

THE STURNER GROUP 

Commercial Real Estate

Brokered by eXp Commercial

FOR SALE

NE Corner of Vine St and 15th St

Riverside, CA 92507

Jason Alter

951.544.4758

Jason@TheSturnerGroup.com

DRE #02122592

Bob Sturner

951.906.3085

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DRE #01455837

FOR SALE | Table of Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	14

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

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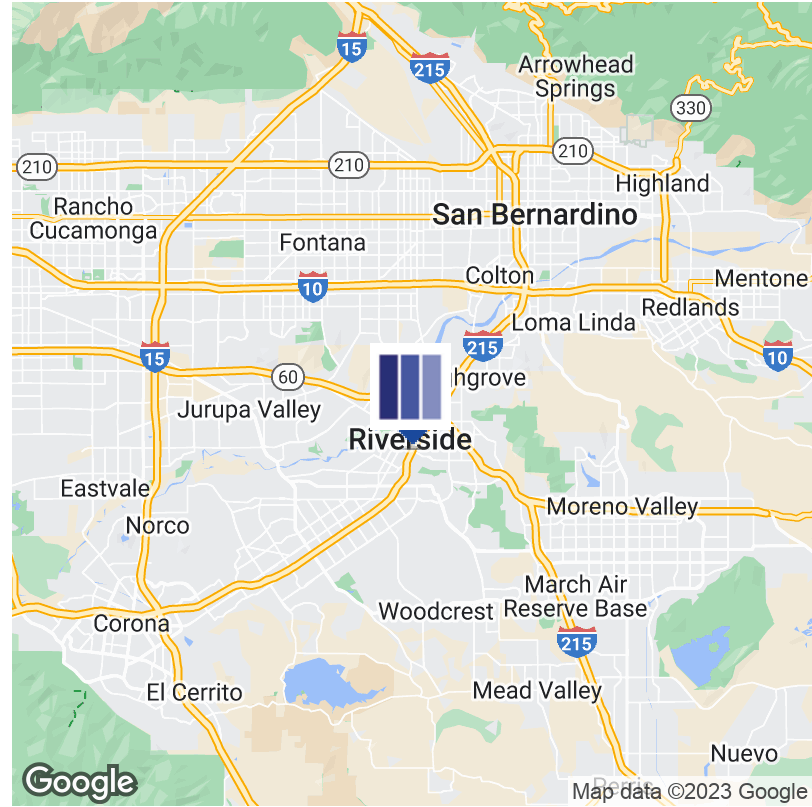
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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	46,609 SF
Price / Acre:	\$1,682,250
Zoning:	Industrial
Market:	Inland Empire

PROPERTY OVERVIEW

Prime Industrial Land Opportunity in Riverside, CA

Property Type: Land

Address: NE Corner of Vine St & 15th St, Riverside, CA 92507

Total Square Footage: 46,609 square feet

Zoning: Industrial

Status: Vacant

Description:

This exceptional piece of industrial land, spanning 46,609 square feet, is now available for your next venture. Located on the NE corner of Vine St & 15th St in Riverside, CA, this property offers an outstanding opportunity for industrial development.

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FOR SALE | Property Description



PROPERTY DESCRIPTION

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Key Features:

High Visibility: With its prominent location, this property offers excellent visibility and is a prime spot for your business.

Convenient Access: Situated within a quarter-mile of major highways and transportation hubs, including easy access to State Route 91 and the Metrolink train/bus station, this location is perfect for logistics and distribution.

Development Ready: The property is square and ready for development, with utilities available in the street. You can customize it to suit your specific business needs.

Future Opportunities: With one of the last developable industrial properties in the area, this land offers not only immediate value but also potential for future expansion.

Nearby Amenities:

This location is conveniently close to Downtown Riverside, offering access to a variety of amenities, including restaurants, shopping centers, and public transportation options.

Don't miss out on this unique opportunity to secure prime industrial land in Riverside, CA. Whether you're looking to start a new venture, expand your existing operations, or make a strategic investment, this property has it all. Contact us today to schedule a viewing and explore the possibilities this land holds for your business.

