OFFERING MEMORANDUM ZERO

INDIANA

RIVERSIDE . CALIFORNIA 143,535 sF 16 SHOVEL-READY LOTS EXCLUSIVELY LISTED BY: OPPORTUNITY FOR BUILDERS OR INVESTORS **CHAD NASIR** Vice President DRE# 02086093 // ±143,535 SQ. FT. (3.2 ACRES) 949.724.471 COMMERCIAL REAL ESTATE SERVICES cnasir@lee-associates.com

// Confidentiality Agreement



Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 0 Indiana Avenue, Riverside, CA, (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

EXCLUSIVELY LISTED BY:

CHAD NASIR Vice President DRE# 02086093 949.724.471 cnasir@lee-associates.com





// Executive Summary

OFFERING SUMMARY

Investor Alert - Prime Development Opportunity on the Riverside/Corona Border

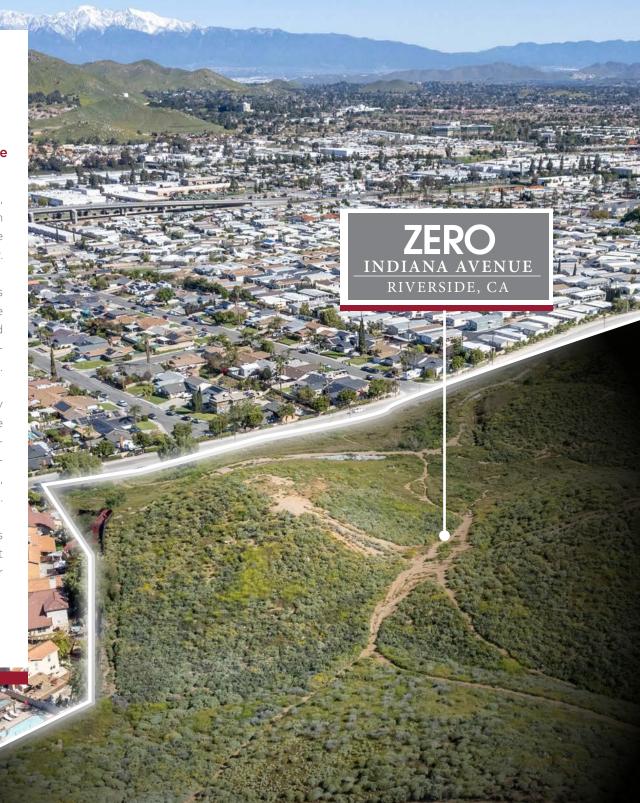
Strategically located just minutes from the 91 and 15 freeways, this 3-parcel offering presents strong upside potential. With utility access, rolling terrain, and elevated views of Riverside and Corona, the property sits in a high-demand growth corridor.

Only 1 mile from the La Sierra Metrolink station and 2 miles from major retail hubs like Costco and Walmart, the site offers convenience and commuter appeal. Currently zoned R1-10000 (low-density residential), with potential for R-3 rezoning to support higher-density multifamily development.

A previously approved Tentative Tract Map for 16 single-family homes (now expired) provides a head start. Seller can provide all studies and reports submitted to the County. Preliminary rezoning plans were initiated during COVID for a 3-story, multi-unit complex featuring 2-bed/2-bath units, a pool, clubhouse, and more—paused due to funding and development expertise.

Located near the established Lake Hills community, this property is ready for a visionary investor to take it to the next level. Ideal for build-and-hold, multi-unit development, or resale strategy.

Don't miss this opportunity to position yourself in a key location with long-term value.





