

2731-2871 University Ave



NEC of University Ave. & Park Ave.
Land - Riverside Submarket
Riverside, CA 92507

1.96 AC Lot
85,378 SF Lot
C3 Zoning

Sale

Sold Price Not Disclosed
Date Mar 2011

Land

Type 2 Star Commercial Land
Location Suburban
Zoning C3

Land AC - Gross 1.96 AC Land SF - Gross 85,378 SF
Topography Level

On Sites Previously developed lot
Off Sites Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Current Use Vacant Lot
Proposed Use Commercial

Parcel 211-131-021, 211-131-022, 211-131-023, 211-131-024, 211-131-026, 211-131-031, 211-131-032

Taxes \$0.01/SF (2007)

Opportunity Zone Yes

Walk Score® Very Walkable (86)

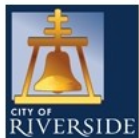
Transit Score® Some Transit (46)

Public Transportation

Commuter Rail	Drive	Walk	Distance
Riverside-Downtown Commuter Rail (Ri...)	3 min	11 min	0.5 mi
Pedley Commuter Rail (Riverside Line)	14 min		7.6 mi

Airport	Drive	Walk	Distance
Ontario International Airport	25 min		18.1 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
Recorded Owner City of Riverside
Owner Type Government

Demographics

	1 mile	3 miles
Population	24,836	122,651
Households	6,596	38,742
Median Age	31.80	32.20
Median HH Income	\$37,528	\$59,822
Daytime Employees	17,838	64,698
Population Growth '20 - '25	↑ 6.00%	↑ 5.49%
Household Growth '20 - '25	↑ 6.17%	↑ 5.59%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
9th St	Park Ave NW	1,127	2018	0.10 mi
Eucalyptus Ave	University Ave S	4,784	2018	0.23 mi
Mission Inn Ave	Vine St W	5,247	2018	0.32 mi
University Ave	Jack B Clarke St NW	21,803	2018	0.39 mi
Eucalyptus Ave	11th St N	990	2018	0.40 mi
Mulberry St	University Ave SW	12,867	2018	0.40 mi
13th St	Park Ave NW	1,042	2018	0.40 mi
Mulberry St	9th St SW	13,002	2014	0.41 mi
Riverside Fwy	Mission Inn Ave SW	171,525	2020	0.42 mi
Riverside Freeway	-	189,205	2020	0.43 mi

Made with TrafficMetrix® Products

Documents

Last Sale

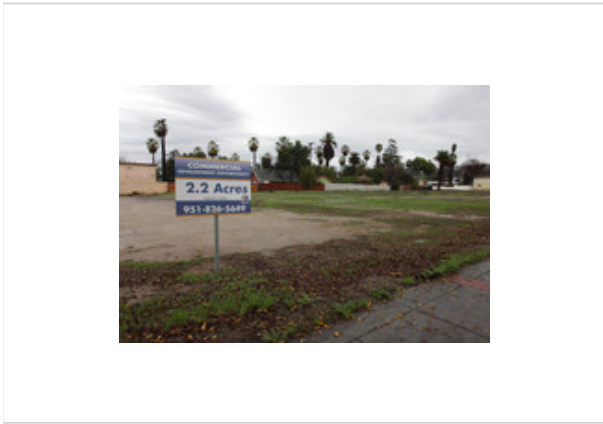


Location

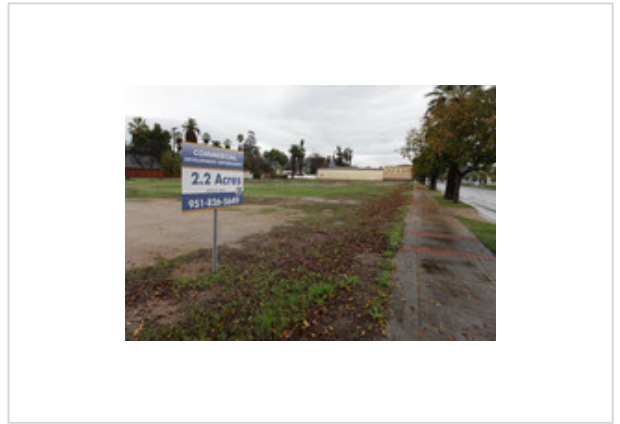
Zip	92507
Submarket	Riverside
Submarket Cluster	Inland Empire East
Location Type	Suburban
Market	Inland Empire (California)
County	Riverside
State	California
CBSA	Riverside-San Bernardino-Ontario, CA
DMA	Palm Springs, CA
Country	United States

Property ID: 7876835

Images



Primary Photo



Building Photo



Plat Map