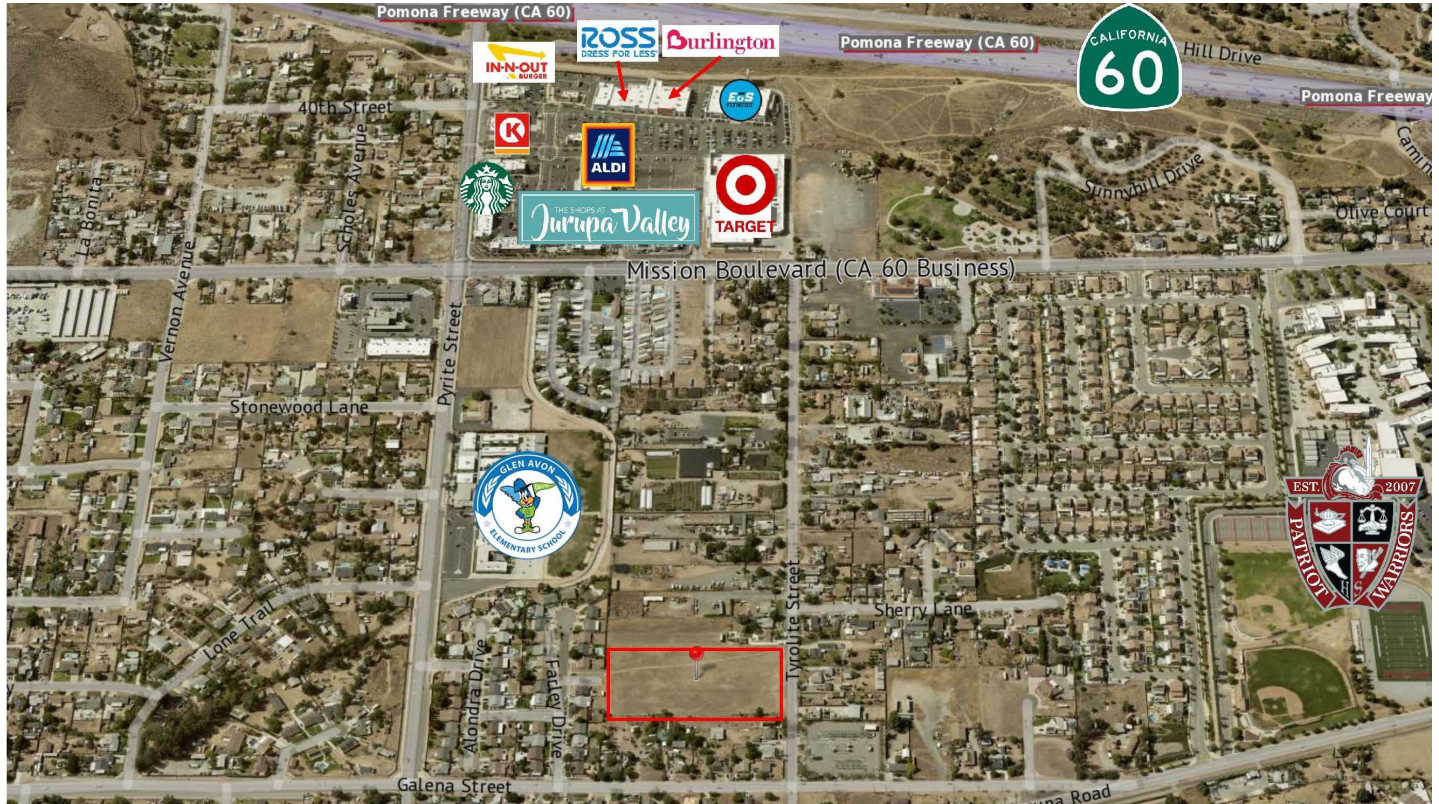


# Tyrolite Mobile Home Development Site

## 4511 Tyrolite Street

JURUPA VALLEY, CA 92509

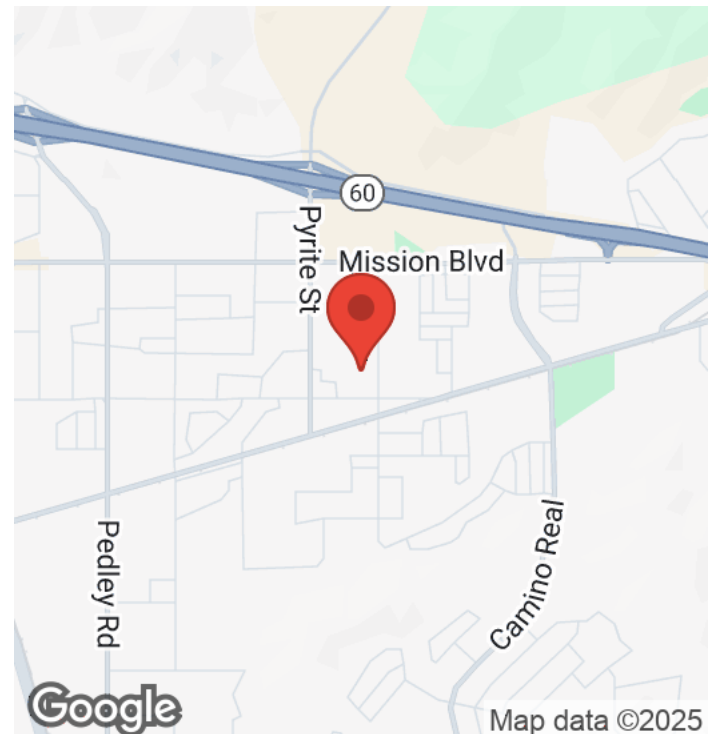
FOR SALE



— 4511 Tyrolite Street —

### Property Highlights

- 4.8 acres of prime land.
- Zoned A-1, potential for rezone.
- Ideal for Build-Rent homes.
