



## POTENTIAL DEVELOPMENT OPPORTUNITY

### VACANT LAND FOR SALE



California Ave. Surplus— Site 1—Army Vacant land California Avenue west of Lido Drive  
Riverside, California 92503

Purchase Price:	Subject to fair market value.
APN:	193-072-032
Lot Size:	Approx. 13,200 sf/.30 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Lido Drive and Manchester Place
Street Frontage:	Yes
Corner:	No
Utilities:	Yes
Zoning:	Single-Family Residential (R-1-7000)
General Plan:	Medium Density Residential (MDR)
Environmental:	Buyer to conduct its own due diligence.
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	City-owned. Disposition subject to City Council approval to sell.

**For more information, please contact Ron Duran at (951) 826-5115 or via e-mail at [rduran@riversideca.gov](mailto:rduran@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.*