

Approx. 9.09 Acres in 6 Parcels – Riverside, CA

NEC La Sierra Ave & Blackburn Rd | Riverside, CA 92503

- 6 Parcels totaling approximately 9.09 acres
- Current W2 Zoning allows for low density single-family development or mobile home parks, RV parks, trailer and boat storage, and other uses with a CUP
- Central Location with access to Hwy 91 & Interstate 15

ASKING PRICE: ~~\$2,200,000~~ \$1,750,000

LAKE MATHEWS
ELEMENTARY
SCHOOL

greentree dr

la sierra ave
22,540 cars per day

blackburn rd



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COMMERCIAL REAL ESTATE SERVICES

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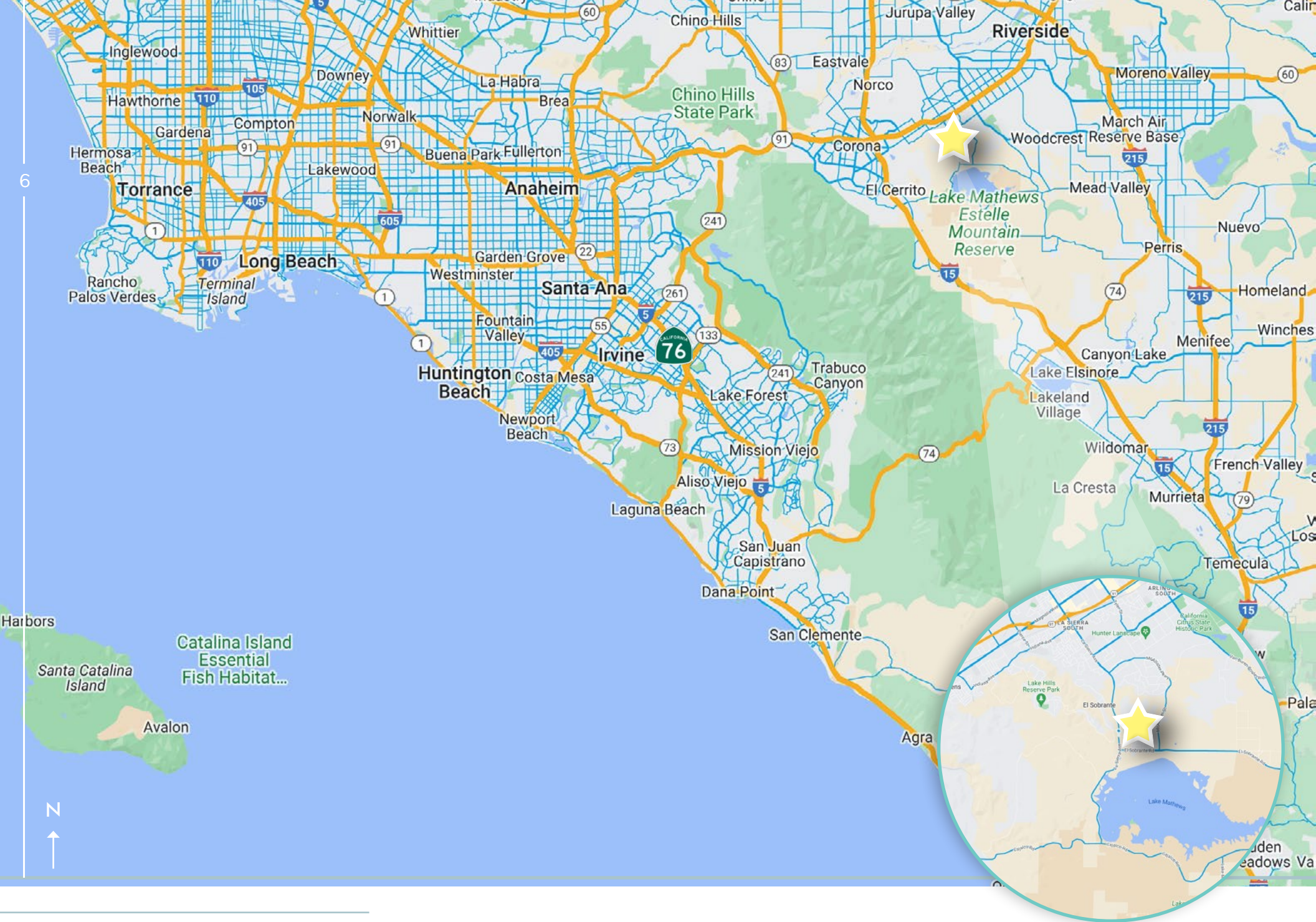
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location map

