



# PRIME LOCATION FOR QSR OR COMMERCIAL DEVELOPMENT

465 S LOVEKIN BLVD  
BLYTHE, CA 92225

**RE/MAX**<sup>®</sup>  
BLYTHE REALTY

OFFERING MEMORANDUM

# CONFIDENTIALITY AND DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of 465 S Lovekin Blvd, Blythe, CA 92225 (“property”). It has been prepared by RE/MAX Blythe Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

RE/MAX Blythe Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or RE/MAX Blythe Realty or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

# PROPERTY HIGHLIGHTS

1.

## ZONING

- **Commercial:** Ideal for a Quick Service Restaurant (QSR), fast food restaurant, coffee shop, etc.
- **EV Charging Station:** Leverage the increasing demand for electric vehicle infrastructure, especially given the property's proximity to Interstate 10.

2.

## KEY ADVANTAGES:

- **High Visibility:** Situated on S Lovekin Blvd, a major thoroughfare in Blythe, offering excellent exposure to passing traffic.
- **Accessibility:** Easy access from Interstate 10, attracting travelers and locals alike.
- **Proximity to Residential Areas:** Close to local neighborhoods, ensuring a steady customer base.

3.

## HOT SPOT POTENTIAL:

- **High Foot Traffic:** The area sees significant traffic due to nearby gas stations, retail stores, and the proximity to Interstate 10.
- **Growth Opportunities:** The demand for fast, convenient dining options in this area is growing, making it an ideal location for a QSR.

