

RETAIL FOR SALE

INCOME GENERATING BUILDING FOR SALE

405 IOWA AVENUE, RIVERSIDE, CA 92507

kw THE LAKES
KELLERWILLIAMS. REALTY



FOR SALE

KW COMMERCIAL | KW LAKE ELSINORE

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Each Office Independently Owned and Operated

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PROPERTY SUMMARY

405 IOWA AVENUE



Property Summary

Building SF:	3,805
Lot Size:	0.34 Acres
Parking Spots:	20
Parking:	Surface
Price:	\$1,999,999
Year Built:	1960
Zoning:	CP

Property Overview

405 Iowa Ave in Riverside presents a prime investment opportunity to acquire a freestanding retail strip center. This single-story building features three fully leased retail units, generating \$10,000 in monthly income, offering a reliable and stable return for investors.

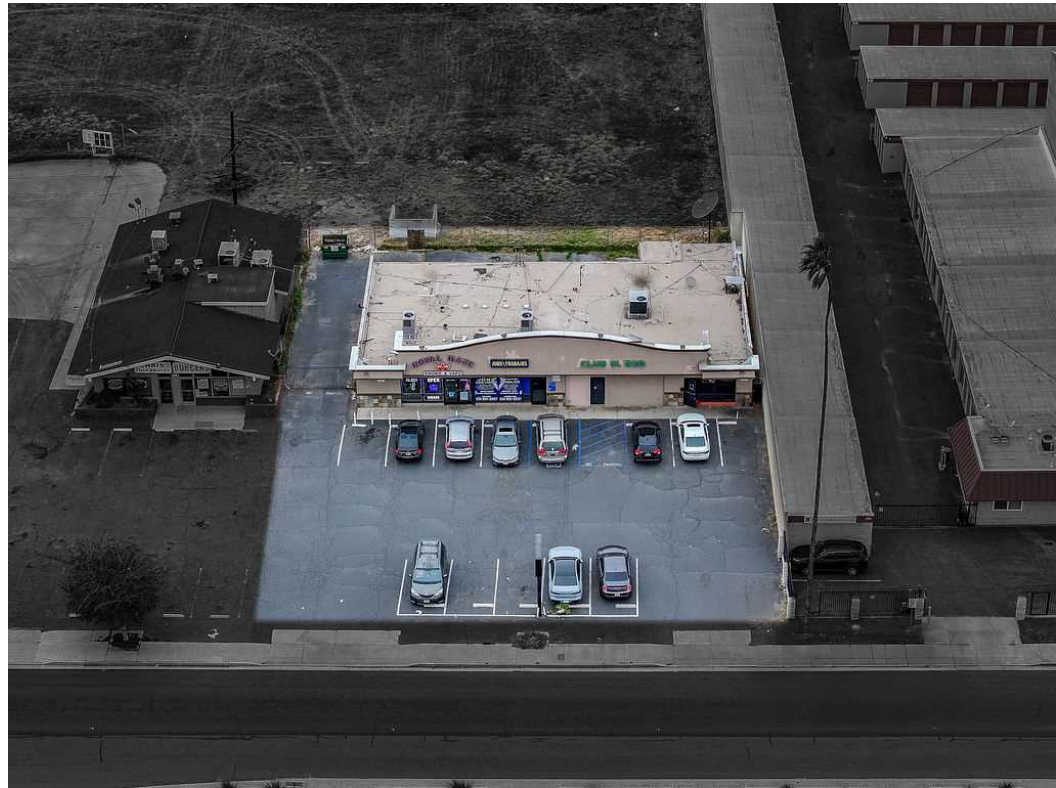
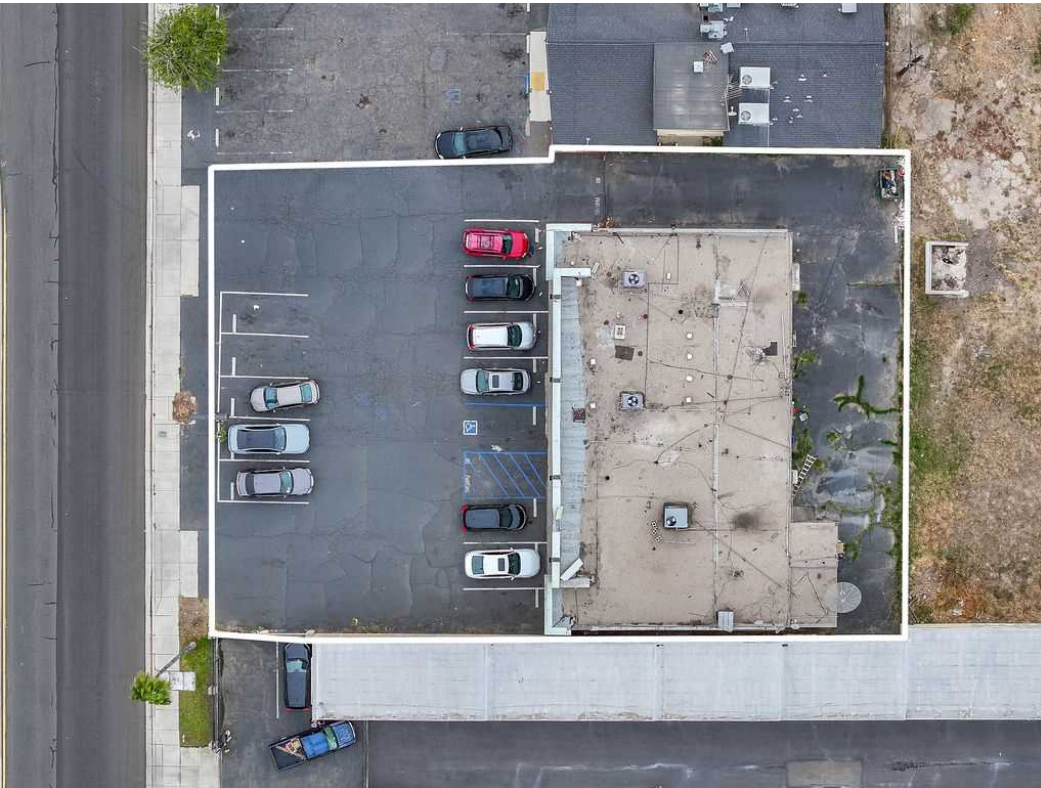
Situated on a 0.34-acre lot, the property includes 20 surface parking spaces and is zoned CP, allowing for a variety of retail uses. Conveniently located less than half a mile from I-215, this highly accessible property is an ideal addition to any investment portfolio.