property information

location:

The subject property is located on the NEC of La Sierra Ave and Blackburn Road in Riverside, CA. It is just north of Lake Mathews, less than 3.5 miles south of Hwy 91, approximately 7.8 miles east of I-15, and approximately 14 miles west of I-215.

property profile:

The subject property consists of five parcels totaling approximately 9.09 acres in Riverside. The current W2 zoning permits low density single-family residential development or mobile home parks, RV parks, trailer and boat storage, and more with a CUP.

jurisdiction:

County of Riverside

APN's and acreage:

270-200-027 → 0.17 Acres
270-200-034 → 1.73 Acres
270-200-036 → 2.08 Acres
270-200-037 → 2.19 Acres
270-200-038 → 2.63 Acres
270-200-039 → 0.33 Acres
TOTAL → 9.09 Acres

zoning:

Controlled Development Areas
[Click here to view \(W-2\) Zoning](#)

general plan:

Low Density Residential (LDR). Allows 0.5 acre minimum
[Click here to view General Plan](#)

school district:

Riverside Unified School District

services:

Water/Sewer: Western Municipal Water District

Gas: Southern California Gas Company

Electric: Southern California Edison Co.

Police: Riverside County Police Department

Fire: Riverside County Fire Department

asking price:

~~\$2,200,000~~ \$1,750,000



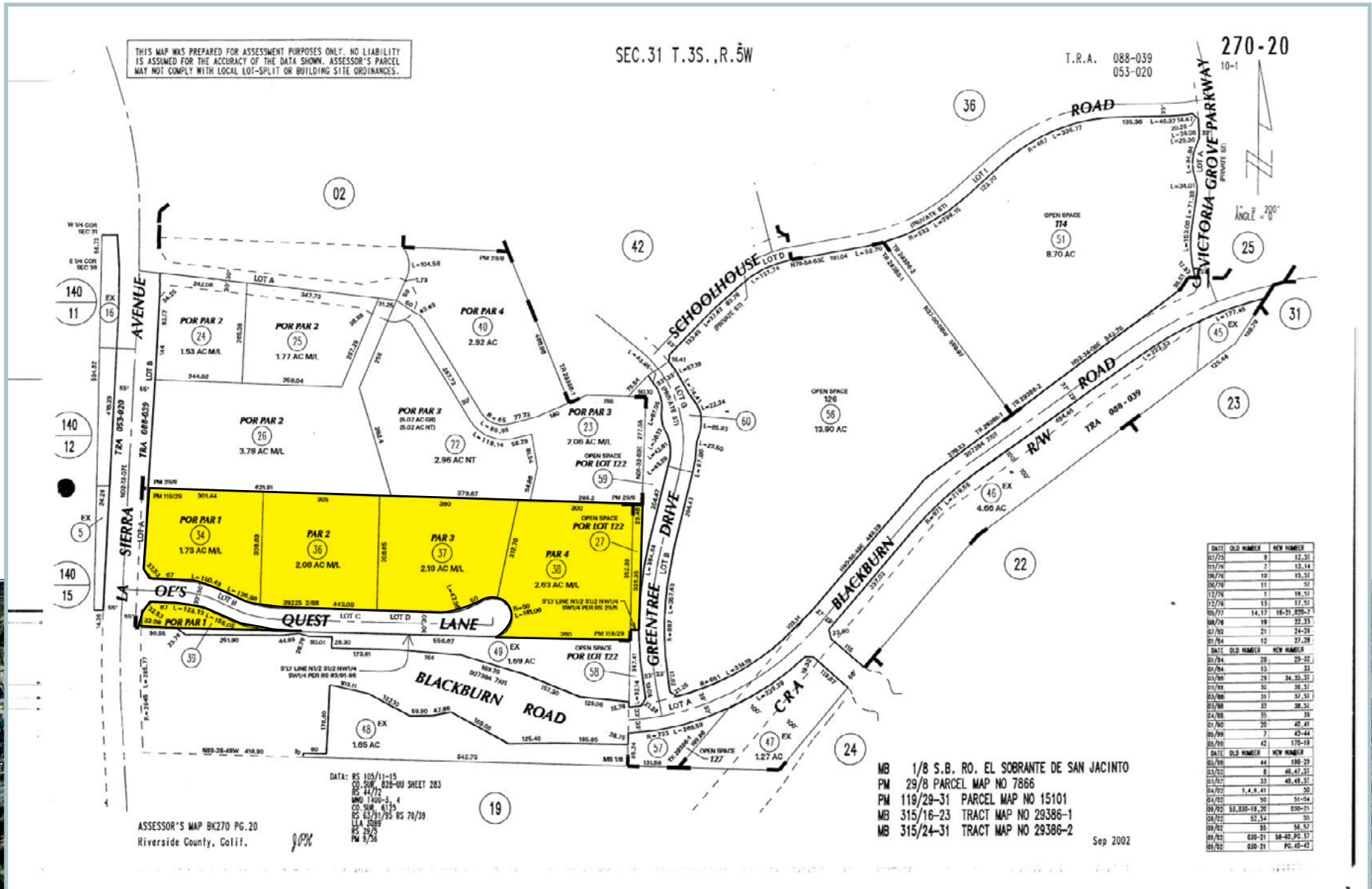
plat map

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

SEC. 31 T. 3S., R. 5W

T.R.A. 088-039
053-020

270-20
10-1



DATA: RS 105/11-15
CO SUR. 028-00 SHEET 283
