

# MIXED-USE DEVELOPMENT OPPORTUNITY IN THE CITY OF RIVERSIDE

SEC 0 Van Buren Blvd | Riverside, CA 92508

- Approximately 2.3 Acres zoned M-SC (Manufacturing - Service Commercial)
- Light Industrial General Plan designation
- 348' frontage along Van Buren Boulevard
- Prime location within the Woodcrest / Van Buren Blvd corridor

**\$ ASKING PRICE: \$1,899,000**



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**BERKSHIRE  
HATHAWAY  
HOME SERVICES**

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REALTY

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6349 RIVERSIDE AVENUE, RIVERSIDE, CA 92506 | T: (951) 363-0002 | CORPORATE LIC. # 01996796



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# AERIALS



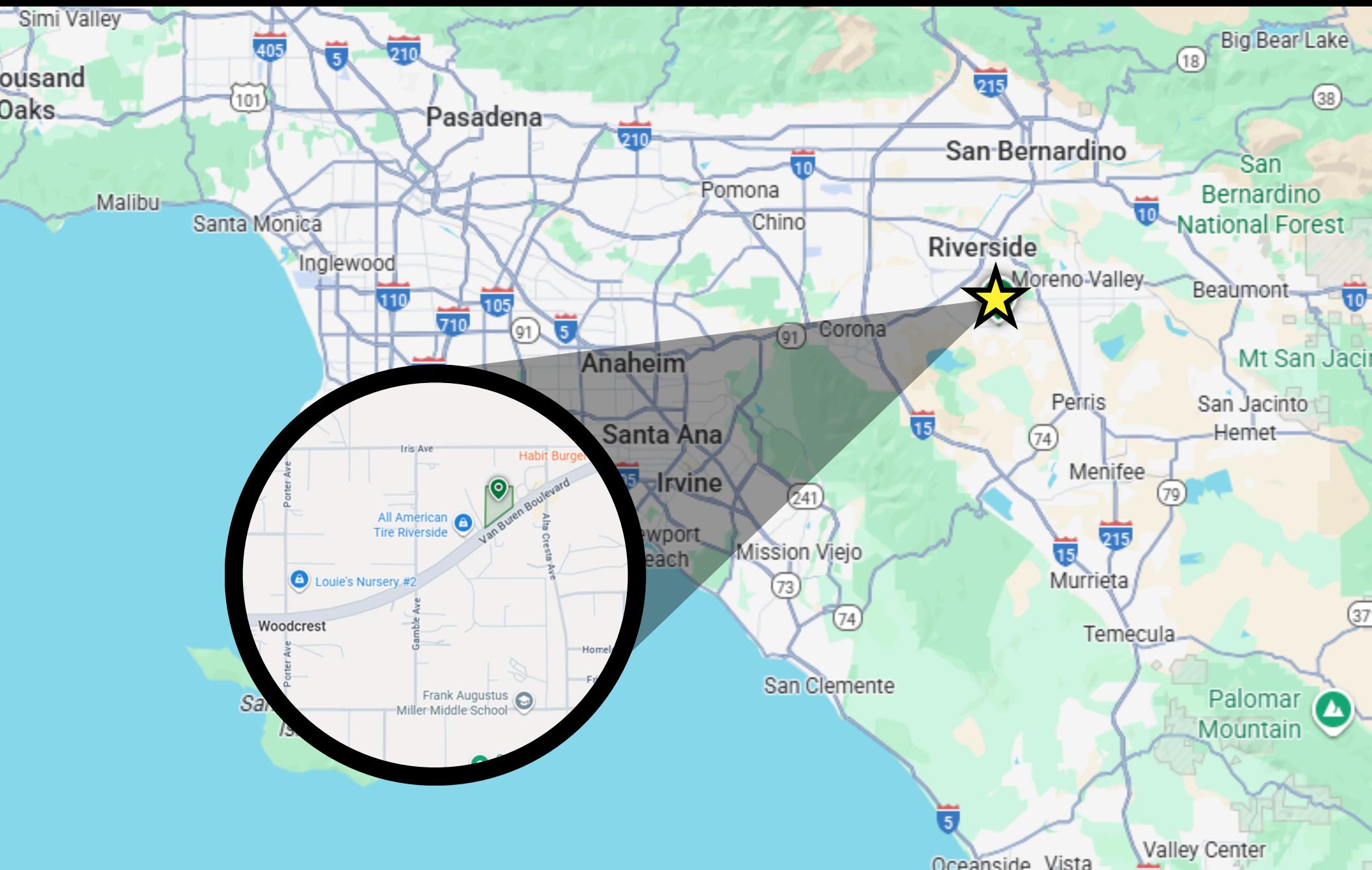
# AERIALS



# AERIALS



# LOCATION MAP



# PROPERTY INFORMATION

## Location:

NWC VAN BUREN BLVD. & CHICAGO AVE. RIVERSIDE CA. 92508 (ADJACENT TO FLAT TOP RESTAURANT AT: 17960 Van Buren Boulevard, Riverside, CA 92508

## Legal Description:

2.30 ACRES M/L IN POR LOT 13 MB 014/067 WOODCREST ACRES NO 3

## Property Profile:

Rare opportunity to acquire a permit-friendly industrial development site in the Woodcrest / Van Buren Blvd corridor of unincorporated Riverside County. The property consists of 2.30 acres zoned M-SC. The site features 348 feet of frontage on Van Buren Boulevard, sewer service availability, and power nearby, and benefits from administrative Plot Plan entitlement pathways rather than discretionary city approvals.