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FOR SALE | Complete Highlights

LOCATION INFORMATION

Street Address	NE Corner of Vine St and 15th St
City, State, Zip	Riverside, CA 92507
County	Riverside
Market	Inland Empire
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	SR-91, I-215/SR-60
Nearest Airport	Ontario International



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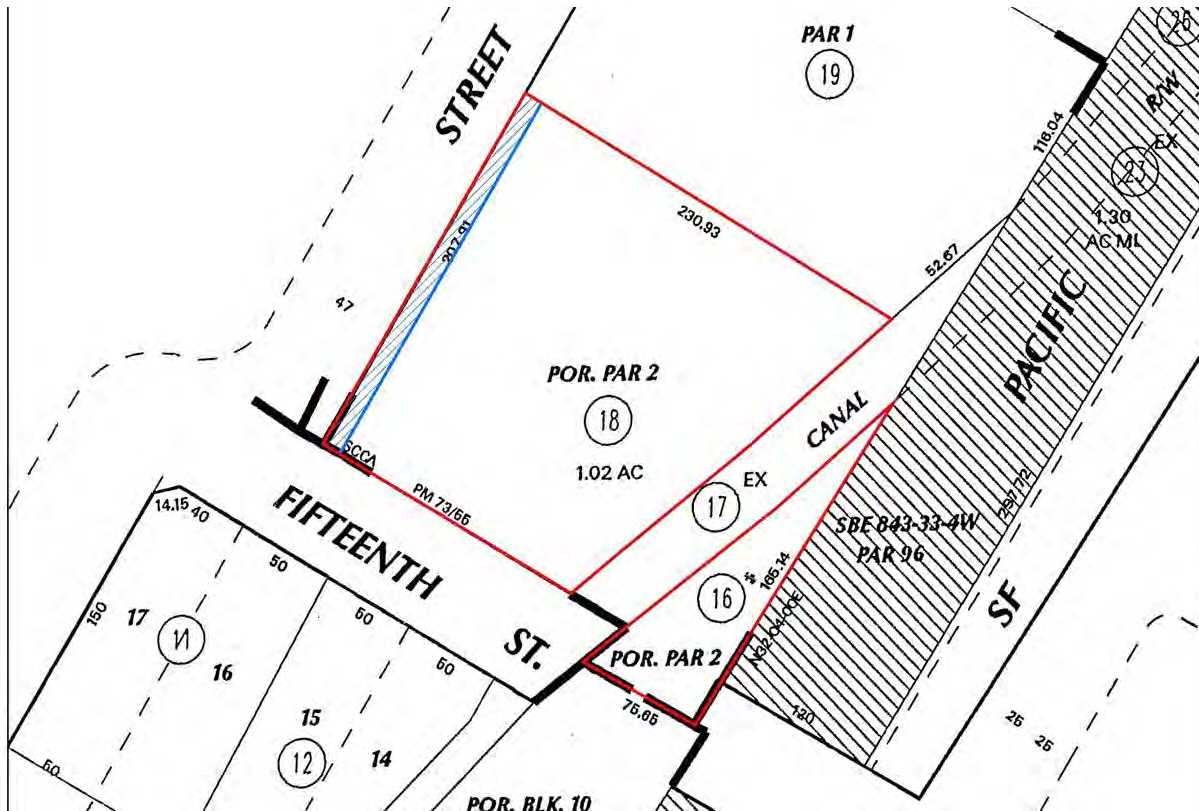
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FOR SALE | Additional Photos



File No.: 1185074
 Location: Riverside County, CA

Legend

- PIQ
- Parcel Map #14980 Bk73 Pg55 (Public Utility - Not Plottable)
- 02/15/2011 #2011-0071460 (Public Utility)

