Facility (155 stalls) (Building size - 54,870 sf) | 3851 & 3865 Orange Street (across from Post Office) | 1 | Public Works (Parking Authority) | 18,923 sf | Yes | Significant repairs and maintenance are needed. Selling now could reduce Parking Authority expenditures that would be more cost effective than expending funds for repairs and maintenance. |
| 4 | Brockton Arcade Parking APN 225-213-021 | Parking Lot (34 stalls) | Near the intersection of Magnolia Avenue and Nelson Street | 3 | Public Works (Parking Authority) | 25,127 sf | Yes | Opportunity for property owner(s) to buy and use parking stalls to serve local businesses of privately owned retail stores or for potential infill development. |
| 5 | Lot adjacent to the Casa Blanca Library APN 230-351-016 | Vacant Land | 2695 Madison Avenue | 4 | General Services | 63,597 sf | Yes | No direct vehicle access to site without driving through Casa Blanca Library. Site was rezoned as part of the Housing Element update. Potential for redevelopment in conjunction with adjacent former 9 acre radio tower property. |
| 6 | Magnolia & Van Buren Parking APN 233-022-076 | Parking Lot (89 stalls) | Near the intersection of Magnolia Avenue and Van Buren Boulevard | 5 | Public Works (Parking Authority) | 28,323 sf | Yes | Opportunity for property owner(s) to buy and use parking stalls to serve local businesses of privately owned office and retail stores or for potential infill development. |
| 7 | 8700 Cypress Avenue APN 151-100-001 | Community Garden | Located at the intersection of Cypress and Challen Avenues | 6 | Parks, Recreation & Community Services | 40,946 sf | Yes | No City use needed for this site and it does not generate revenue. It currently serves as a neighborhood community garden. Opportunity for it to be privately owned and operated as a community garden or for infill development. |
| 8 | Parking Lot 3 APN 215-091-004 | Parking Lot (60 Stalls) | 3850 10th Street | 1 | Public Works (Parking Authority) | 13,504 sf | No | Public parking lot behind former El Sarape restaurant serves local office and retail businesses. It generates revenue for the Parking Authority. |
| 9 | Parking Lot 18 APN 215-372-003 | Parking Lot (42 stalls) | 3944 Market Street | 1 | Public Works (Parking Authority) | 17,424 sf | No | Parking lot is needed to serve City Hall visitors and customers. It generates revenue for the Parking Authority. |
| 10 | 980 & 1006 Dalton Road APNS 206-320-002, 003 & 004 | G-TV studio (Building size - 6,468 sf) & museum storage warehouse (Building size - 6,312 sf) | 980 & 1006 Dalton Road @ Alamo Street | 1 | The Museum of Riverside / General Services | 24,821 sf | No | Both properties are needed for existing City use and would be expensive to reproduce with their unique improvements. It would not be cost effective to sell and lease space for these necessary City facilities. |
| 11 | Downtown Main Library & Parking Lot 1 APNS 213-232-004, 005 & 006 | Existing Main Library (Building size - 59,400 sf) & Parking Lot 1 (88 stalls) | 3581 Mission Inn Avenue | 1 | Library | 60,830 sf | No | Future Cheech Marin Chicano Art, Culture & Industry Museum site and should be retained as a City cultural resource asset. |
| 12 | Garage 3 APNS 213-262-001, 002, 007, 008 & 009 | Parking Facility (292 stalls) (Building size - 115,839 sf) | 3741 & 3775 University Avenue (behind Cal Tower) | 1 | Public Works (Parking Authority) | 23,522 sf | No | Office space for three existing tenants and also serves parking for California Tower retail tenants. It generates significant revenue for the Parking Authority. The parking stalls would be expensive to replace if the property was sold. |
| 13 | Garage 6 APN 215-374-007 | Parking Facility (538 stalls) (Building size - 170,000 sf) | 9th Street & Orange Street (Orange Square) | 1 | Public Works (Parking Authority) | 41,898 sf | No | The parking structure provides necessary parking for City Hall, Riverside Public Utilities and the general public. It should be retained for continued City use. |

Potential City-Owned Properties to Declare as Surplus

| No. | Property Name | Current Use | Address/Location | Ward | Department | Lot Size | Recommend to Sell | Comments / Rationale |
|--|---|--|--|------|---|--------------------------|-------------------|--|
