1/28/2021 CoStar

2585-2617 University Ave

Land - Riverside Submarket Riverside, CA 92507

0.44 18,997 CR AC Lot SF Lot Zoning



Land

Type 2 Star Commercial Land

Location Suburban Zoning CR

Land AC - Gross 0.44 AC Land SF - Gross 18,997 SF

Off Sites Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer,

Streets, Telephone, Water

Proposed Use Commercial

Frontage 61' on University Ave.

Parcel 211-131-017, 211-131-018

Taxes \$0.22/SF (2008)

Opportunity Zone Yes

Walk Score® Very Walkable (85)
Transit Score® Some Transit (45)

Public Transportation _____

Drive	Walk	Distance
3 min	13 min	0.6 mi
15 min		7.7 mi
Drive	Walk	Distance
26 min		18.2 mi
	3 min 15 min Drive	3 min 13 min 15 min Drive Walk

About the Owner ___



City of Riverside

3900 Main St, Suite 5th Floor Riverside, CA 92522

United States

(951) 826-5649 (p)

(951) 826-5403 (f)

www.riversideca.gov

Since Feb 20, 2014

The community of Riverside offers a vibrant lifestyle for both your personal and professional life. Between thriving education institutions for all ages, a variety of parks and spaces, and its commitment to culture and the arts.

Experience the many wonderful restaurants, outdoor areas, and entertainment venues Riverside has to offer. Whether you're looking for a night out or a weekend trip, you'll never be without something to do. Riverside is truly an extraordinary place to live.

Property Contacts ___

True Owner City of Riverside
Owner Type Government

Demographics

	1 mile	3 miles
Population	23,748	120,442
Households	6,192	38,249
Median Age	31	32.20
Median HH Income	\$38,779	\$60,279
Daytime Employees	17,510	63,344
Population Growth '20 - '25	↑ 5.96%	♦ 5.44%
Household Growth '20 - '25	\$ 6.09%	♦ 5.55%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea	Distance
Eucalyptus Ave	University Ave S	4,784	2018	0.13 mi
9th St	Park Ave NW	1,127	2018	0.14 mi
Eucalyptus Ave	11th St N	990	2018	0.31 mi
Eucalyptus Ave	12th St N	916	2018	0.37 mi
13th St	Park Ave NW	1,042	2018	0.42 mi
Mission Inn Ave	Vine St W	5,247	2018	0.42 mi
University Ave	Jack B Clarke St NW	21,803	2018	0.49 mi
Mulberry St	University Ave SW	12,867	2018	0.51 mi
Mulberry St	9th St SW	13,002	2014	0.51 mi
Riverside Fwy	Mission Inn Ave SW	171,525	2020	0.52 mi

Made with TrafficMetrix® Products

Location _

Zip 92507
Submarket Riverside
Submarket Cluster Inland Empire East
Location Type Suburban

Market Inland Empire (California)

County Riverside State California

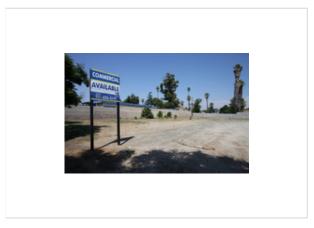
CBSA Riverside-San Bernardino-Ontario, CA

DMA Palm Springs, CA
Country United States

Property ID: 9218589

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Images _



Primary Photo



Plat Map



Building Photo