- Prime location near 60 Freeway.
- Half a mile from The Shops at Jurupa Valley.
- Strong demand for rental housing.
- Perfect for Mobile Home Park development.
- Easy access to schools and amenities.



CAREBF Inc.

CHAVEZ & ASSOCIATES REAL ESTATE BROKERAGE FIRM



eXp COMMERCIAL

ERIC CHAVEZ, CCIM  
Broker Advisor/Builder  
(213) 999-0073  
eric@carebf.com

4.8 acres at 4511 Tyrolite Street

4511 Tyrolite Street, Riverside, CA 92509

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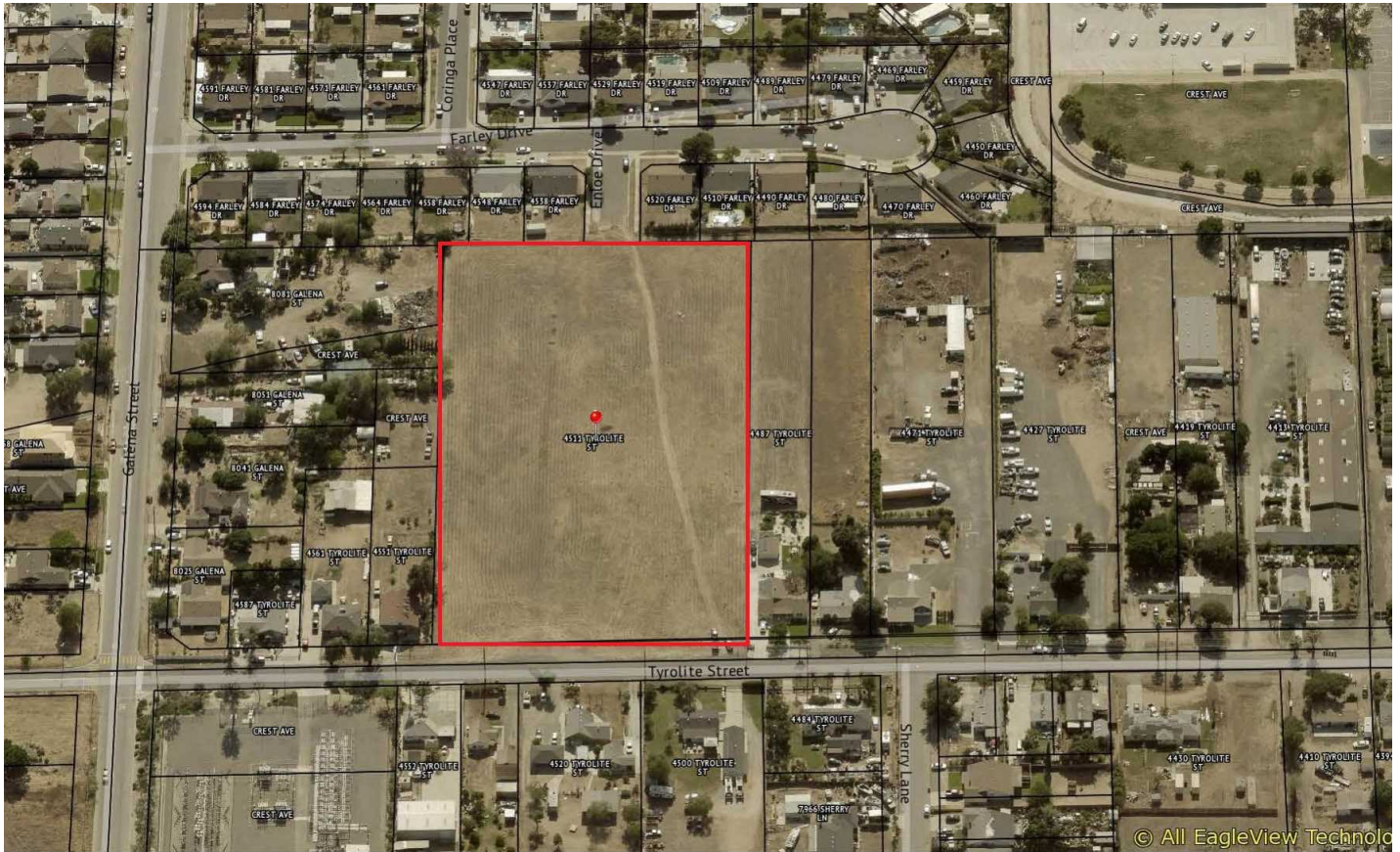
**ERIC CHAVEZ, CCIM**  
Broker Advisor/Builder  
(213) 999-0073  
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01397806, California

