



# RELIGIOUS FACILITY FOR SALE

3891 RIDGE ROAD, RIVERSIDE, CA



**±14,000** SQUARE FEET

**±1.39** ACRE PARCEL

**±225** SANCTUARY SEATS

**\$2.49M** SALE PRICE

**Kidder  
Mathews**

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**FOR SALE**

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## OPPORTUNITY

The Seller is interested in entertaining proposals to maximize the valuation of the site.

## PROPERTY FEATURES

±14,000 SF Religious Facility

±1.39 AC site

Kitchen, fellowship hall, classrooms, and offices

Sanctuary seating for ±225

±70 Parking Spaces

Zoning R-1-7000; possible increase in density with city approval

APN: 209-163-002

Central Riverside location, adjacent to Riverside's Fairmount Park

Potential Affordable Housing Use-By-Right per CA Legislation

Easily accessible to I-215, Hwy 60 and 91

Riverside Transit Bus Stop

Owner may consider providing time for project approval

**SALE PRICE \$2,490,000**



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## FOR SALE

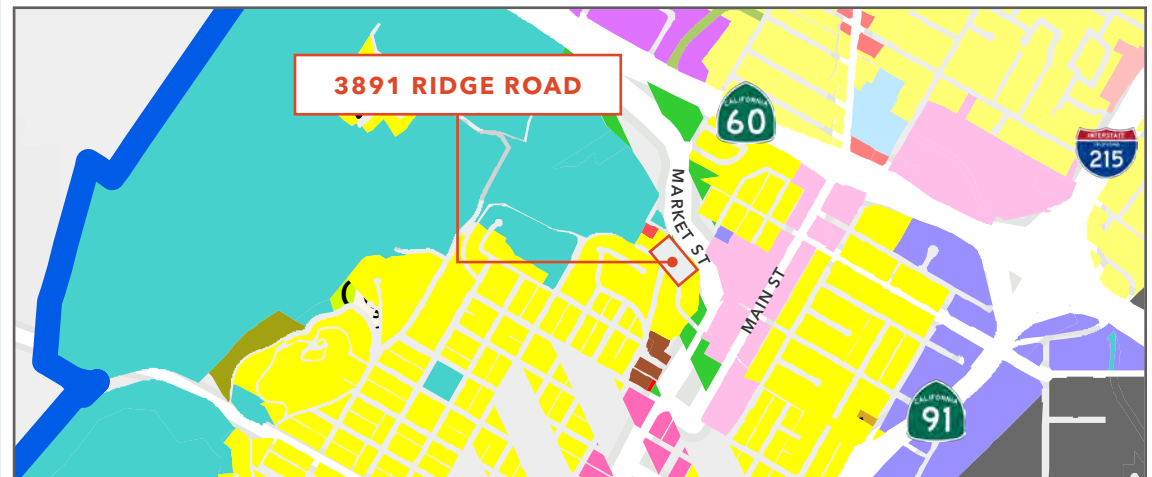
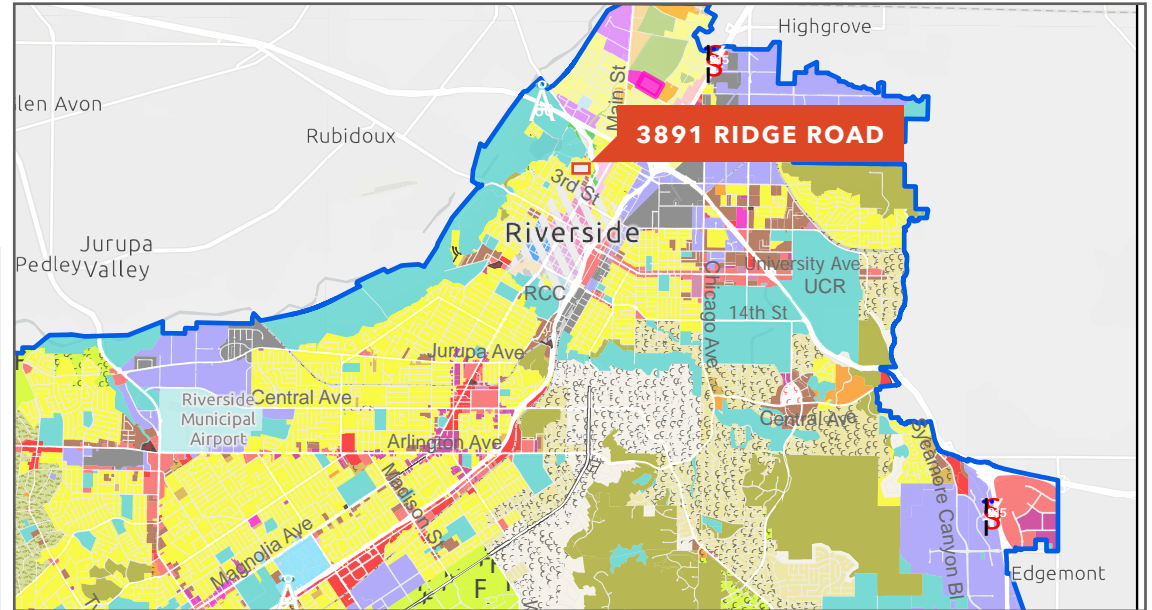
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## Zoning Map

Additional density potential in the R-1 zones according to the regulations set forth in the Planned Residential Development Permit (PRD) process. This site appears to be a good candidate for Affordable Housing.