# OFFERING SUMMARY

## PROPERTY INFORMATION

Address 465 S Lovekin Blvd,  
Blythe, CA 92225

County Riverside

Listing Price **\$150,000**

Lot Size 0.77 acres

Zoning G-C

Land Use Retail Developments

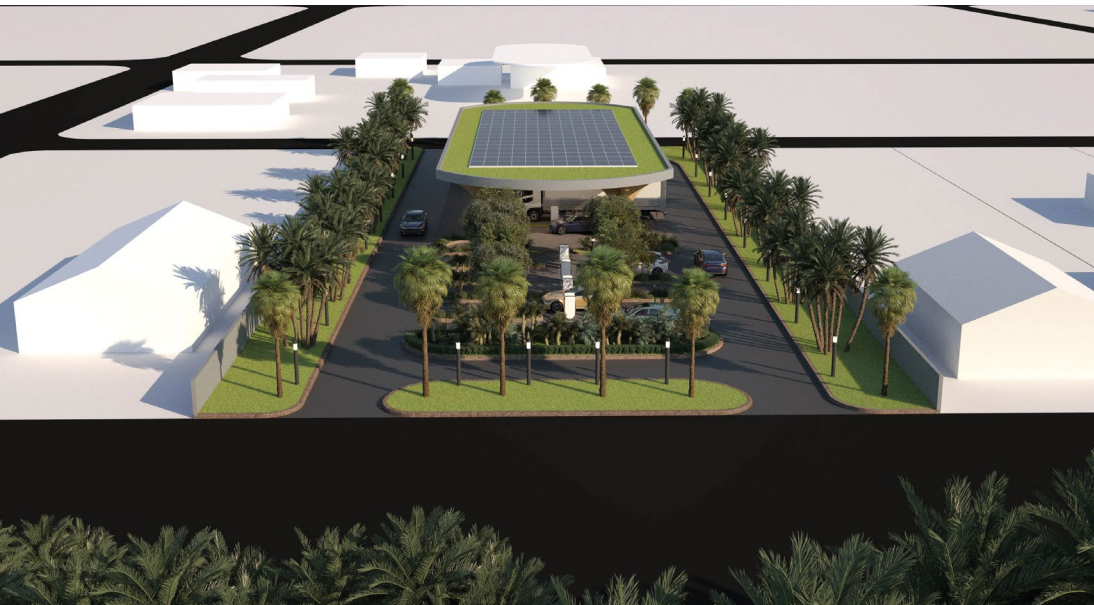
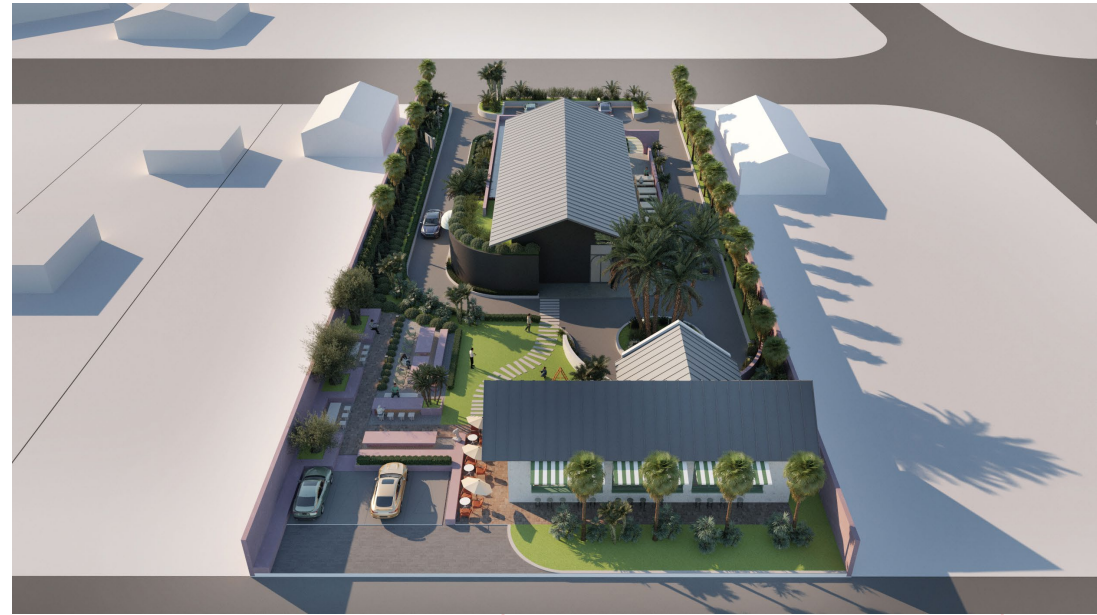
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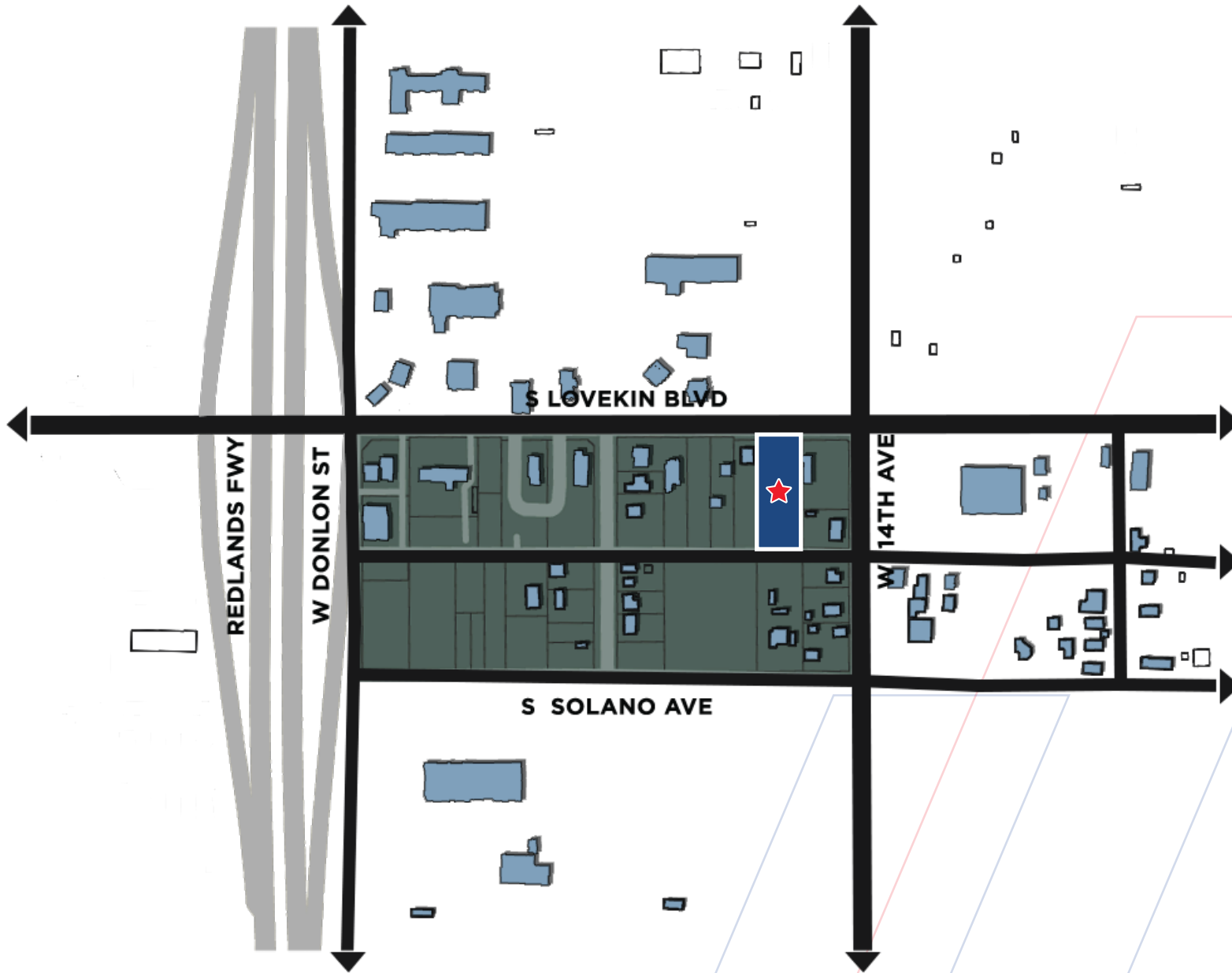
# RETAIL MAP



# RENDER IMAGES



# ROAD MAP



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EXCLUSIVELY PRESENTED BY



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