

FOR SALE

OPPORTUNITY AWAITS

WELLS & HOLE
0.65 ACRES
COMMERCIAL LAND

Offered At \$890,000

11035 WELLS AVE
Riverside, CA 92505



Lena Byun REALTOR®
213-760-0044 DRE# 01827068

Honorary Vice-Chairman
1st USA Branch Top Producer in 2021, 2020, 2018
2016 - 2021 No.1 Top Agent Awarded



Newstar Realty & Inv.

| www.newstarrealty.com

| Office: 714-994-3377

| 6071 Beach Blvd, Buena Park, CA 90621

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11035 WELLS AVE | RIVERSIDE | CA | 92505



DETAILS

28,314 SF
SIZE

0.65 ACRES
SIZE

1
NUMBER OF LOTS

\$890,000
PRICE



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EXECUTIVE SUMMARY

Prime Location: Corner lot situated at the intersection of Wells Ave and Hole Ave in Riverside, CA.

Size: 0.65 acres (approximately 28,314 square feet).

Zoning: Ideal for potential commercial development with significant opportunities to build and grow your business.

Key Features:

Strategic Location:

Close proximity to shopping malls, entertainment venues, and a variety of restaurants.

Surrounded by well-known businesses such as Arco/AMPM, Rite Aid, Dunkin', Tacos, Flame Broiler, Pho restaurants, pizza places, hamburger joints, auto parts stores, gyms, and Jack in the Box.

High Traffic Visibility: Perfect for businesses seeking maximum exposure at a busy corner lot.

Rare Opportunity: A unique chance to secure a commercial property with immense potential for fortune-building in Riverside.

Don't miss out on this incredible opportunity to invest in a prime piece of commercial real estate. Whether you're looking to develop a retail center, restaurant, or other commercial ventures, this location offers endless possibilities.

Contact us today to learn more and take the next step towards making this property yours!



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PROPERTY DETAILS

SALE TYPE	INVESTMENT OR OWNER USER
PROPERTY TYPE	LAND
PROPERTY SUBTYPE	COMMERCIAL
LAND SIZE	28,314 SF
LAND ACRES	0.65 AC
SALE CONDITIONS	BUILD TO SUIT
NO. LOTS	1
PROPOSED USE	COMMERCIAL
RENOVATED	2018
PRICE	\$890,000



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ZONING

11035 Wells Ave, Riverside, CA 92505 Corner lot situated at the intersection of Wells Ave and Hole Ave in Riverside, CA. 0.65 acres (approximately 28,314 square feet) Zoning: Ideal for potential commercial development with significant opportunities

WALK SCORE®

WALKER'S PARADISE (76)



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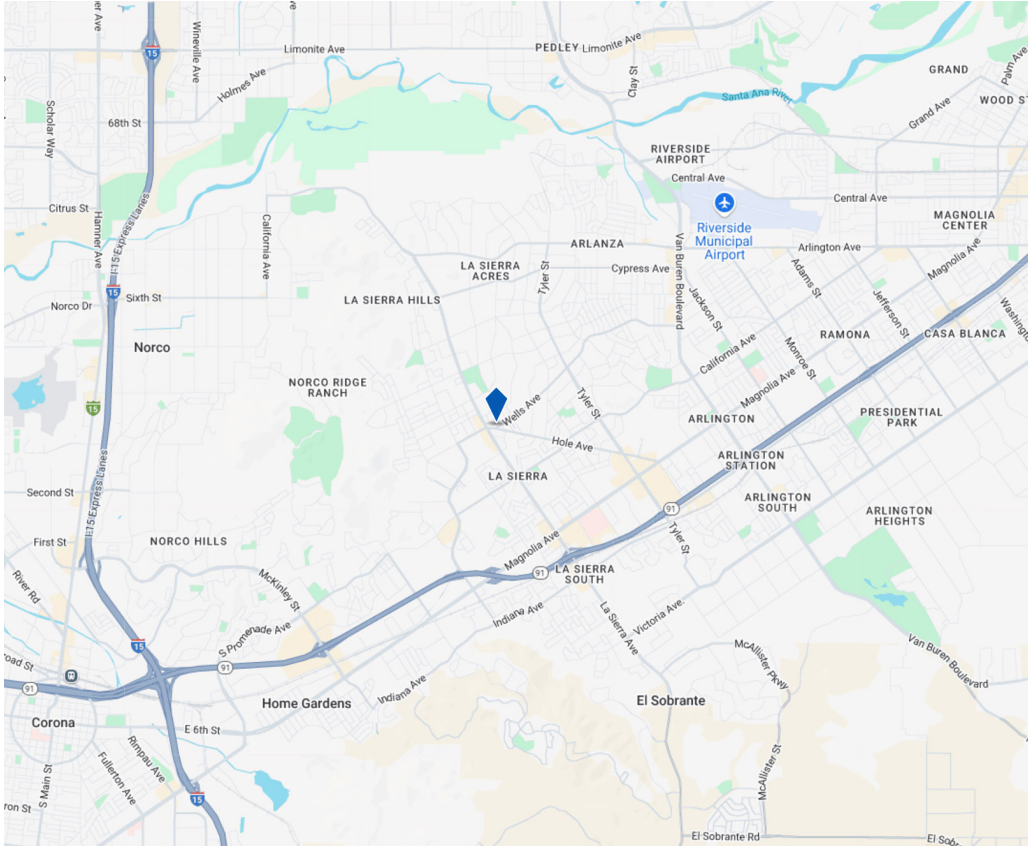
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TRANSPORTATION

TRANSIT/SUBWAY

Apu / Citrus College Station	46 Min Drive	36.3 mi
Azusa Downtown Station	45 Min Drive	36.9 mi
Irwindale Station	47 Min Drive	38.1 mi
Duarte / City Of Hope Station	49 Min Drive	40.6 mi
Monrovia Station	51 Min Drive	42.0 mi

COMMUTER RAIL

Riverside-La Sierra	5 Min Drive	2.2 mi
Pedley	12 Min Drive	6.1 mi
North Main Corona	10 Min Drive	6.8 mi
Riverside-Downtown	15 Min Drive	9.7 mi
West Corona	14 Min Drive	9.5 mi

AIRPORT

Ontario International	27 Min Drive	16.7 mi
John Wayne/Orange County	43 Min Drive	34.6 mi



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OFFERING MEMORANDUM

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