Location Overview

Located at 405 Iowa Ave in Riverside, this property boasts excellent accessibility, situated less than half a mile from I-215, less than 5 minutes from downtown Riverside, and 23 minutes from Ontario International Airport. Positioned on a 0.34-acre lot with 20 surface parking spaces, it is located in the East Inland Empire submarket and zoned CP, supporting a variety of retail uses.

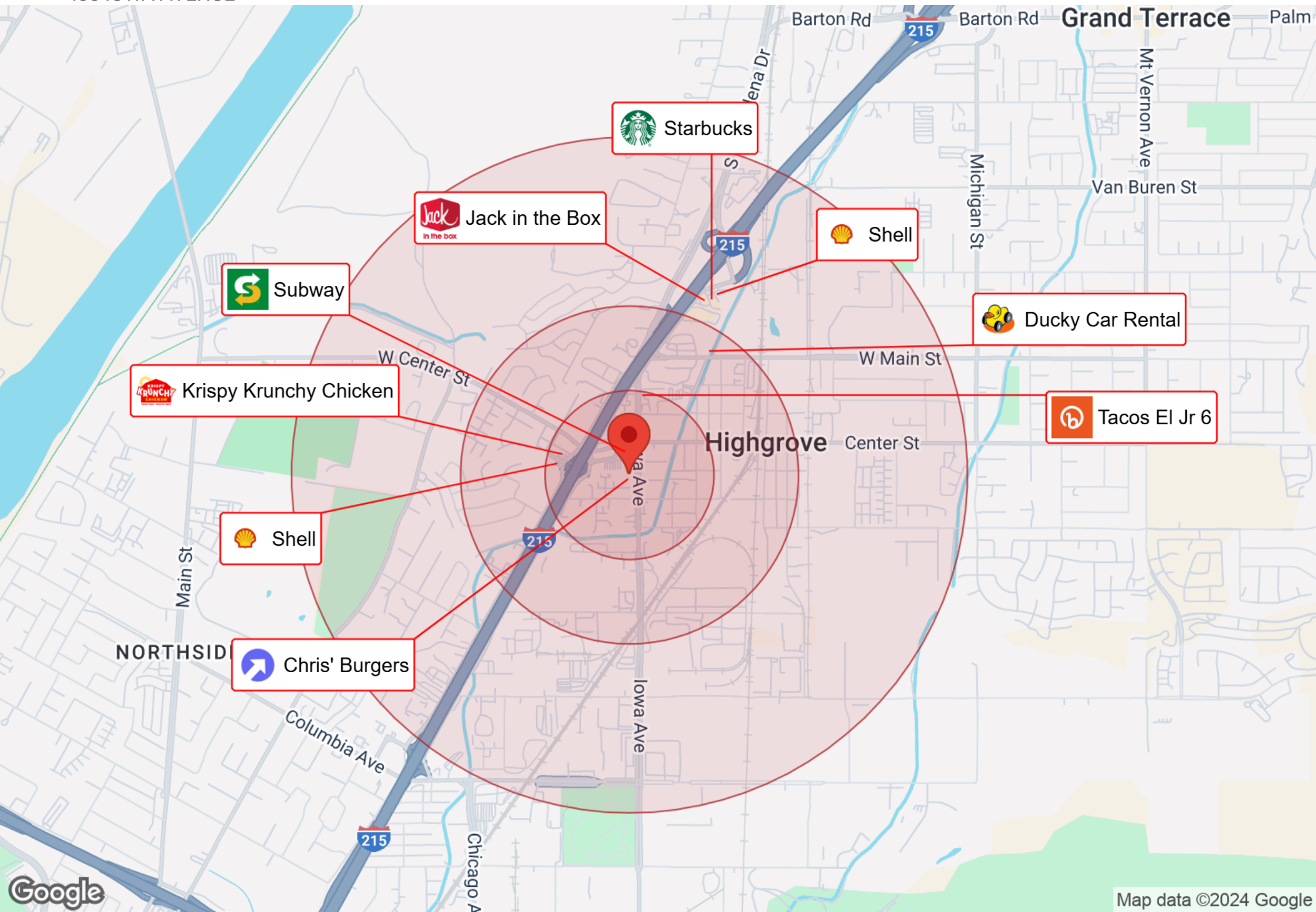
PROPERTY PHOTOS

405 IOWA AVENUE



BUSINESS MAP

405 IOWA AVENUE



AERIAL MAP

405 IOWA AVENUE



405 IOWA AVENUE



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Kim is a seasoned real estate professional with eight years of experience, dedicated to ensuring that clients feel supported and well-informed throughout every step of their real estate journey. Known for exceptional communication skills and a personalized approach, Kim prioritizes building relationships founded on trust and mutual respect.

Recognizing the importance of responsiveness, Kim makes every effort to be readily available, working diligently to meet clients' needs. With access to a trusted network of vendors, Kim is well-equipped to handle any real estate-related task. In instances where immediate answers are unavailable, transparency and integrity remain at the forefront, with a commitment to finding accurate solutions.