

**AVISON  
YOUNG**

**Divisible  $\pm$ 1,185 SF Building with large concrete  
yard area in Prime Riverside Location**

11050 WHITFORD AVE, RIVERSIDE, CA 92505



**FOR SALE**



## The offering

### Investment highlights



**SALE PRICE**

**\$975,000**



**BUILDING AREA /  
LAND AREA**

±1,185 SF  
±14,375 SF (0.33 AC)



**SITE COVERAGE**

9%



**GL DOORS**

1 Roll-up Door (6' x 8')



**CLEAR HEIGHT**

15'



**POWER**

200 amps of power 240  
Volts



**YARD & FENCING**

Concrete block and rod  
iron fencing surrounding  
the property



**INGRESS / EGRESS**

35'

**ADDRESS**

11050 Whitford Avenue  
Riverside, CA 92505

**SITE COVERAGE**

9%

**BUILDING AREA**

±1,185 SF

**LOT AREA (AC/SF)**

±0.33 AC / ±14,375 SF

**CEILING HEIGHT**

15'

**DRIVE-INS**

1 GL Roll-up Door 6' x 8'

**ZONING**

C3

**PARKING**

15 surface spaces



# NEIGHBORHOOD MAP

RITE AID  
Auto Zone  
DUNKIN' DONUTS  
SUBWAY

ARCO  
Fast 5 Pizza

Public Storage  
ANCHOS 35th ANNIVERSARY  
Riverside, Ca 951-352-0245

PIERCE STREET (15,328 VPD)

11050  
WHITFORD AVE.  
RIVERSIDE, CA

HOLE AVENUE (12,988 VPD)

La Madre  
STATER BROS. markets  
DOLLAR TREE  
Jack  
DEL TACO  
BOÖK·OFF

LA SIERRA AVENUE (20,423 VPD)

GOLD COAST DENTAL & ORTHODONTICS  
P.O. OF MASSACHUSETTS  
Little Caesars Pizza  
MICHOCANA  
Shipwreck BARBER SHOP

COLLETT AVENUE

# Riverside, California

Riverside has a rich history dating back to its incorporation in 1870. From its earliest days, the city has thrived under the guidance of forward-thinking founders and successive leaders. Evident within the community is an innovative and artistic spirit that permeates the culture of its residents.

Today, Riverside is a leading Southern California city offering a blend of hometown charm, history, and hospitality with the vision, energy, culture, and diversity of a sophisticated metropolitan area. With a population exceeding 317,558 residents, Riverside proudly holds the title of the 12th largest city in California and the 6th largest in Southern California, serving as the economic powerhouse of one of the fastest growing regions in the United States.

Riverside's economy thrives due to a variety of industries including advanced manufacturing, quality retail and services, four major medical facilities and institutions of higher education, local agriculture and related food system enterprises, and a growing base of clean- and green-tech research, development, technology, and manufacturing companies. As an important financial and professional center, Riverside offers the support of numerous legal, accounting, brokerage, architectural and engineering, air quality, sustainability and environmental stewardship firms, as well as banking institutions.

Riverside draws interest and investment from a diverse population of creative and entrepreneurial residents, employees, students, business owners, and visitors. This community's excellence in embracing technology, workforce development, digital inclusion, arts, innovation, collaboration, and social capital continue to improve an already remarkable quality of life.

## RIVERSIDE DEMOGRAPHICS

### POPULATION & HOUSING 2 MILES

Population	69,946
Median Age	34
Households	19,467
Owner Occupied	10,773
Median Home Value	\$76,204
Average Household Income	\$92,514

### 5 MILES

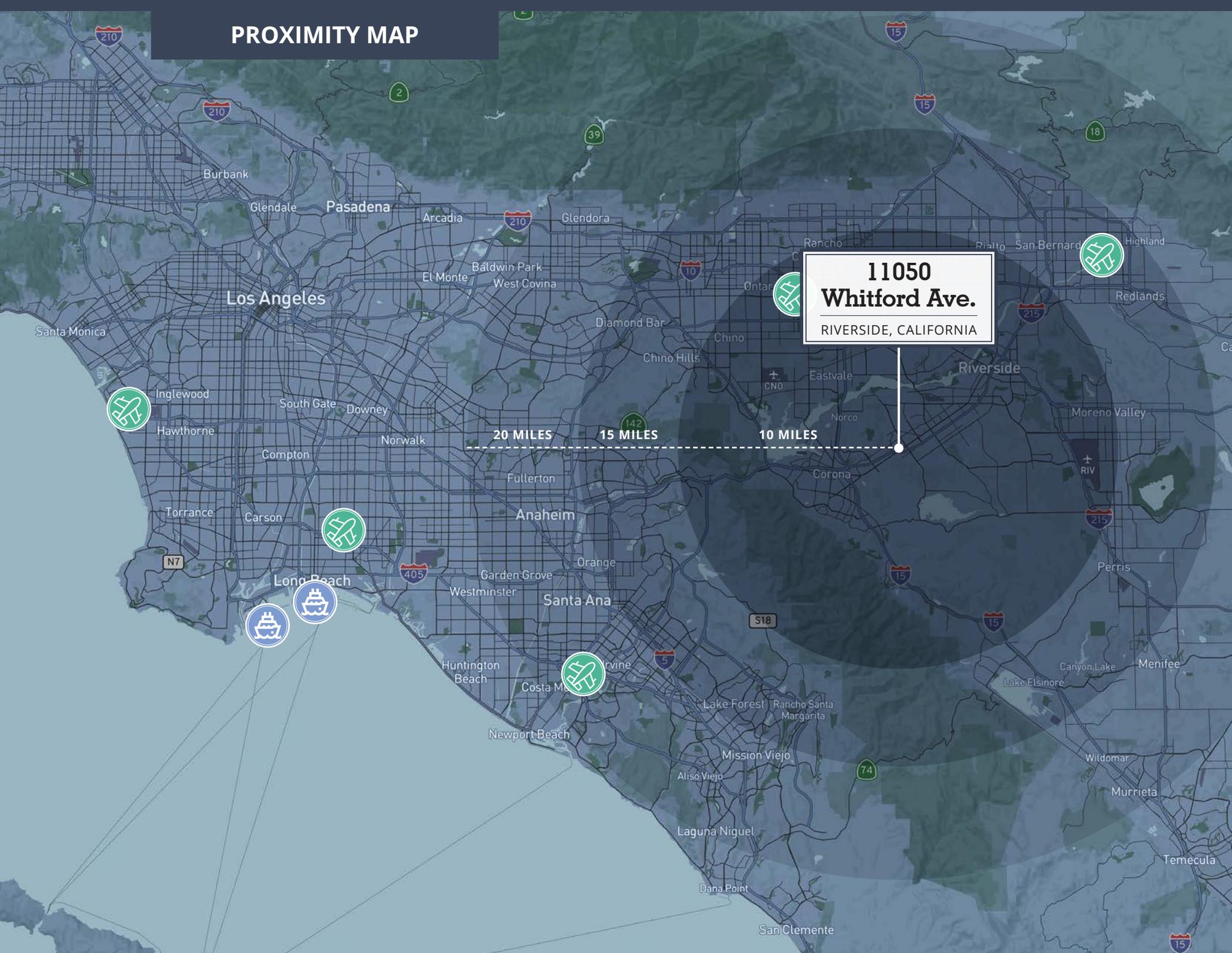
Population	257,896
Median Age	34.9
Households	72,638
Owner Occupied	45,482
Median Home Value	\$82,915
Average Household Income	\$101,729