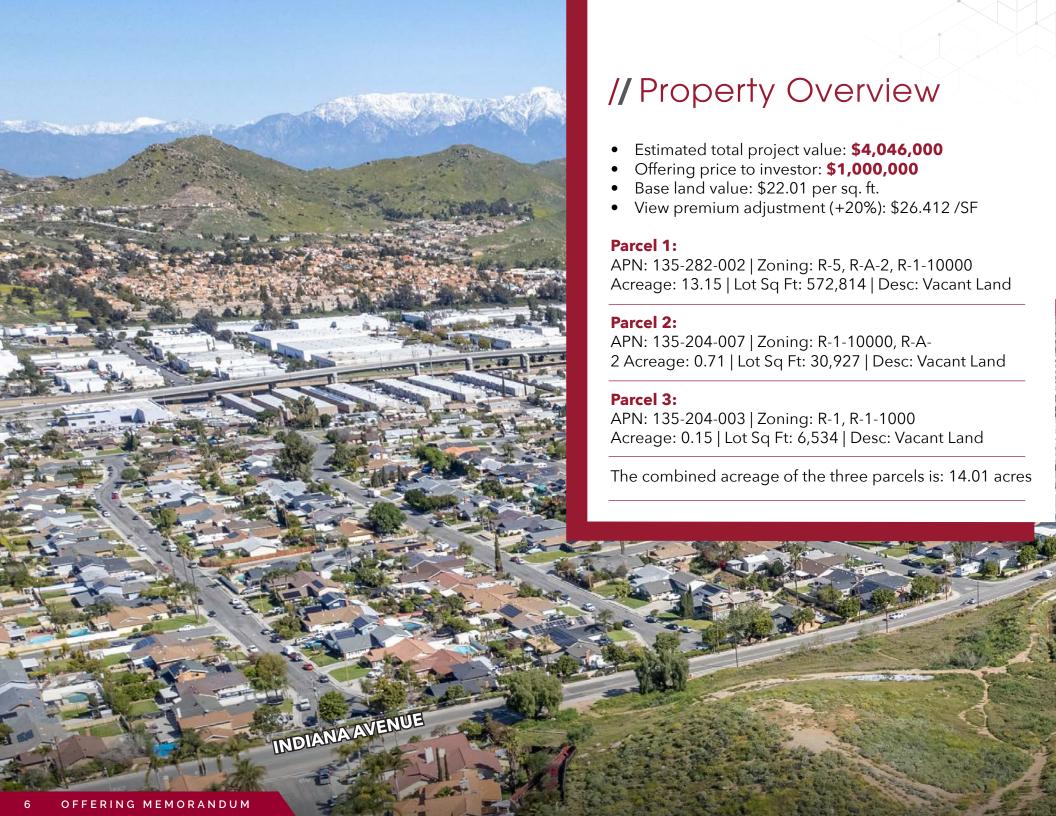
ZERO
INDIANA AVENUE
RIVERSIDE, CA

EXCLUSIVELY LISTED BY:

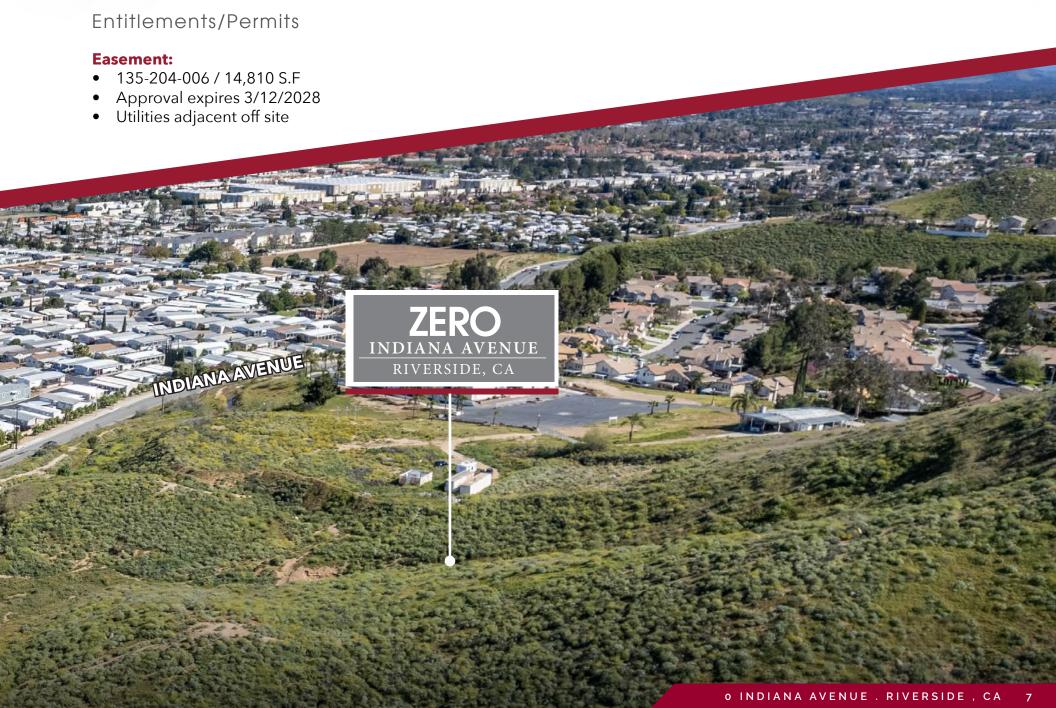
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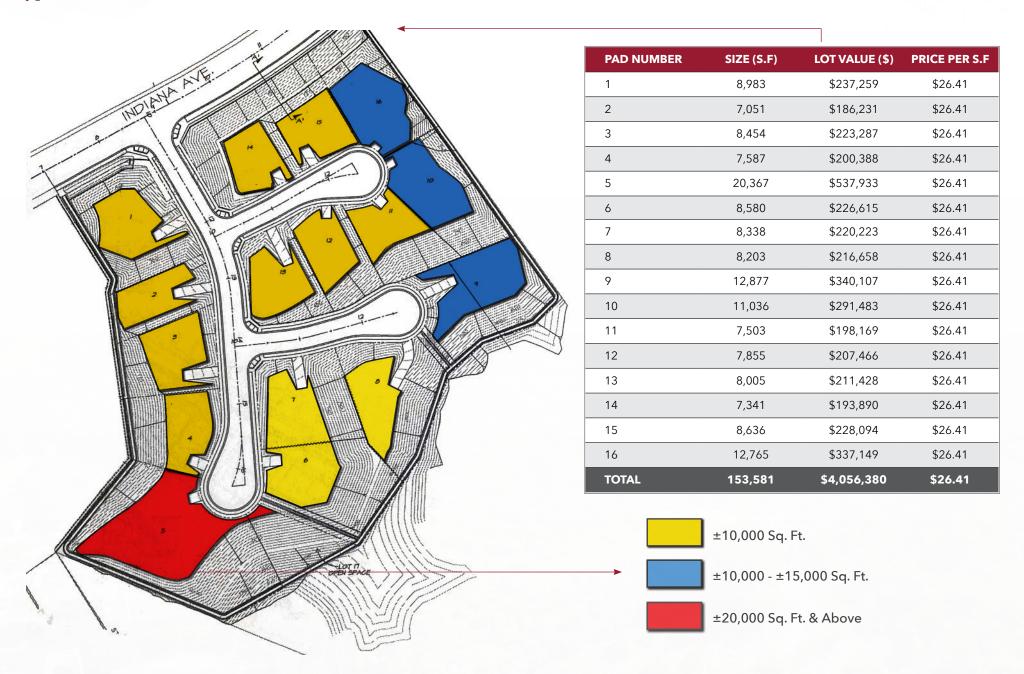




// Property Overview



// Site Plan



// Area Overview

ZERO
INDIANA AVENUE
RIVERSIDE, CA



// City of Riverside

Strategically located, economically diverse, and poised for growth.

The City of Riverside is the largest city in Riverside County and a key anchor of the Inland Empire. Just 60 miles east of Los Angeles with direct access to the 91, 15, 60, and 215 freeways, Riverside offers exceptional connectivity and development potential.

With a population of over 320,000 and projected 5% growth over the next five years, Riverside continues to attract residents priced out of coastal markets. The median household income within a five-mile radius exceeds \$88,000, with over 40% of households earning more than \$100,000 annually-supporting strong demand for both single-family and multi-family housing.

The local economy is powered by key sectors such as healthcare, education, logistics, and advanced manufacturing. Institutions like UC Riverside and Kaiser Permanente drive job growth and regional stability, while the city's business-friendly policies and streamlined entitlement processes encourage new development.