### Jurisdiction:

City of Riverside

### General Plan:

Manufacturing – Service Commercial (M-SC)

### APNs:

274-130-034

### Max height:

Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to section 18.34 (Of the ordinance from Riverside County)

### Acreage:

2.30 Acres

### Elevation:

1,562 feet

### Billboard Income:

On-Site Lamar Outdoor Advertising Sign approximately \$700 per month

### Zoning:

M-SC (Manufacturing – Service Commercial) with a Light Industrial General Plan designation, supporting a wide range of industrial, flex, storage and contractor-oriented uses

### School District:

Riverside Unified School District

### Township/Range:

T3SR5W SEC 25 NE

### Services:

- Water/Sewer: Western Municipal Water District
- Gas: Southern California Gas Company
- Electric: Southern California Edison
- Fire: City of Riverside Fire department
- Police: Riverside Police Department

**ASKING PRICE  
\$1,899,000**

# TAX MAP

The logo for Berkshire Hathaway Home Services. It features a circular arrangement of text: "BERKSHIRE HATHAWAY" at the top and "HOME SERVICES" at the bottom, with a small dot preceding "HOME SERVICES". In the center is a large, bold, stylized "BH" above a "HS".

BH  
HS

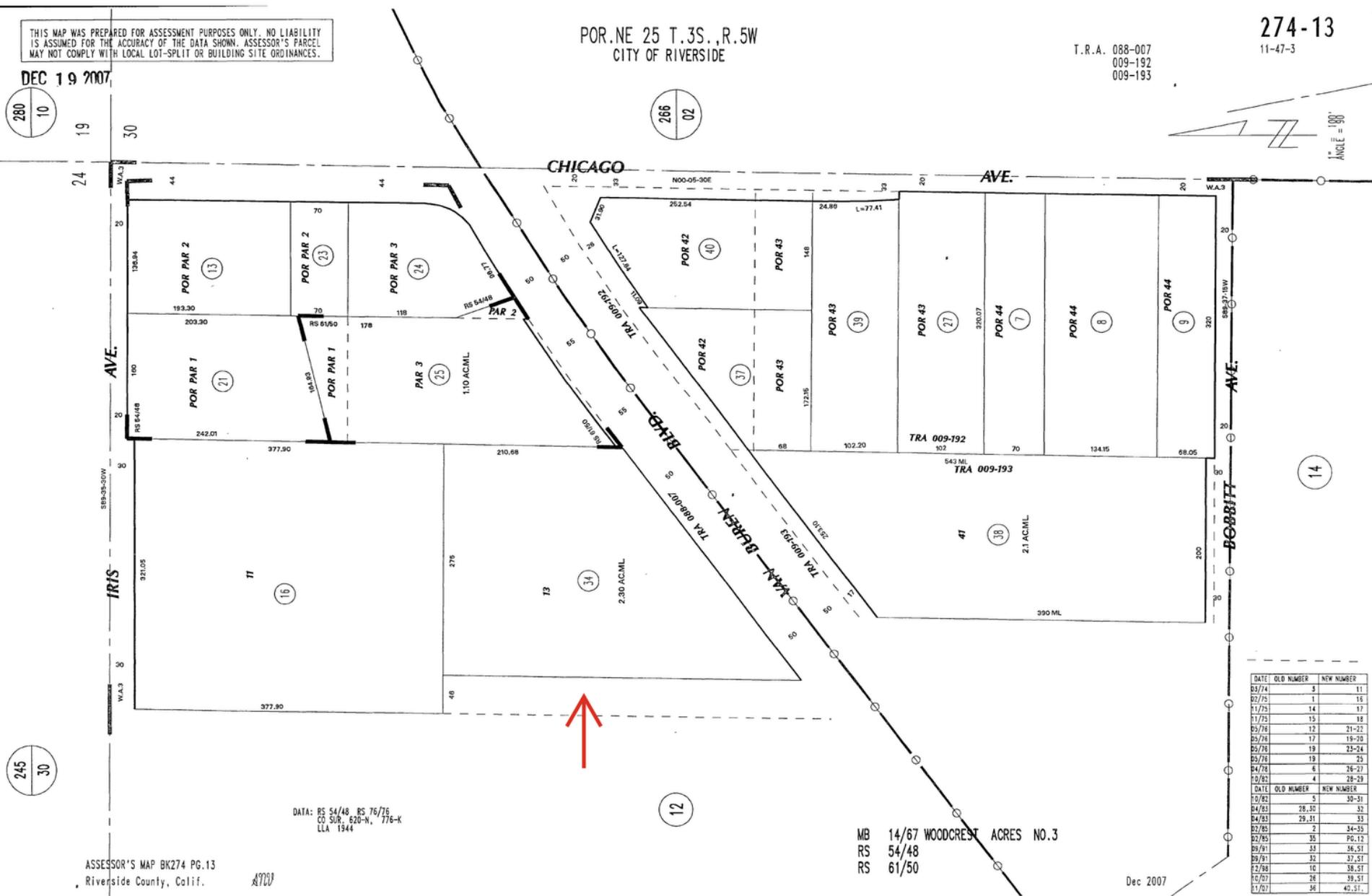
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

