

2585-2617 University Ave



Land - Riverside Submarket
Riverside, CA 92507

0.44 AC Lot
18,997 SF Lot
CR 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

Commuter Rail	Drive	Walk	Distance
Riverside-Downtown Commuter Rail (Ri...)	3 min	13 min	0.6 mi
Pedley Commuter Rail (Riverside Line)	15 min		7.7 mi

Airport	Drive	Walk	Distance
Ontario International Airport	26 min		18.2 mi

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

Images



Primary Photo



Building Photo



Plat Map