

FOR SALE

+4.09 ACRE FACILITY

MULTIPLE BUILDINGS ON SITE



121 N MAIN STREET | RIVERSIDE, CA 92501

PROPERTY HIGHLIGHTS

3 Buildings Totaling:	$\pm 11,300$ SF	Availability:	Close of Escrow
Land Acres:	± 4.09 Acres	Location:	Corner of Placentia Ln & Main Street Close to 215 Freeway



- ▶ ± 4.09 Acre Facility
- ▶ Multiple Buildings on Site ($\pm 2,500$ SF Office, $\pm 5,000$ SF Warehouse, $\pm 3,800$ SF Warehouse)
- ▶ Several Covered Work Areas
- ▶ 5 Ground Level Doors
- ▶ Concrete & Slagged Yard, Fenced & Secure
- ▶ 2 Curb Cuts for Easy Ingress/Egress
- ▶ 2 Electrical Meters: 600 Amps, 120/208 Volt to Main Building, Additional 200 Amps, 120/208 Volt in Back of Property (Verify)
- ▶ APN 246-020-010, 246-020-002, 246-020-003, 246-020-011

AERIAL PHOTO



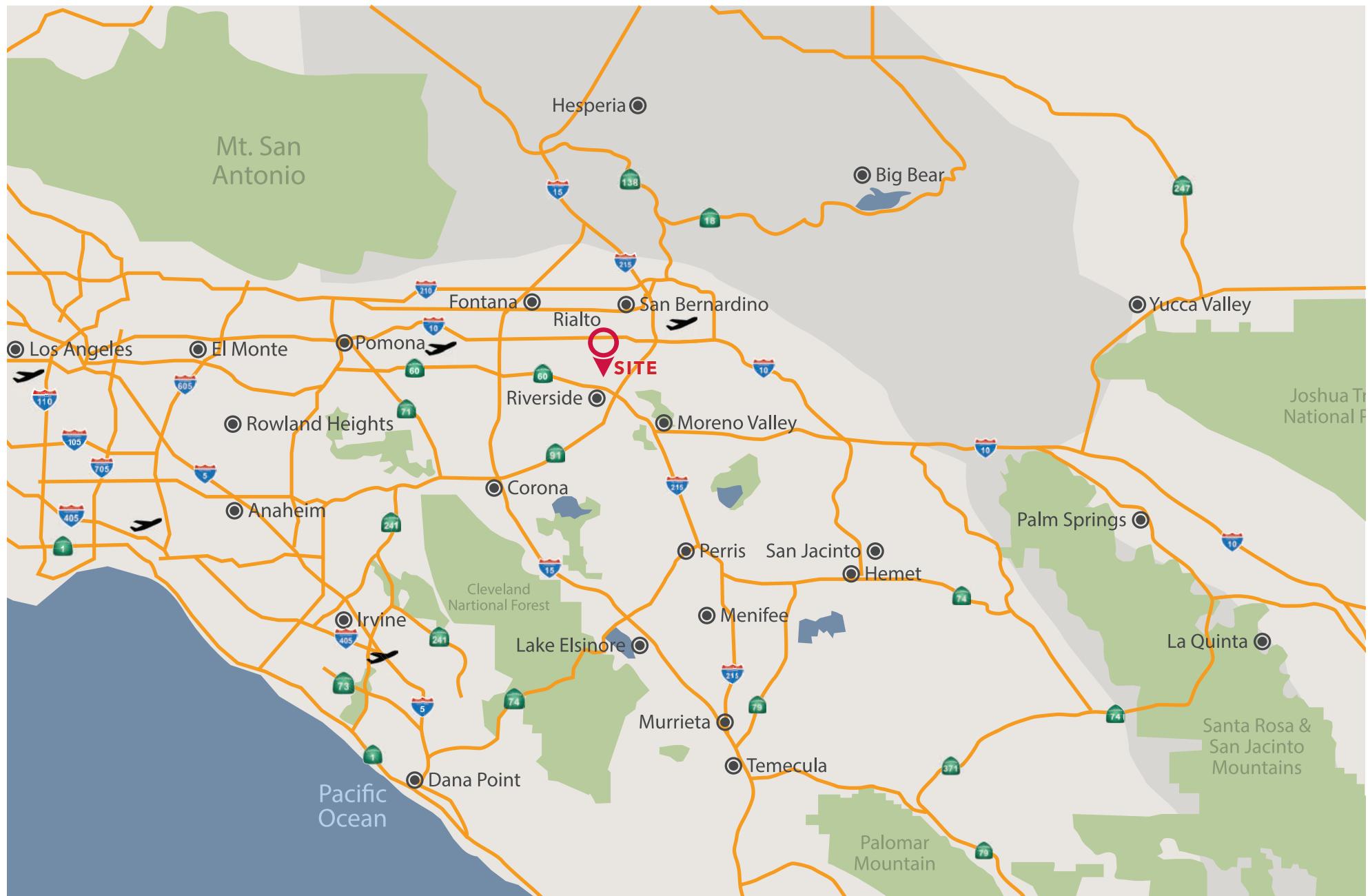
DEMOGRAPHICS	1 mile	3 mile	5 mile
2025 Est. Population	4,036	73,989	251,349
2030 Proj. Population	4,671	78,087	257,615
Adj. Daytime Demos.	4,291	69,380	164,469
Average HH Income	\$114,473	\$96,590	\$104,750



YARD PHOTOS



REGIONAL MAP





FINN COMER
Senior Vice President
951.276.3618
fcomer@lee-associates.com
DRE #00789864

TOBY TEWELL
Senior Vice President
951.276.3662
ttewell@lee-associates.com
DRE #01822772