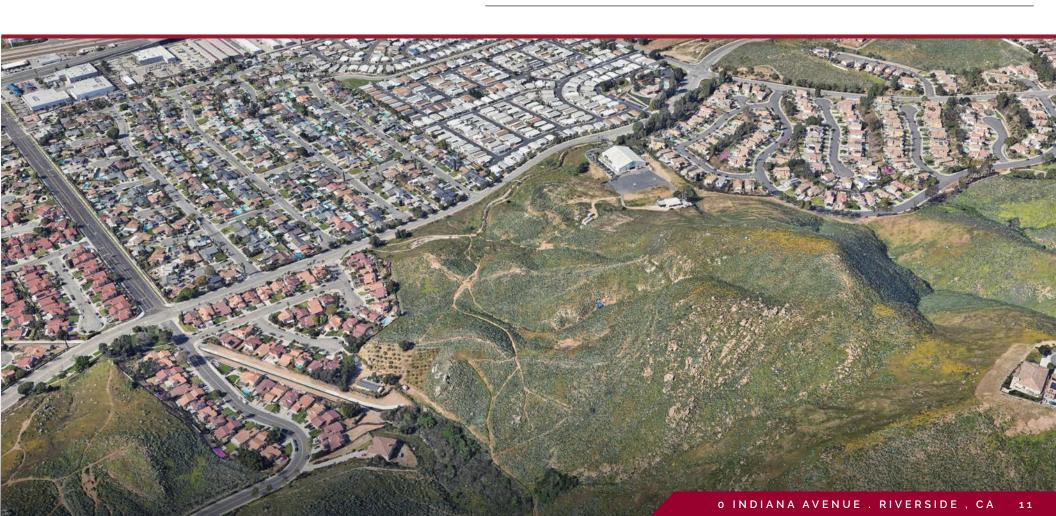
Riverside's combination of affordability, infrastructure, and workforce make it an ideal location for long-term investment. With increasing housing demand and a city that supports smart growth, Riverside offers a compelling opportunity for developers and investors looking to capitalize on Inland Empire momentum.



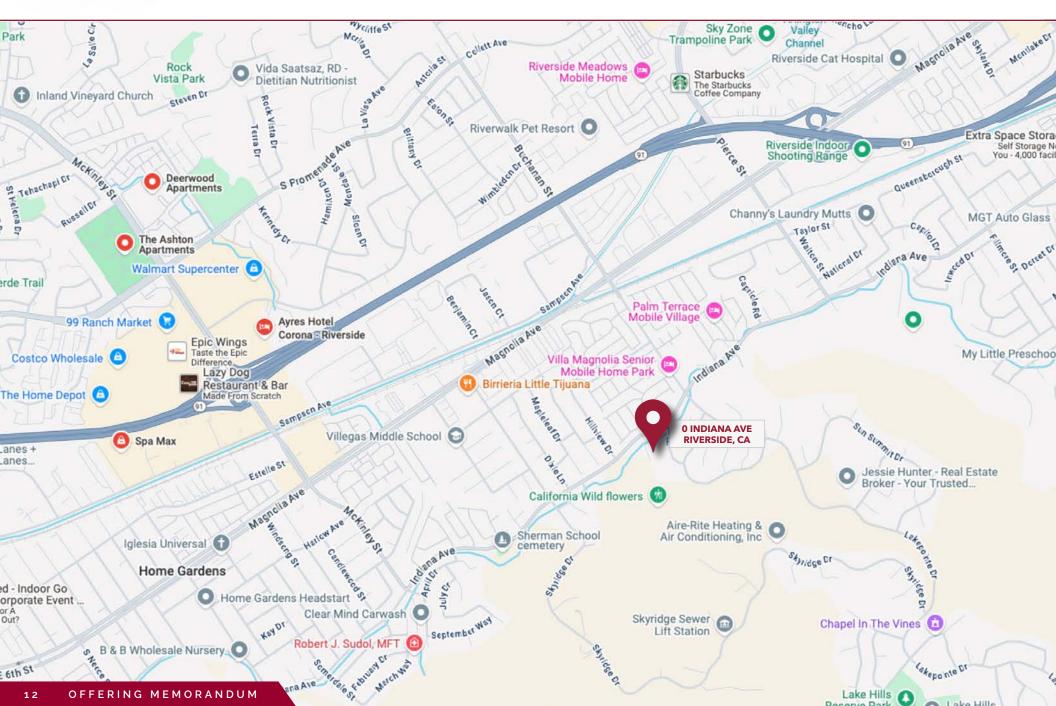
// Demographics

Riverside, CA is a diverse city of over 310,000 people. With a median age in the early 30s, it's a youthful and culturally rich city.

