

FOR SALE

210 N Riverside Ave, Rialto, CA 92376

± 0.47 ACRES COMMERCIAL MIXED USE LAND





# 210 N Riverside Ave, Rialto, CA 92376

## HIGHLIGHTS:

- 0.47 Acres
- Downtown Mixed Use Zone (DMUZ)
- APN: # 0130-093-30-0000
- Utilities Accessible
- +/- 22,039 CPD
- Foothill Central Specific Plan
- Permitted Uses Attached below
- Price: \$550k



**BOBBY MENDEZ**

**951.283.5015**

**Bobby@MendezRCG.com**

**[www.BobbyMendezCRE.com](http://www.BobbyMendezCRE.com)**







**Rialto Library**



**Margaret Todd Park**

**#1-22,0390 CPD**

2nd St

N Orange Ave

N Riverside Ave





For More Information:

**BOBBY MENDEZ**

**(951) 283-5015**

**Bobby@MendezRCG.com**

**www.BobbyMendezCRE.com**

**DRE#01971883**



A handwritten signature in black ink, appearing to read "BMM".



This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Bobby Mendez, nor Remax Time has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Bobby Mendez, nor Remax Time has not verified, and will not verify, any of the information contained herein, nor has Bobby Mendez, nor Remax Time conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein. Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.



**TABLE 5-1:** Permitted Uses

Land Use Districts : Single Family Residential (SFR), Multiple Family Residential (MFR), Increased Density Residential (R-X), Foothill Mixed-Use Zone (FMUZ), Downtown Mixed-Use Zone (DMUZ), Public Facilities (PF)						
P = Permitted, C = Conditional Development Permit (CDP) Required, Dash = Not Allowed, HOP = Home Occupation Permit						
Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
<b>Residential</b>						
Single Family Dwellings	P	P	P	-	-	-
Multi-Family Dwellings						
- Located on ground floor	-	P	P	C	C	-
- Located above ground floor	-	P	P	P	P	-
Live-Work Units	-	P	P	P	P	-
Accessory Uses & Structures	P	P	P	P	P	P
Child Day Care & Pre-Schools <sup>1</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	C	C	-
Group Dwellings (Boarding & Rooming Houses, Room and Board Facilities as defined in Section 18.04.655 of the R.M.C)	P	P	P	-	-	-
Home Occupations	P	P	P	P	P	-
Keeping of cats and dogs, according to requirements pursuant to Section 18.10.020 of the R.M.C.	P	P	P	P	P	-
Senior Housing	P	P	P	P	P	-
<b>Offices/Professional</b>						
Administrative, Business, Executive, Governmental, Legal, or Professional Offices <sup>1</sup>	P	P	P	P	P	P
Automated Teller Machine (ATM) <sup>1</sup>	-	-	-	P	P	-
Banks & Financial Institutions <sup>3</sup>	-	-	-	P	P	-
Medical, Dental, and Health Related Offices & Services including Laboratories	-	-	-	P	P	-
Research (not involving industrial or manufacturing processes)	-	-	-	P	P	-
<b>Commercial/Retail/Restaurants</b>						
Antique Stores	-	-	-	C	C	-
Adult Businesses	-	-	-	-	-	-
Art & Photographic Galleries, Exhibit Halls, & Studios	-	-	-	P	P	P
Automobile Accessory Store	-	-	-	P	P	-
Automobile Sales, Including Used Car Sales, with Incidental Service and Repairs	-	-	-	C	C	
Bakeries & Catering Establishments <sup>1</sup>						
- Employing 10 or less persons	P	P	P	P	P	-
- Employing more than 10 persons	-	-	-	C	C	-
Bicycle Shop	-	-	-	P	P	-
Building & Landscape Material Sales	-	-		C	C	-

**TABLE 5-1:** Permitted Uses (Cont.)

Land Use Districts : Single Family Residential (SFR), Multiple Family Residential (MFR), Increased Density Residential (R-X), Foothill Mixed-Use Zone (FMUZ), Downtown Mixed-Use Zone (DMUZ), Public Facilities (PF)						
P = Permitted, C = Conditional Development Permit (CDP) Required, Dash = Not Allowed, HOP = Home Occupation Permit						
Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
Convenience Markets	-	-	-	C	C	-
Drinking establishment with food	-	-	-	P	P	-
Drive-Through or Drive-In Facilities for Any Use	-	-	-	C	C	-
Bar	-	-	-	P	P	-
Furniture Store	-	-	-	P	P	-
General & Specialty Retail Stores	-	-	-	P	P	-
Hardware, appliances, and electrical supply stores	-	-	-	P	P	-
Home Decorating Sales, Including Drapery, Paint, & Wall Paper	-	-	-	P	P	-
Indoor Swap Meet/Discount Mall Stores	-	-	-	C	-	-
Liquor Stores	-	-	-	C	C	-
Newsstand	-	-	-	P	P	-
Nurseries, Plants, and Greenhouses <sup>4</sup>	-	-	-	P	P	-
Outdoor Sales	-	-	-	C	-	-
Recreation and Entertainment Uses, including Theaters, Bowling Alleys, Skating Rinks, Arcades, Game Courts & Arenas, Pool/Billiard Halls, Dance Halls, & Arcades	-	-	-	C	C	-
Rent to Own <sup>5</sup>	-	-	-	C	C	-
Restaurant, Café, Sandwich Shop, etc.	-	-	-	P	P	-
Single Price Overstock/Discount Store <sup>5</sup>	-	-	-	C	-	-
Smoke shops/Discount Tobacco Product Stores <sup>5</sup>	-	-	-	C	C	-
Swimming Pool Supply Store	-	-	-	P	P	-
<b>Services</b>						
Animal Care Facilities, Including Grooming, Veterinarian Offices, & Animal Hospitals	-	-	-	C	C	-
Ambulance Stations	C	C	C	C	C	-
Automobile Services Including Oil Change & Tire Sales, Installation, & Repair Conducted Entirely within an Enclosed Building <sup>1</sup>	-	-	-	C	-	-
Automobile Rentals	-	-	-	C	C	-
Body and fender shop when operated wholly within a building	-	-	-	C	-	-
Car Wash	-	-	-	C	-	-
Cemeteries, Columbariums, Mausoleums	-	-	-	C	C	-
Check Cashing Facilities/Payday Loan Facilities <sup>5</sup>	-	-	-	C	C	-