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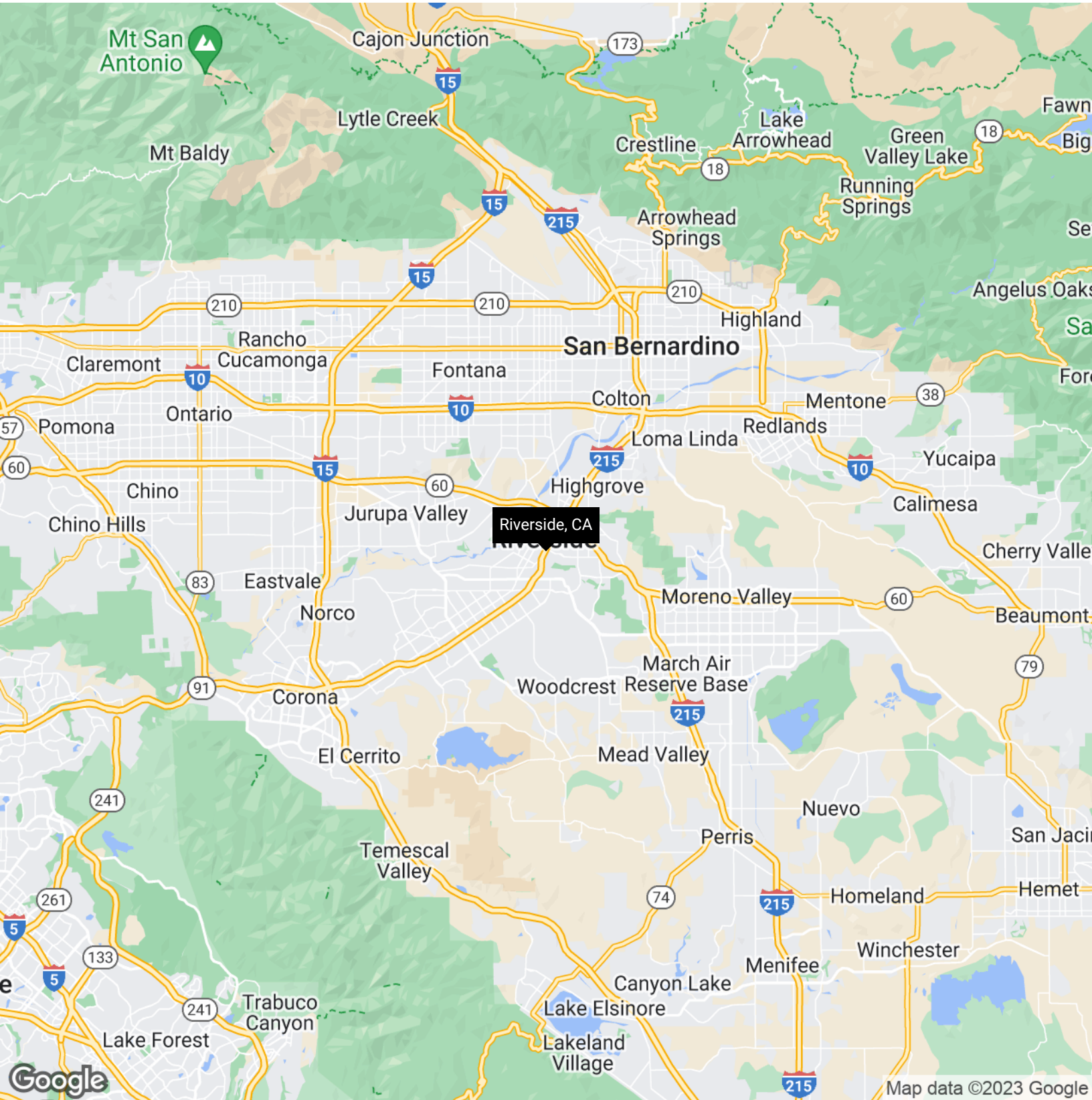
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FOR SALE | Regional Map