Land Use	R-1-700
Assisted Living	C
Day Care Centers	C
Group Housing less than 6 occupants	P
Group Housing more than 6 occupants	C
Manufactured Dwellings	P
Planned Residential Development	PRD
Private (Grades K-12)	C
Shelters, Emergency more than 6 occupants	C
Single-family Dwelling (Attached)	P
Single-family Dwelling (Detached)	P
Transitional Housing more than 6 occupants	P



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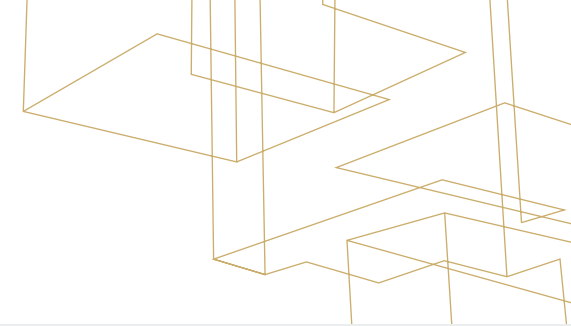
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## Demographics | 2023 Estimate

### POPULATION

	1 Mile		3 Miles		5 Miles	
Estimated Population	14,878		106,395		239,567	
2028 Projected Population	15,812		114,383		253,428	
2020 Census Population	14,717		102,948		233,127	
2010 Census Population	13,860		100,079		221,886	
Projected Annual Growth (2023-2028)	934	1.3%	7,988	1.5%	13,861	1.2%
Historical Annual Growth (2010-2020)	161	0.6%	3,447	1.1%	6,440	0.9%
Median Age	858		31.3		33.1	

### HOUSEHOLDS

	1 Mile		3 Miles		5 Miles	
Estimated Households	4,990		31,722		73,900	
2028 Projected Households	5,516		35,527		81,257	
2020 Census Households	4,849		30,309		71,040	
2010 Census Households	4,470		28,906		67,167	
Projected Annual Growth (2023-2028)	526	2.1%	3,806	2.4%	7,357	2.0%
Historical Annual Change (2010-2023)	520	0.9%	2,816	0.7%	6,733	0.8%

### BUSINESS

	1 Mile	3 Miles	5 Miles
Total Businesses	901	4,718	8,698
Total Employees	10,113	52,964	84,140
Employees Per Business	11.2 to 1	11.2 to 1	9.7 to 1
Residential Population Per Business	16.5 to 1	22.2 to 1	27.5 to 1

### INCOME

	1 Mile	3 Miles	5 Miles
Average Household Income	\$91,414	\$85,490	\$101,526
Median Household Income	\$83,041	\$76,310	\$86,073
Per Capita Income	\$30,968	\$26,138	\$31,715

### RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	38.3%	32.6%	36.1%
Black or African American	7.4%	8.2%	7.3%
American Indian or Alaska Native	3.2%	2.3%	2.0%
Asian	4.8%	9.8%	8.3%
Hawaiian or Pacific Islander	0.3%	0.3%	0.3%
Other Race	30.8%	32.7%	30.6%

### EDUCATION (AGE 25+)

	1 Mile	3 Miles	5 Miles
Elementary Grade 0-8	8.3%	11.6%	10.2%
Some High School Grade 9-11	9.3%	10.7%	9.2%
High School Graduate	29.3%	27.9%	28.1%
Some College	22.4%	20.9%	21.2%
Associates Degree Only	9.6%	7.8%	7.8%
Bachelors Degree Only	12.2%	12.8%	13.9%
Graduate Degree	8.8%	8.5%	9.7%

DATA SOURCE: SITES USA

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## Bid Process/ Suggested Terms

All offers submitted for the proposed sale should be in writing and accompanied by background information on the buyer.

The property is being offered on an all cash basis.



### THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

#### PRICE

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- Stipulate total price
- Evidence of funds

#### OFFER STRUCTURE

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- Investor or User

#### PROPOSED USE OF SITE

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- List proposed use

#### DEPOSITS

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- A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
- Indicate timing and amounts of additional deposits

#### CONTINGENCIES/CONDITIONS TO CLOSING

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- Indicate all buyer contingencies and length of contingency period
- Specify all conditions necessary to trigger closing
- If offering on an entitled basis, provide a projected entitlement timeline with major requirements

#### ESCROW CLOSING DATE

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- Specify for all scenarios

#### TITLE AND ESCROW

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- First American Title Insurance Company

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**SUBJECT  
PROPERTY**

**FOR SALE**

For more information contact

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