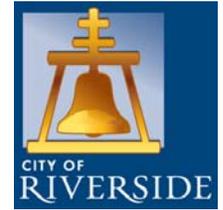




## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



2585 and 2617 University Avenue

Riverside, CA 92507

Purchase Price:	Subject to fair market value
APN(s):	211-131-017 and 018
Lot Size:	Approximately 19,000 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Victoria Avenue and Sedgwick Avenue
Street Frontage:	Yes
Corner:	No
Utilities:	Yes
Zoning:	Commercial Retail
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.

**For more information, please contact Kaitlyn Nguyen  
951-826-5649 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.*