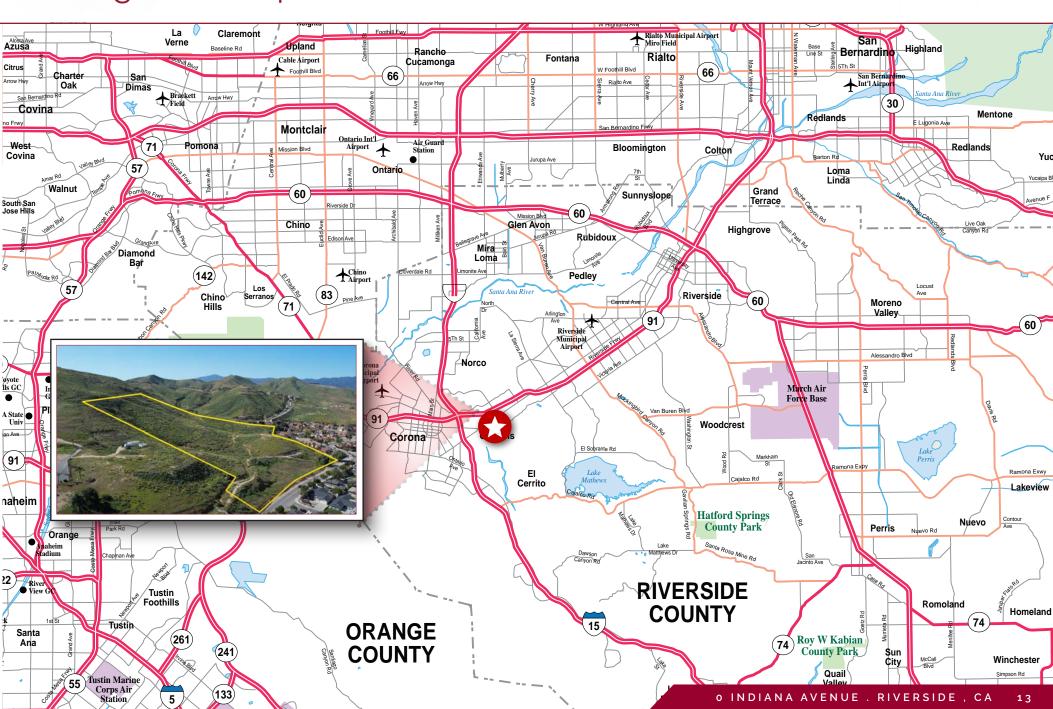
	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population Growth 2024-2029:	12,642	96,863	260,730
2024 Population Growth:	5.02%	5.00%	4.94%
HH Growth 2024 - 2029:	4.66%	4.54%	4.47%
Median House Hold Income:	\$114,719	\$106,754	\$107,290



// Amenities Map



// Regional Map



// Sales Comparables

	ADDRESS	SALE PRICE	SQ. FT.	SALE DATE	PRICE PER SQ. FT.
1.	14391 Four Winds Dr Riverside, CA, 92503	\$135,000	±8,276	7/9/2024	\$16.31
2.	0 Peters St Riverside, CA, 92504	\$160,000	±7,405	6/14/2024	\$21.61
3.	11051 Whitford Ave Riverside, CA, 92505	\$175,000	±7,405	8/8/2024	\$23.63
4.	0 Knoefler Riverside, CA, 92505	\$200,000	±9,583	11/6/2024	\$20.87
5.	1879 10th St Riverside, CA, 92507	\$200,000	±893	6/25/2024	\$25.34
6.	1871 10th St Riverside, CA, 92507	\$200,000	±8,276	6/24/2024	\$24.17
7.	7928 Featherstone Ct Riverside, CA, 92506	\$425,000	±19,166	11/1/2024	\$22.17
	AVERAGE	\$213,571.43	±9,714.86		\$22.01

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