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# Property Summary

4.8 acres at 4511 Tyrolite Street  
4511 Tyrolite Street, Riverside, CA 92509



## Property Summary

Price:	\$2,980,000
Price / Acre:	\$620,833.33
\$/SF Land Curr:	\$14.25
APN:	171-150-008
Lot Size:	4.80 Acres
Lot Sqft:	209,088
Frontage:	330'-0"
Land status:	Raw Land
Permitted Uses:	Residential or Agricultural Uses
Sub-market:	Riverside
Zoning:	A-1 (Agricultural/Residential)

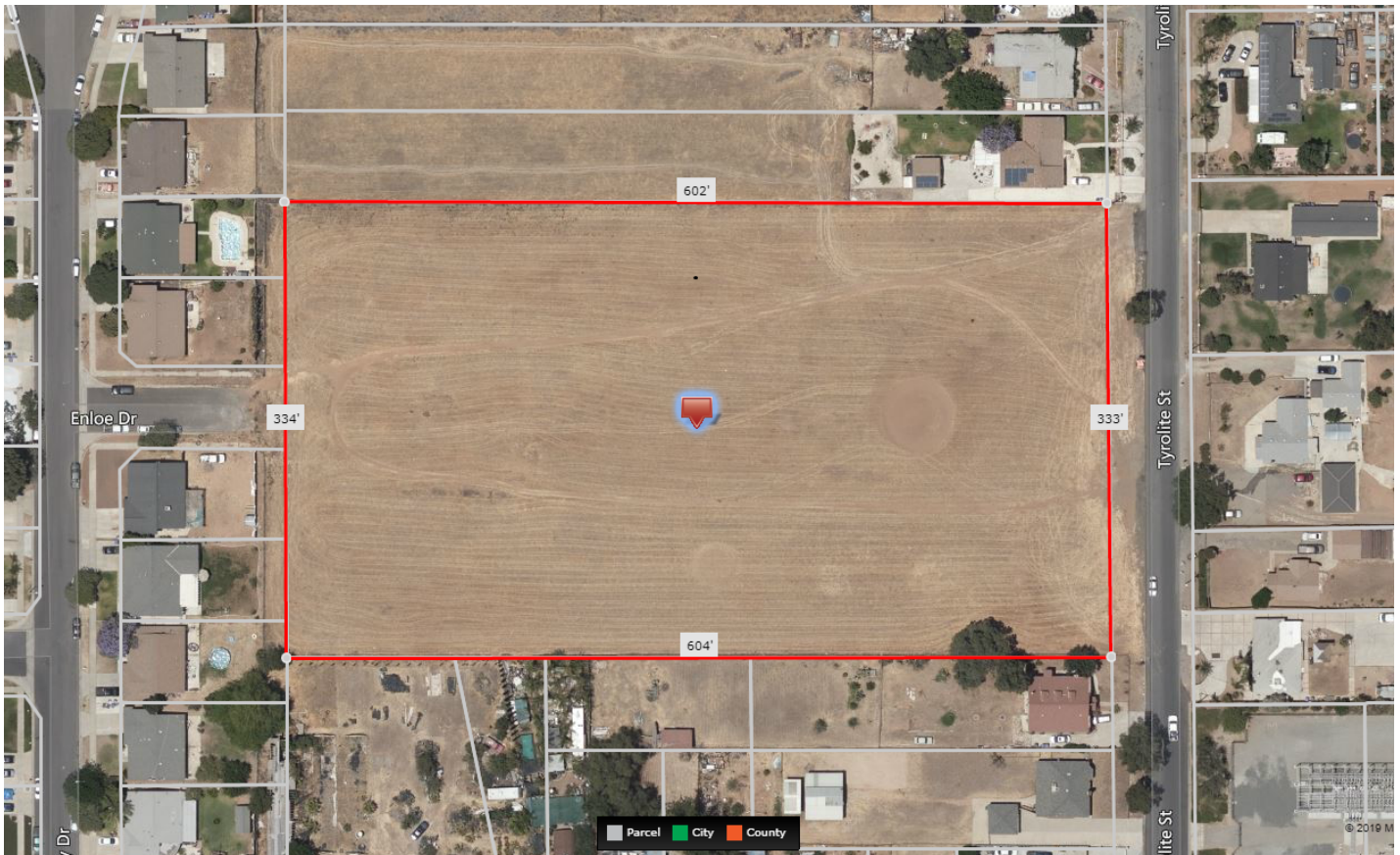
## Property Overview

This 4.8-acre (209,088 SF) parcel, priced at \$14.25 per square foot, is an exceptional residential development site for Mobile Home Parks. It is a conditionally permitted use in the current A-1 Zone, with a General Plan designation of LDR (Country Neighborhood). The property is strategically located near the massive new retail hub, "The Shops at Jurupa Valley," anchored by Target and ALDI, which provides future residents with superior access to amenities. Developers must secure a Conditional Use Permit (CUP) and confirm consistency with General Plan density requirements.

## Location Overview

Strategically located in Jurupa Valley, this 4.8-acre site is near the intersection of Tyrolite St and Galena St, offering a semi-rural setting adjacent to major urban amenities. It is just minutes from the new The Shops at Jurupa Valley (Target, ALDI, In-N-Out), and close to Glen Avon Elementary School and Sage Point Park.