**TABLE 5-1:** Permitted Uses (Cont.)

Land Use Districts : Single Family Residential (SFR), Multiple Family Residential (MFR), Increased Density Residential (R-X), Foothill Mixed-Use Zone (FMUZ), Downtown Mixed-Use Zone (DMUZ), Public Facilities (PF)						
P = Permitted, C = Conditional Development Permit (CDP) Required, Dash = Not Allowed, HOP = Home Occupation Permit						
Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
Decorating Services	-	-	-	P	P	-
Dry Cleaning and Laundromats	-	-	-	P	P	-
Dry Cleaning (On-site plant) & Commercial Laundries	-	-	-	C	-	-
Employment Agencies <sup>1</sup>	P	P	P	P	P	
Engine overhaul, body and paint shops. Any complete or partial conversion of service station to another use is subject to a Conditional Development Permit pursuant to Chapter 18.110. R.M.C.	-	-	-	C	-	-
Equipment Rental and Repair	-	-	-	C	C	-
Funeral homes, Crematories, Undertaking Establishments	-	-	-	P	P	-
Gyms: Athletic, Health & Fitness, Clubs; Dance Studios	-	-	-	P	P	-
Hotels and motels	-	-	-	C	C <sup>6</sup>	-
Lock and gunsmiths	-	-	-	P	P	-
Mail Order Offices, Parcel Pickup	-	-	-	P	P	-
Massage/Acupressure Services <sup>5</sup>	-	-	-	C	C	-
Mini- or Self-Storage	-	-	-	C <sup>7</sup>	C <sup>7</sup>	-
Music or Dance Instruction	-	-	-	P	P	-
Personal Services, including Barbershops, Hair Salons, Beauty Shops, & Nail Salons	-	-	-	P	P	-
Printing, Copying, Reproduction & Postal Services	-	-	-	P	P	-
Plumbing and sign painting when all operations are conducted within an enclosed building	-	-	-	P	P	-
Radio and Television Transmitters	-	-	-	C	C	C
Recycling Facilities <sup>5</sup>	-	-	-	C	-	-
Repair of Personal & Household Items, including Watch & Jewelry Repair, Shoe Repair, Small Appliances, and Electronics <sup>1</sup>	P	P	P	P	P	-
Repair of Major Appliances & Equipment, Furniture Repair & Refinishing, Upholstery Shops	-	-	-	C	C	-
Tailors, Dressmakers, & Milliners <sup>1</sup>	P	P	P	P	P	-
Taxi & Rideshare Stands	-	-	-	P	P	P
Taxidermists	-	-	-	P	P	-
Ticket & Travel Agencies <sup>1</sup>	P	P	P	P	P	-
Tourist information center	-	-	-	P	P	P
Vehicle Service Stations & Fuel Dispensing, Vehicle Repair & Services	-	-	-	C	-	-

**TABLE 5-1:** Permitted Uses (Cont.)

Land Use Districts : Single Family Residential (SFR), Multiple Family Residential (MFR), Increased Density Residential (R-X), Foothill Mixed-Use Zone (FMUZ), Downtown Mixed-Use Zone (DMUZ), Public Facilities (PF)						
P = Permitted, C = Conditional Development Permit (CDP) Required, Dash = Not Allowed, HOP = Home Occupation Permit						
Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
<b>Public Assembly, Religious, &amp; Institutional</b>						
Charitable, Philanthropic, & Non-Profit Institutions <sup>1</sup>	C	C	C	C	C	C
Churches & Religious Institutions	C	C	C	C	C	-
Community Center	C	C	C	C	C	C
Convalescent Facilities, Inpatient Rehabilitation Facilities	C	C	C	C	C	
Educational Institutions Including Colleges & Trade Schools	-	-	-	C	C	C
Hospitals	C	C	C	C	C	
Large, outdoor assemblages of people or automobiles including amusement parks, expositions, fair grounds, open-air theaters, race tracks, and recreation and sports centers	-	-	-	C	-	-
Libraries, Museums & Other Cultural Establishments	-	P	P	P	P	P
Private Clubs & Lodges	-	-	-	C	C	-
Public Assembly Buildings (as a separate use, such as Banquet Facilities)	-	-	-	C	C	-
Public Utilities or Public Services Buildings	-	-	-	C	C	C
<b>Temporary Uses</b>						
Temporary Use <sup>8</sup>	-	-	-	-	-	-
<b>Other Uses</b>						
Automobile parking lots and garages	-	-	-	C	C	C
Other uses subject to a Conditional Development Permit. (See Chapter 18.66 R.M.C.)						
All other uses which are consistent with the intent of the zone, as reviewed and approved by the City Planning Commission						

**Notes:**

1. HOP for Residential
2. State license required
3. CDP for drive-thru facilities
4. Marijuana prohibited. Excludes outdoor sales
5. Pursuant to R.M.C Section 18.66
6. Motels not allowed in the Downtown Mixed-Use Zone
7. Conditionally permitted on project sites greater than one acre
8. Subject to a Temporary Use Permit and provisions set forth in Additional Uses B-Provisional uses, below.