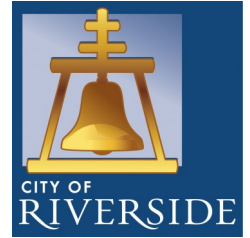




POTENTIAL DEVELOPMENT OPPORTUNITY

VACANT LAND FOR SALE



Tyler Street Widening Surplus
 4200 Tyler Street
 Riverside, California 92503

Purchase Price:	\$148,960
APN:	143-140-008
Lot Size:	Approx. 7,984 sf/.1833 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Tyler Street and Bonita Avenue
Street Frontage:	Yes
Corner:	No
Utilities:	Yes
Zoning:	Commercial Retail
General Plan:	Commercial
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 Angela Ferreira at (951) 826- 5938 or via e-mail at aferreira@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.