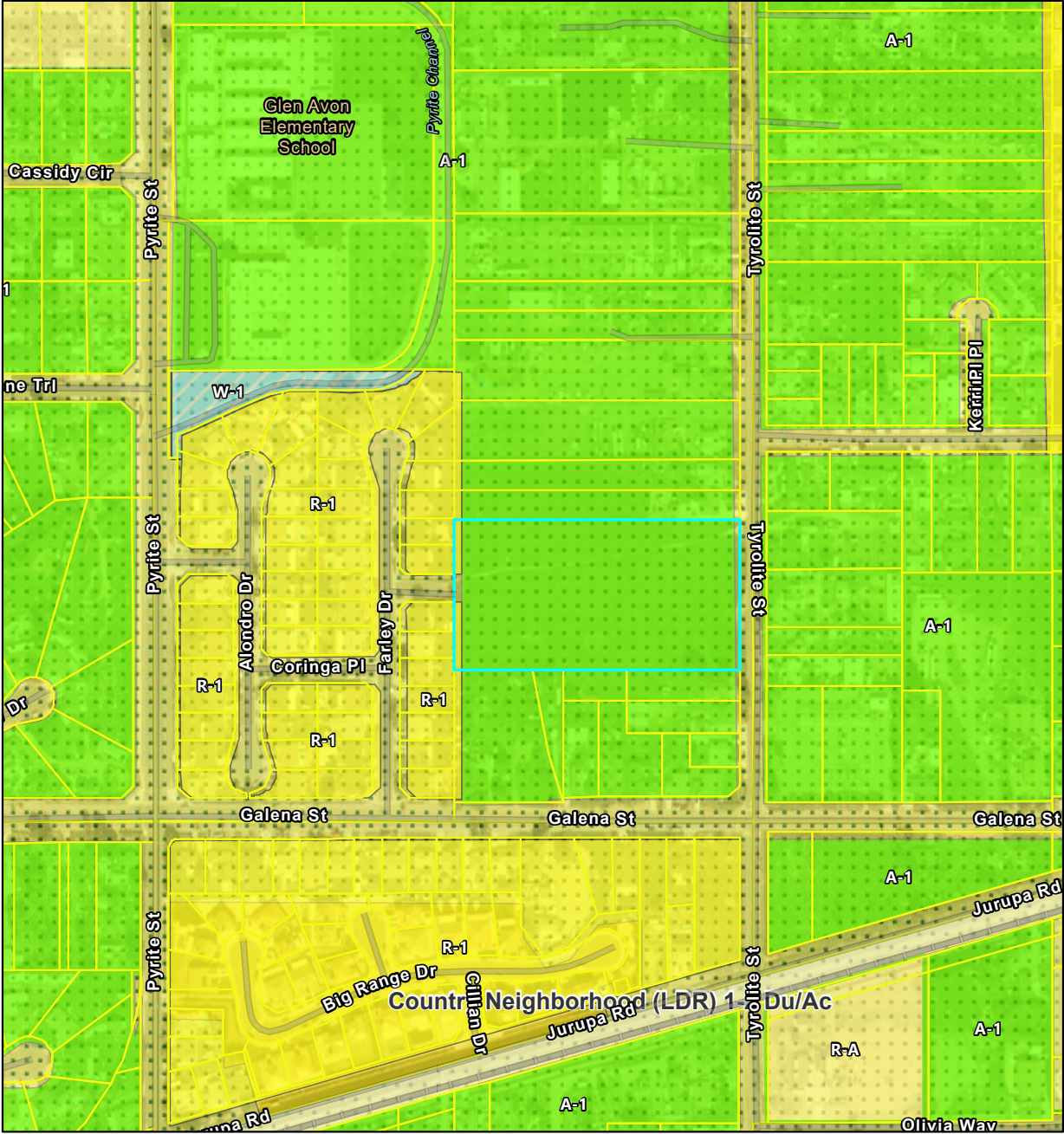
4.8 acres at 4511 Tyrolite Street  
 4511 Tyrolite Street, Riverside, CA 92509



**Mobile Home Park Development Opportunity:** this 4.8-acre parcel (209,088 SF) offers a high-leverage entry into the Jurupa Valley housing market. Zoned A-1 (Light Agriculture), the property benefits from a clear entitlement path, as Mobile Home Parks are an explicitly designated Conditional Use Permit (CUP) option. The site's value is driven by its exceptional location near to The Shops at Jurupa Valley, a major retail center anchored by Target, ALDI, and In-N-Out Burger. Capitalize on this retail demand and the strong surrounding demographics to deliver a high-value residential community. Developer due diligence is required on CUP and General Plan (LDR) consistency.

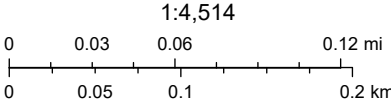


Jurupa Valley



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- |                            |                                  |
|----------------------------|----------------------------------|
| Parcels - Riverside County | W-1                              |
| <b>Zoning Layers</b>       | <b>Land Use</b>                  |
| A-1                        | LDR - Country Neighborhood       |
| R-1: One Family Dwelling   | MDR - Medium Density Residential |
| R-A                        | City Boundary                    |
| R-R: Rural Residential     |                                  |



County of San Bernardino, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Jurupa Valley

This map is provided 'as is' without warranty or any representation of accuracy, timeliness, or completeness. No liability is assumed for the accuracy of the data delineated on this map, either