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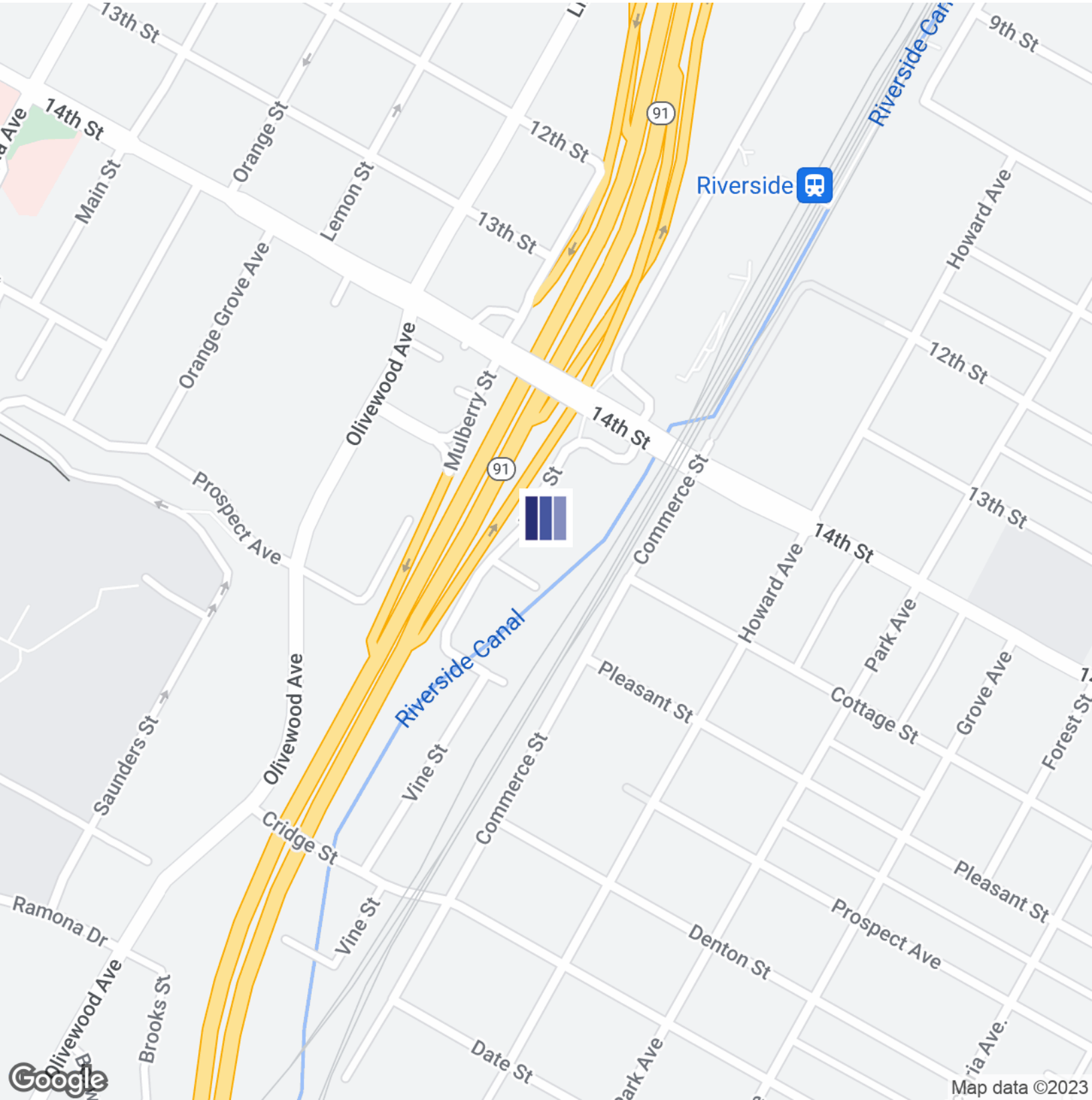
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FOR SALE | Aerial Map



