

38AC SFR LOTS FOR SALE

VAN BUREN BLVD, RIVERSIDE, CA 92504

www.zycommercial.com | DRE#02165177



- 38 Single-Family Residential Lots
- 38 Acres, Magnificent Views
- Approved Tentative Tract Map 36813
- APNs: 273-450-002, -003, -017, -018, -019

offered:
\$2,980,000

FEATURES

www.zycommercial.com | DRE#02165177

07/11/2024

CENTALINE
Commercial Real Estate Services

JUN ZHOU
626 238 8643

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License# 02057820

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909 565 0445

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License# 02196580

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LOCATION

- Located conveniently along the major thoroughfare of Van Buren Boulevard, in-between the 91 and 215 Freeways, in the Woodcrest Area of Riverside County, CA.
- \pm 5 miles to riverside city Downtown, \pm 8 miles to UC riverside.

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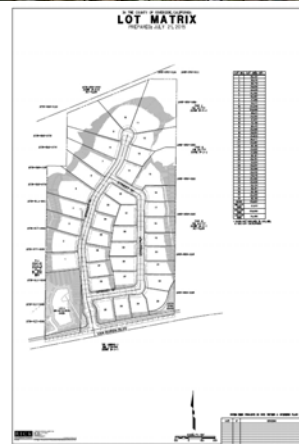
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- Gate Community
- Lot size $\pm 0.5 \sim 2.2$ acres
- Private Eco-park belongs to HOA
- School District: Riverside UNIFIED



PLANNING

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PROJECT

- Customized
- Collections



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Traffic Count Report

0 Van Buren Blvd, Riverside 92504

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Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Mo: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Mockingbird Canyon Rd	Van Buren Blvd	0.23 NW	2022	6,337	MPSI	.48
2 Van Buren Blvd	Regency Ranch Rd	0.18 SE	2022	38,316	MPSI	.49
3 Van Buren Blvd	Firethorn Ave	0.10 NW	2022	33,680	MPSI	.73
4 Krameria Ave	Bonanza Dr	0.03 W	2018	668	MPSI	.91

Jun Zhou 626.238.8643
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3/3/2023

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