# Property Photos

4.8 acres at 4511 Tyrolite Street  
4511 Tyrolite Street, Riverside, CA 92509

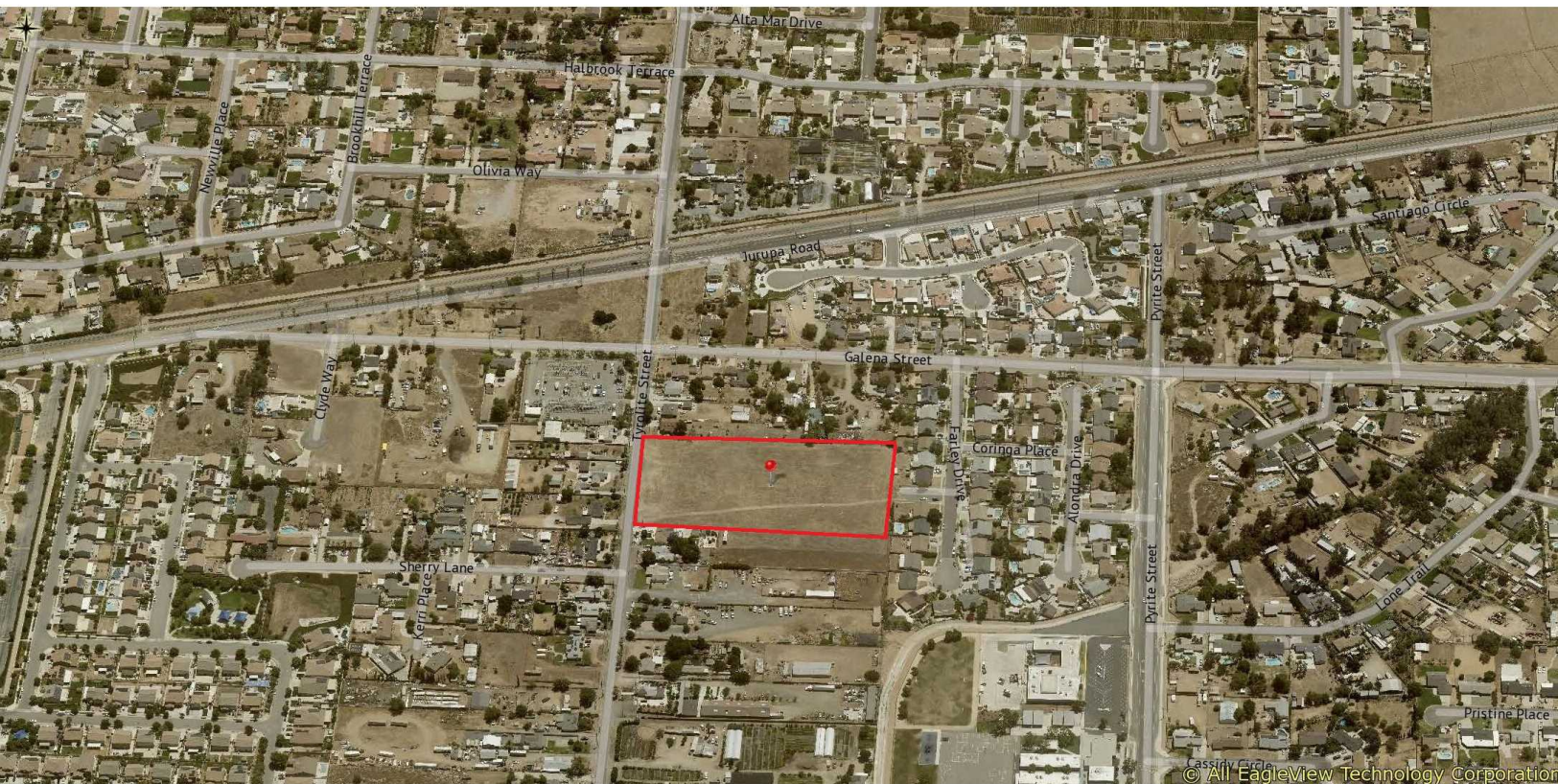




# Property Photos

4.8 acres at 4511 Tyrolite Street  
4511 Tyrolite Street, Riverside, CA 92509

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4.8 acres at 4511 Tyrolite Street  
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