Google Imagery ©2023 Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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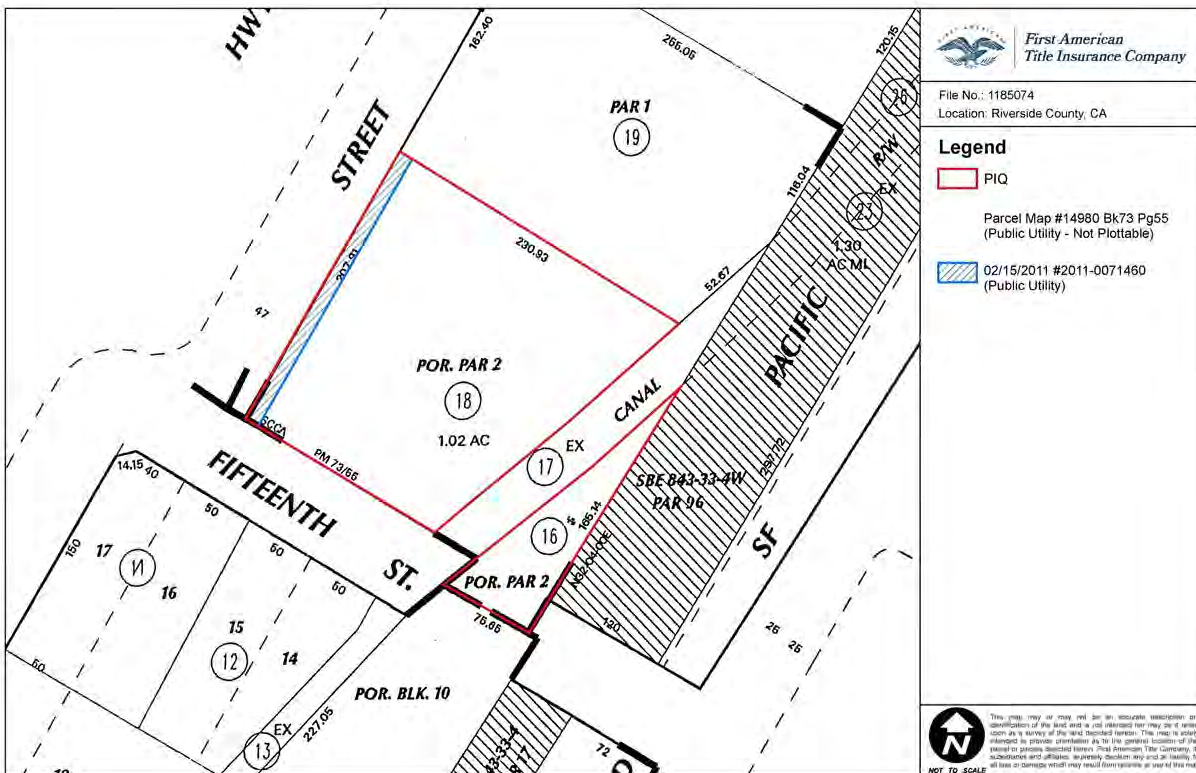
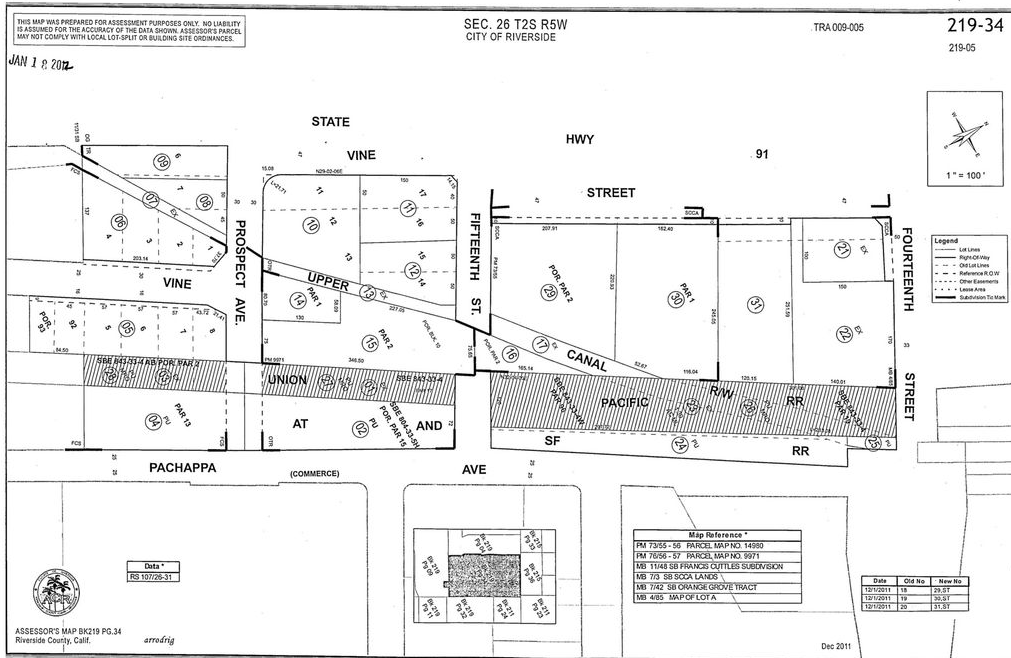
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FOR SALE | Site Plans