DEC 19 2007

POR. NE 25 T. 3S., R. 5W  
CITY OF RIVERSIDE

T.R.A. 088-00  
009-19  
009-19

274-13  
11-47-3



DATA: RS 54/48 RS 76/76  
CO SUR. 620-N, 776-K  
LLA 1944

ASSESSOR'S MAP BK274 PG.13  
Riverside County, Calif.

4929

DATE	OLD NUMBER	NEW NUMBER
03/14	3	11
02/15	1	16
11/15	14	17
11/15	15	18
03/16	12	21-22
03/16	17	19-20
03/16	19	23-24
03/16	19	25
04/18	6	26-27
10/02	4	28-29
DATE	OLD NUMBER	NEW NUMBER
10/02	5	30-31
04/03	28,30	32
04/03	29,31	33
07/05	2	34-35
02/05	35	PD,12
05/01	33	36,51
05/01	32	37,51
12/08	10	38,51
01/07	26	39,51
11/01	36	40,51

# DEMOGRAPHICS

**1 MILE**

 Population  
**5,308**

 Estimated Households  
**1,473**

 Average Household Income  
**\$187,607**

 Median Household Income  
**\$143,462**
**3 MILES**

 Population  
**46,245**

 Estimated Households  
**13,789**

 Average Household Income  
**\$174,974**

 Median Household Income  
**\$138,776**
**5 MILES**

 Population  
**110,426**

 Estimated Households  
**33,614**

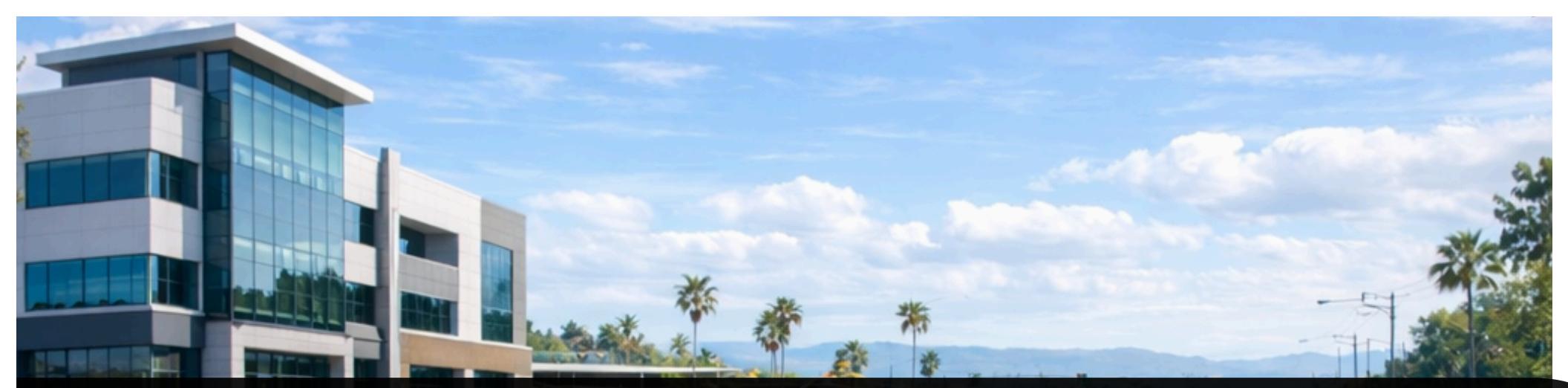
 Average Household Income  
**\$157,944**

 Median Household Income  
**\$124,734**
**ABOUT THIS AREA**

## Riverside

Riverside, California, founded in the early 1870s, holds a prominent place in the state's agricultural and cultural history as the birthplace of California's citrus industry. The city's rapid growth began with the success of the navel orange, which helped shape its economy and landscape. Located in the Inland Empire region, Riverside has evolved into a diverse urban center known for its historic charm and regional importance. The downtown area is home to the iconic Mission Inn Hotel & Spa, a symbol of the city's rich Spanish Revival architecture and cultural heritage. Riverside is also anchored by the University of California, Riverside (UCR), a major research institution that drives innovation and development in the city's eastern corridor. Other significant areas include Canyon Crest, known for its scenic hills and affluent homes; Orangecrest, a master-planned suburb popular among families; and Arlington, a historic district that reflects the city's early agricultural roots. With its blend of historic preservation, educational prominence, and strategic location along major Southern California transit routes, Riverside offers a unique mix of tradition and growth, making it a dynamic and appealing location for residents and investors alike.





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# SUBJECT PROPERTY

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