

# FOR SALE

**+4.09 ACRE FACILITY**  
MULTIPLE BUILDINGS ON SITE



**121 N MAIN STREET | RIVERSIDE, CA 92501**



# PROPERTY HIGHLIGHTS

3 Buildings Totaling:	±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 (±2,500 SF Office, ±5,000 SF Warehouse, ±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

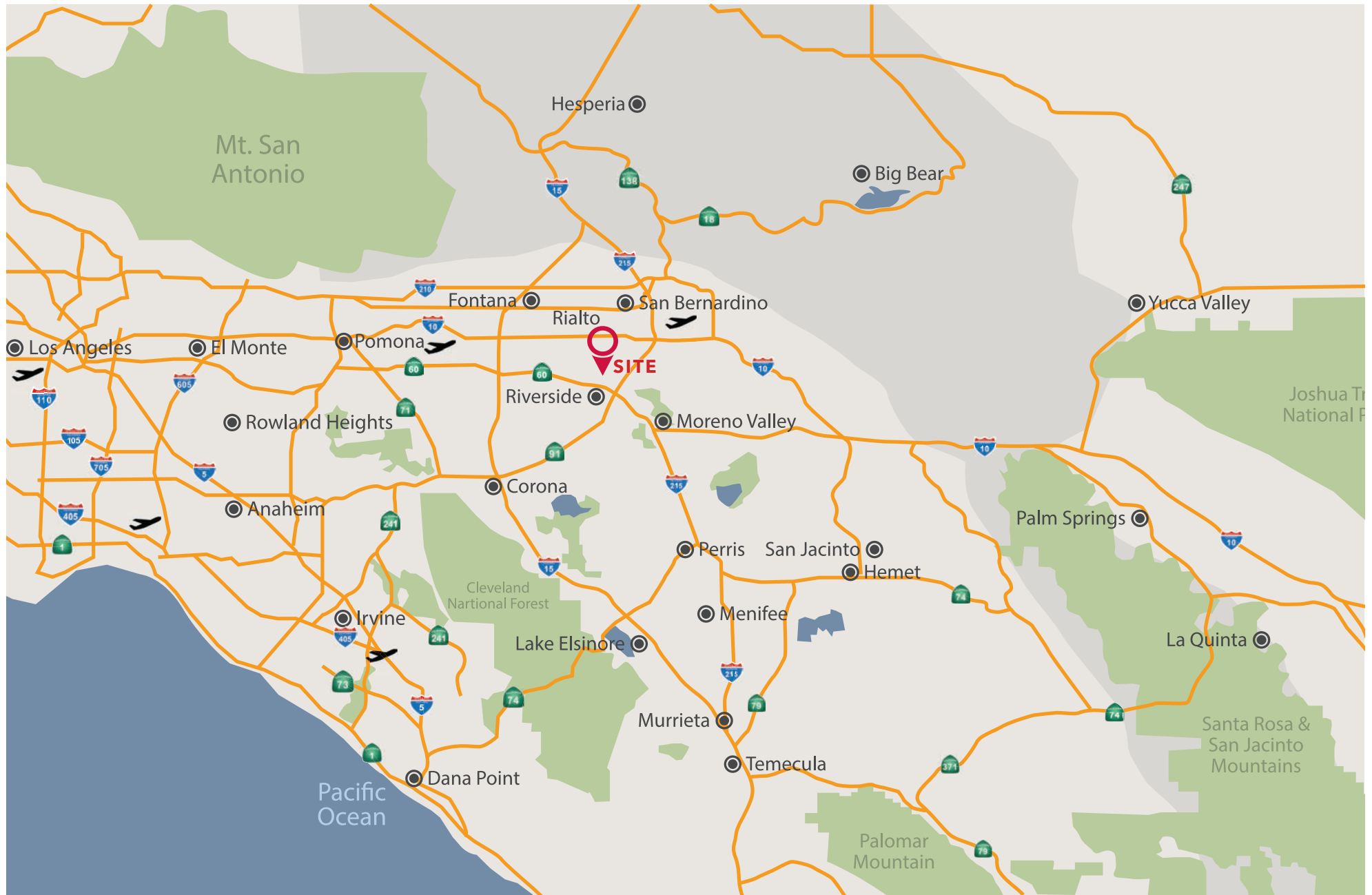




## YARD PHOTOS



# 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