

LAND FOR SALE



10050-10054 Mission Blvd, Jurupa Valley, CA 92509

10054: 0.2 Acres 10052: 0.2 Acres 10050: 0.37 Acres

10054 Offered at: \$250,000 10052 Offered at: \$420,000 10050 Offered at: \$388,000





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Prime Commercial/Residential Potential Land - Flexible Sale Options in High-Traffic Riverside Location

Discover an exceptional investment opportunity at 10050 Mission Blvd (front 0.37 acres) and 10052 Mission Blvd (middle 0.2 acres), and 10054 Mission Blvd (rear 0.2 acres), Riverside, CA 92509. This strategically located vacant land offers flexible purchase options: buy the front 0.37-acre parcel separately for \$388,000; the middle parcel for \$420,000; and the rear parcel for \$250,000. Or acquire the entire ~0.77 acres together for maximum utility.

Fully secured with high-quality metal fencing (significant investment already made) and featuring two gated access points, the property provides excellent security and ease of entry/exit. Positioned right off the 60 Freeway with outstanding visibility and accessibility, it's surrounded by three nearby gas stations and a commercial plaza — ideal for high-traffic businesses.

This is a prime spot for automotive-related uses, logistics operations, truck/trailer storage, service centers, or similar ventures. The location screams potential for a U-Haul rental center, equipment rental yard, towing operation, or distribution hub. Zoned for commercial/residential mixed use (buyer to verify exact zoning and permitted uses with the City of Riverside / Riverside County).

Don't miss this rare chance to own freeway-adjacent, fully fenced land in a rapidly growing Inland Empire corridor. Perfect for investors, developers, or owner-users seeking high-visibility exposure and strong ROI potential.

Contact me today for more details, site visit, or to discuss flexible terms!