RS 47/71
MND 1400-5, 4
CO SUR. 6135
RS 63/71/95 RS 70/39
L.A. 5089
RS 29/3
PM 5/26

ASSESSOR'S MAP BK270 PG. 20
Riverside County, Calif.

MB 1/8 S.B. RO. EL SOBRANTE DE SAN JACINTO
PM 29/8 PARCEL MAP NO 7866
PM 119/29-31 PARCEL MAP NO 15101
MB 315/16-23 TRACT MAP NO 293386-1
MB 315/24-31 TRACT MAP NO 293386-2

Sep 2002

DATE	OLD NUMBER	NEW NUMBER
02/73	9	12,31
03/74	7	15,14
06/76	10	15,33
06/76	11	31
12/74	1	16,31
12/74	13	17,31
06/77	14,17	16-21,206-7
06/74	19	22,31
07/83	21	24-26
01/84	12	27,28
DATE	OLD NUMBER	NEW NUMBER
01/84	28	29-31
01/84	13	31
01/84	29	34,35,31
01/86	30	36,31
03/86	31	37,31
03/86	32	38,31
03/86	35	39
01/90	36	40,41
06/90	7	42-44
05/93	42	175-18
DATE	OLD NUMBER	NEW NUMBER
02/73	44	190,29
03/73	8	46,47,31
03/73	33	48,49,31
04/77	3,4,4,41	50
01/73	50	51-54
06/92	53,536-19,20	030-71
03/92	52,54	30
09/92	55	56,57
09/92	010-21	58-62,75,37
05/92	010-21	63-65-2

2023 demographics

1 mile



population
6,666



estimated households
1,891



average household income
\$190,547



median household income
\$173,574



total employees
411

3 miles



population
34,972



estimated households
10,577



average household income
\$150,108



median household income
\$136,650



total employees
4,495

5 miles



population
149,313



estimated households
45,487



average household income
\$118,156



median household income
\$97,243



total employees
49,139

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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