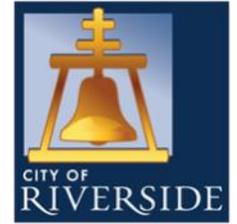


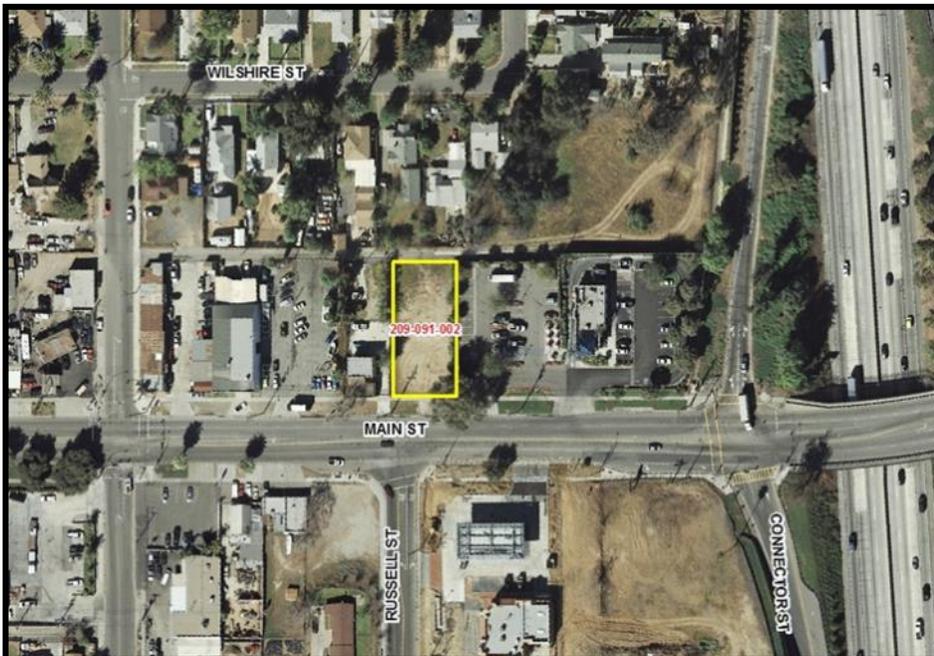


## POTENTIAL DEVELOPMENT OPPORTUNITY



**Former Fire Station #6**  
Riverside, CA 92501

- Purchase Price:** Subject to fair market value
- APN:** 209-091-012
- Lot Size:** Approximately 11,325 square feet
- Site Improvements:** None. Vacant land to be sold in an as-is condition.
- Cross Streets:** Russell Street and Connector Street
- Street Frontage:** Yes
- Corner:** No
- Utilities:** Yes
- Zoning:** North Main Street Specialty Services District
- General Plan:** Downtown Specific Plan
- 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—available for development



**For more information, please contact Lisa Andresen**  
[landresen@riversideca.gov](mailto:landresen@riversideca.gov) (951)826-5115

*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.*