### 10 MILES

Population	789,696
Median Age	35.2
Households	224,831
Owner Occupied	149,783
Median Home Value	\$94,531
Average Household Income	\$114,685



# PROXIMITY MAP



# KEY LOCATIONS & DRIVE TIME

## MAJOR CITIES

Ontario	24 Miles
Anaheim	29 Miles
Irvine	31 Miles
Los Angeles	55 Miles
Long Beach	60 Miles
San Diego	111 Miles

## AIRPORTS / PORTS

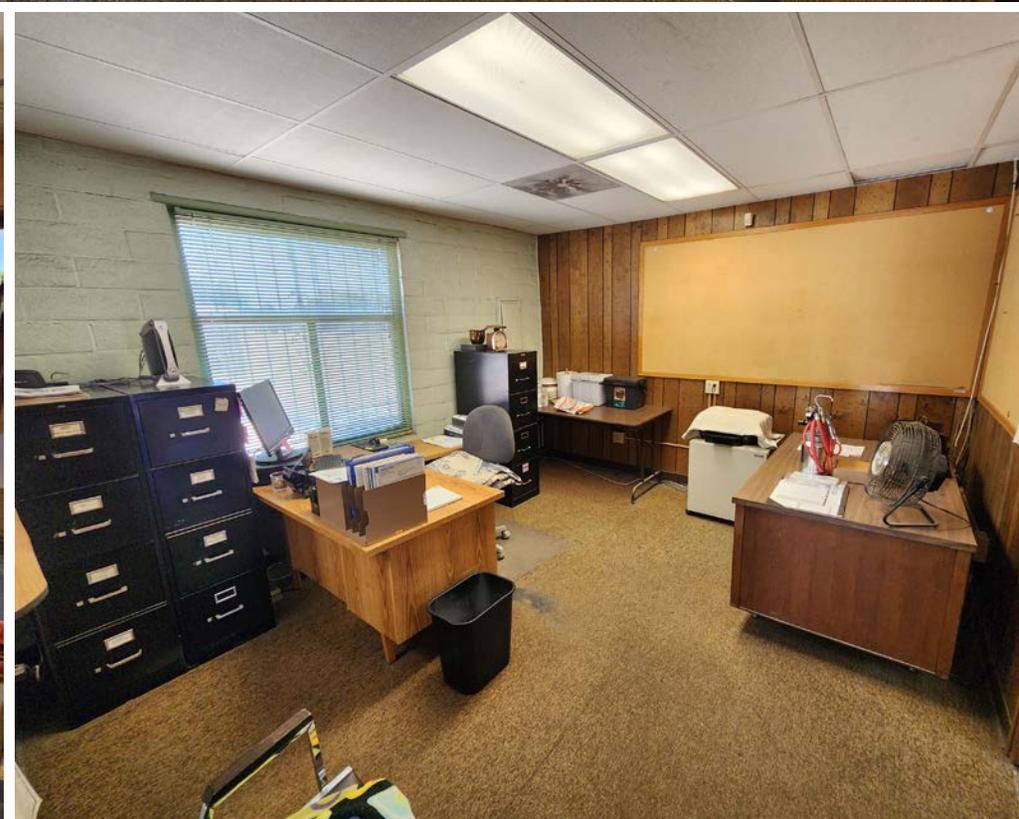
Ontario Airport	19 Miles
San Bernardino Airport	23 Miles
John Wayne Airport (Santa Ana)	36 Miles
Long Beach Airport	48 Miles
Port of Los Angeles	59 Miles
Los Angeles International (LAX)	61 Miles
Port of Long Beach	63 Miles
San Diego International Airport	103 Miles



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# Confidential information and disclaimer

## Contacts and confidentiality

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Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein.

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