| 14 | Museum of Riverside & Parking Lot 16 APNS 213-272-011 & 213-272-012 | Museum (Building size - 19,760 sf) & Lot 16 (26 stalls) | 3580 Mission Inn Avenue & 3756 Orange Street | 1 | The Museum of Riverside / Public Works (Parking Authority) | 57,264 sf | No | Anticipate future renovation of the Museum and being open to the public. Existing historical building asset that should be preserved and retained by the City. |
| 15 | Riverside Municipal Auditorium & Parking Lot 41 APNS 213-331-003, 007 | Auditorium (Building size - 40,094 sf) & Parking Lot 41 (9 stalls) | 3456 & 3485 Mission Inn Avenue | 1 | Community & Economic Development/Public Works (Parking Authority) | 50,094 sf | No | Operated by Live Nation - agreement expires on March 1, 2023. Significant repairs and maintenance needed. Selling now would reduce operational expenditures to the General Fund. Facility generates revenue and current management fee to Live Nation is relatively low. No outstanding debt. Historical building asset that should be preserved and |
| 16 | Magnolia Retail Center/ Police Department APNS 138-060-008, 009, 010 & 138-051-036 | Retail stores and parking lot supporting Police Dept. (Building size - 126,593 sf) | 10530 - 10560 Magnolia Avenue | 6 | General Services | 483,849 sf (11 acres) | No | Consider selling only two of the retail store buildings, comprising 19,738 square feet, not needed for City use |
| Estimated Value (Over \$10 Million) | | | | | | | | |
| 17 | Fairmount Golf Course (207-060-005, 207-070-006, 007 & 207-090-011) | Golf Course (Building size - 2,400 sf) | 2681 Dexter Drive | 1 | Parks, Recreation & Community Services / Public Utilities | 1,960,200 sf (45 acres) | Yes | Recommend selling to facilitate new development for commercial, recreational and/or housing opportunities adjacent to Fairmount Park. On average, the golf course does not typically generate positive revenue to the General Fund. This is an opportunity to generate significant one-time sale revenue and annual property tax revenue to the General Fund. |
| 18 | Riverside Golf Course (206-070-002, 003 & 246-060-011) | Golf Course (Building size - 11,255 sf) | 1077 N. Orange Street | 1 | Parks, Recreation & Community Services | 5,183,640 sf (119 acres) | Yes | Recommend selling subject to a Request for Proposals for a master developer in conjunction with Pellisier Ranch and Ab Brown after the Northside Specific Plan has been approved by City Council. Approximately 54% of the funds would go to the General Fund and the remaining 46% of the funds would go to the Public Utilities Enterprise Fund. This is an opportunity to generate significant one-time sale revenue and annual property tax revenue to the General Fund. |
| 19 | Fox Performing Arts Center & Garage 7 APNS 213-221-001 thru 009 | Fox (42,380 sf) & Box (11,756 sf) Theaters, Food & Game Lab, and Parking Garage 7 (400 stalls; 146,400 sf) | 3801 Mission Inn Avenue, 3605 & 3663 Market Street | 1 | Community & Economic Development / Public Works (Parking Authority) | 50,378 sf | Yes | The Fox Theater is operated by Live Nation - agreement expires December 1, 2022. Significant repairs and maintenance needed. Outstanding debt exists for both Fox Theater and Parking Garage 7. Recommend selling for continued existing uses to reduce operational costs to the General Fund associated with Live Nation management fees and annual repairs & maintenance. Historical facade agreement to preserve the Fox Theater would be required if the property was sold. |
| 20 | Riverside Convention Center (APNS 213-111-011 & 014) | Convention Center (Building size - 139,000 gross sf) | 3637 5th Street | 1 | General Services | 143,410 sf (3.3 acres) | Yes | Recommend selling for continued existing use to be privately owned and operated as a Convention Center which would remain a civic asset. Selling would significantly reduce annual operating costs and provide relief to the General Fund associated with marketing and management agreements for the Convention Center. Outstanding debt exists for the facility. There are also two existing Exclusive Negotiation Agreements for sale of Lot 33 and expansion of the Convention Center with Greens Development and Griffin/Swinnerton for the Riverside Alive project that would need to be renegotiated or terminated prior to any negotiations for sale of the Convention Center. |