

2227-2243 University Ave



Land - Riverside Submarket
Riverside, CA 92507

0.39 **16,988** **D**
AC Lot SF Lot Zoning

Land

Type	2 Star Commercial Land		
Location	Suburban		
Zoning	D		
Land AC - Gross	0.39 AC	Land SF - Gross	16,988 SF
Land AC - Net	0.39 AC	Land SF - Net	16,988 SF
Topography	Level	No. of Lots	2
On Sites	Raw land		
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Current Use	Vacant Land		
Improvements	Vacant Land		
Proposed Use	Commercial		
Frontage	116' on University Ave		
Parcel	211-143-002, 211-143-003		
Taxes	\$0.44/SF (2006)		
Opportunity Zone	Yes		
Walk Score®	Very Walkable (84)		
Transit Score®	Some Transit (42)		

Public Transportation

Commuter Rail	Drive	Walk	Distance
Riverside-Downtown Commuter Rail (Ri...)	4 min	17 min	0.9 mi
Pedley Commuter Rail (Riverside Line)	15 min		8.0 mi

Airport	Drive	Walk	Distance
Ontario International Airport	26 min		18.5 mi

About the Owner

Riverside City Managers Office

3900 Main St
Riverside, CA 92522
United States
(909) 782-5555 (p)
(909) 782-5470 (f)

Property Contacts

True Owner	Riverside City Managers Office
Recorded Owner	Riverside City Managers Office
Owner Type	Government

Demographics

	1 mile	3 miles
Population	22,668	118,129
Households	5,940	37,641
Median Age	30.10	32.30
Median HH Income	\$37,615	\$60,549
Daytime Employees	15,254	61,480
Population Growth '20 - '25	↑ 5.81%	↑ 5.42%
Household Growth '20 - '25	↑ 5.82%	↑ 5.53%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Eucalyptus Ave	University Ave S	4,784	2018	0.05 mi
Eucalyptus Ave	11th St N	990	2018	0.25 mi
Eucalyptus Ave	12th St N	916	2018	0.30 mi
9th St	Park Ave NW	1,127	2018	0.32 mi
University Ave	Ottawa Ave W	28,770	2018	0.36 mi
Ottawa Ave	12th St S	2,241	2016	0.43 mi
Ottawa Ave	12th St S	1,899	2018	0.43 mi
13th St	Park Ave NW	1,042	2018	0.53 mi
Mission Inn Ave	Vine St W	5,247	2018	0.59 mi
Chicago Ave	7th St N	19,993	2018	0.59 mi

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Location

Zip	92507
Submarket	Riverside
Submarket Cluster	Inland Empire East
Location Type	Suburban
Market	Inland Empire (California)
County	Riverside
State	California
CBSA	Riverside-San Bernardino-Ontario, CA
DMA	Palm Springs, CA
Country	United States

Property ID: 9217322

Images



Primary Photo



Building Photo



Plat Map