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DEMOGRAPHICS

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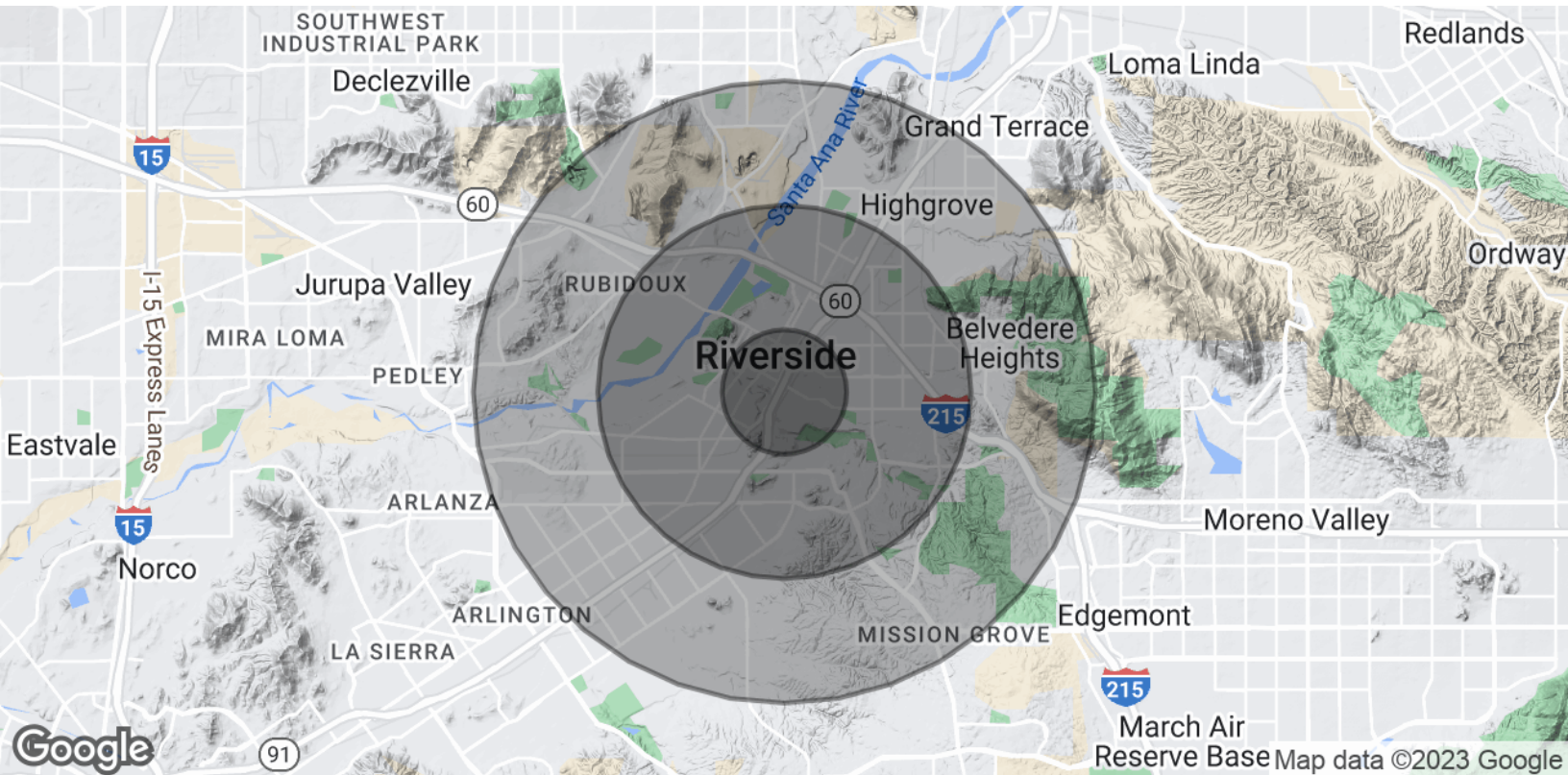
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,021	121,359	242,330
Average Age	32.6	32.3	33.4
Average Age (Male)	30.3	30.7	31.9
Average Age (Female)	35.1	33.6	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,372	37,415	71,330
# of Persons per HH	3.4	3.2	3.4
Average HH Income	\$70,416	\$77,343	\$83,785
Average House Value	\$330,743	\$331,761	\$351,216

* Demographic data derived from 2020 ACS - US Census

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