

# Multi Family Land for Lease

## SE Corner of Iowa Ave / Massachusetts Ave, Riverside, 92507

**The Only R-4 Opportunity Site**  
**Less than 1 mile from UC Riverside. Strong Location!**

Asking: \$0.25/ SF NNN  
 Lot Size: 0.92 AC | 40,075 SF  
 Zoning: R - 4 Multi-Family Residential Zone  
 Ward 1 - Site 190  
 Proposed GP Land Use: VHDR (Max. 40 du/ac)  
 Proposed Density: 35 DU/Acre

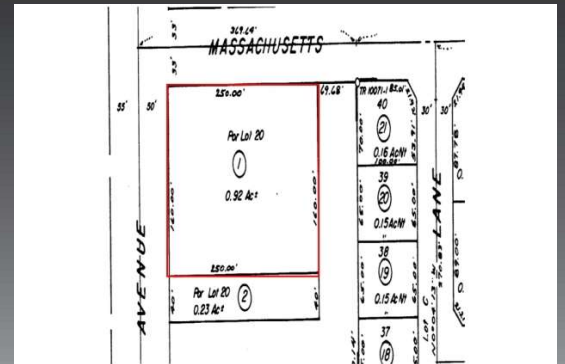


Strong potential for Mixed Used Development  
 Located next to

- 216-unit Luxury Student Housing
- Bus Stop and Bike Lanes
- Stater Bros. Markets and Farmer Boys

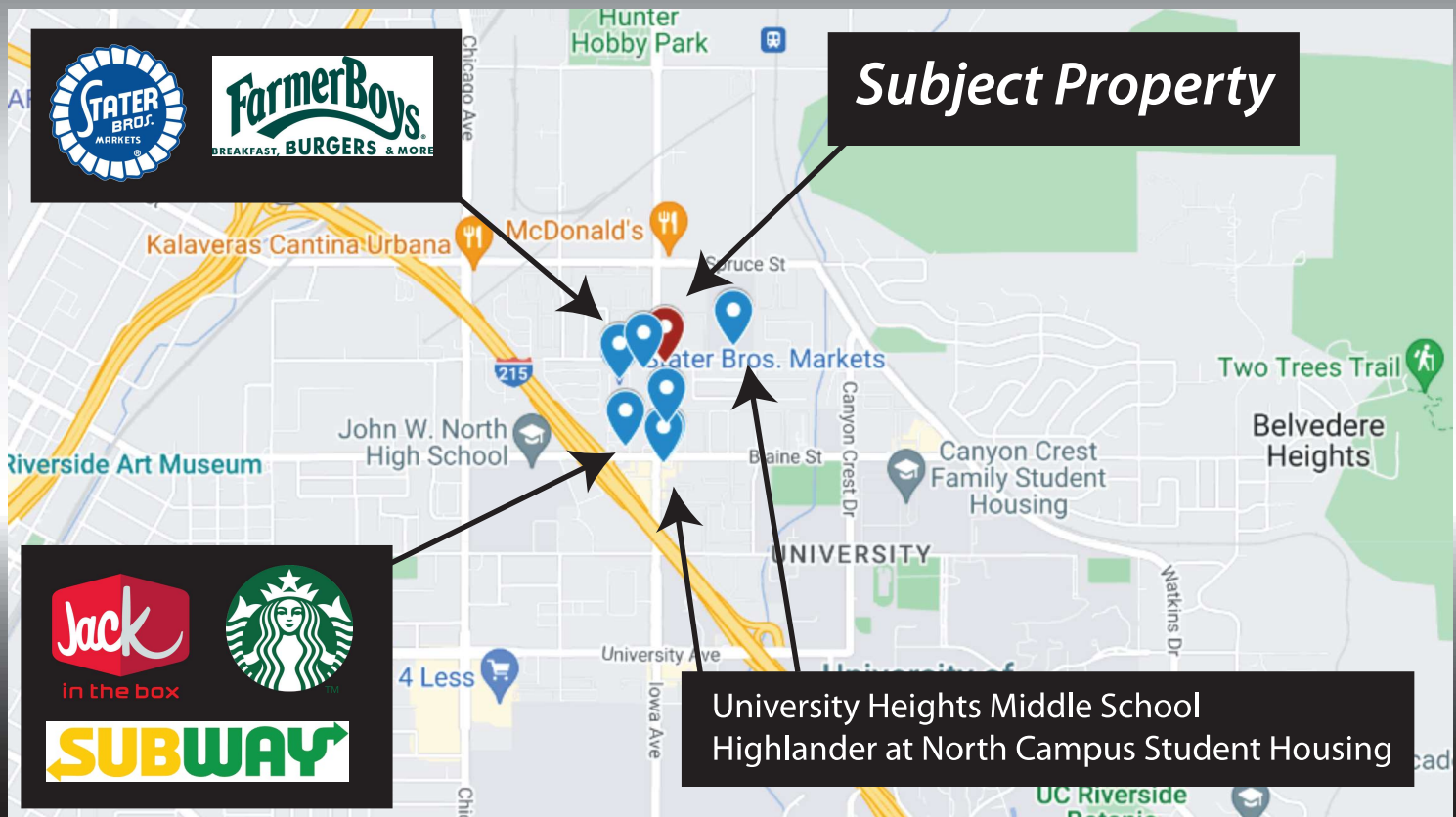
Close Proximity to

- UCR, Highland Park Elementary, University Heights MS
- Starbucks, Denny's, and Mc Donald's
- Arco, Hunter Hobby Park, and Hanger Indoor Climbing Gym
- 60/215/91 FWY



Please verify with City for Land use, Density & Zoning

Take advantage of the City's Highly Motivated Campaign for more Housing !



**For more information, please contact us!**

Chris Wen  
 DRE No. 01009134  
 Direct: (909) 576-6888  
 chris@waltonrealtyinc.com

Jeffrey Chung  
 DRE No. 01760416  
 Direct: (714) 414-8116  
 jeff@waltonrealtyinc.com

Walton Realty Inc.  
 DRE No. 01053889 Phone: (626) 854-2888  
 19057 Colima Rd, Rowland Heights, CA 91748  
 www.waltonrealtyinc.com



Disclaimers: Please verify with city for land use permits. Maps are not to scale. Information deemed reliable but not guaranteed.