

# 2.12 ACRE DEVELOPMENT SITE

Commercial/Retail Zone Surrounded by Residential Communities



18860 Van Buren Blvd  
Riverside, CA 92508

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**LPCWEST**  
LINCOLN PROPERTY COMPANY



**SUBJECT PROPERTY**  
(Conceptual Plan)

Cool Smiles  
ORTHODONTICS  
Dr. Simjee and Associates

DEL TACO

Since 1952  
Baker's  
America's First Twin Kitchen  
Drive-Thru

Sprint  
SUPERCUTS  
PIZZA HUT  
STARBUCKS COFFEE

VAN BUREN BOULEVARD

VAN BUREN BOULEVARD

**PROPERTY FACTS**

- Sale Price:** \$1,250,000
- Land Size:** 2.12 Acres (92,347 sq. ft.)
- Dimensions:** Approximately 258' x 358'
- Current Condition:** Raw Land (no structures)
- APN:** 280-270-024
- Zoning:** Commercial Retail Zone; (CR) is intended for a broad range of indoor oriented retail sales and service, and office uses as either stand-alone businesses or as part of commercial centers or office developments.

**PROPERTY HIGHLIGHTS**

- Large 2.2 Acre Site, Excellent Development Potential
- Located at a Signalized Junction
- Close Proximity to Martin Luther King High School, which serves 3,178 Students
- Total of 5 Schools Located with a 1-Mile Radius of the Subject Property
- Excellent Development Opportunity for a drive-thru fast food chain, gas station, car-wash, etc.
- Location with substantial exposure 43,000 Cars Per Day on Van Buren Blvd.

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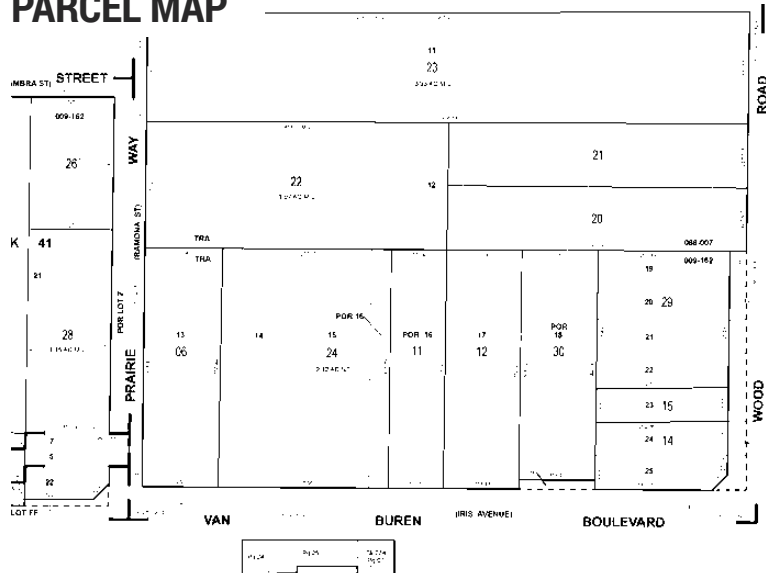
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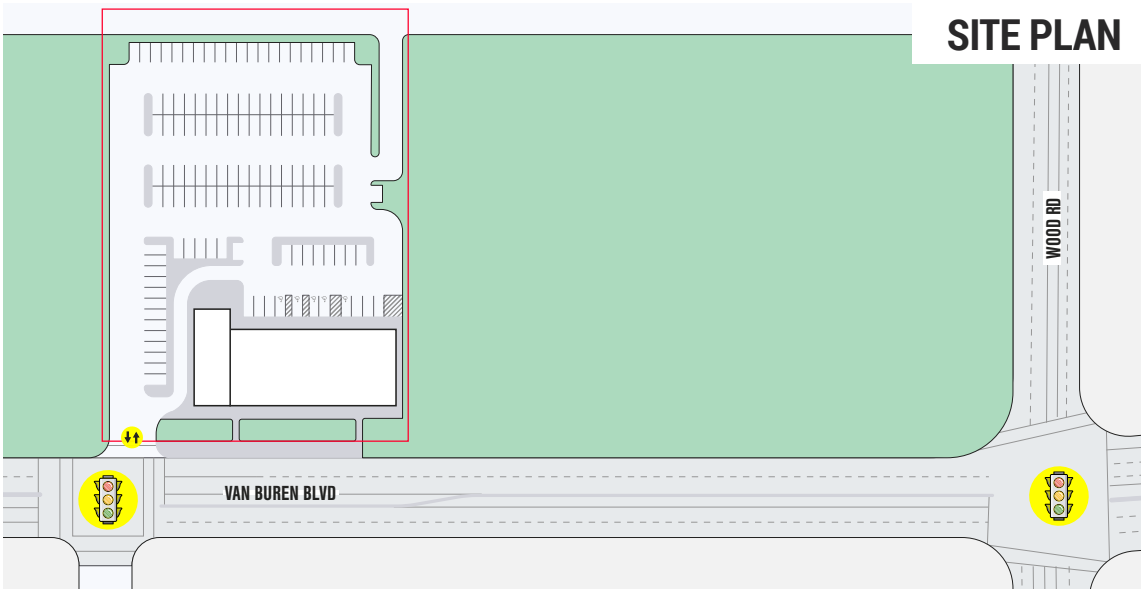


**SUBJECT PROPERTY**

**PARCEL MAP**



**SITE PLAN**



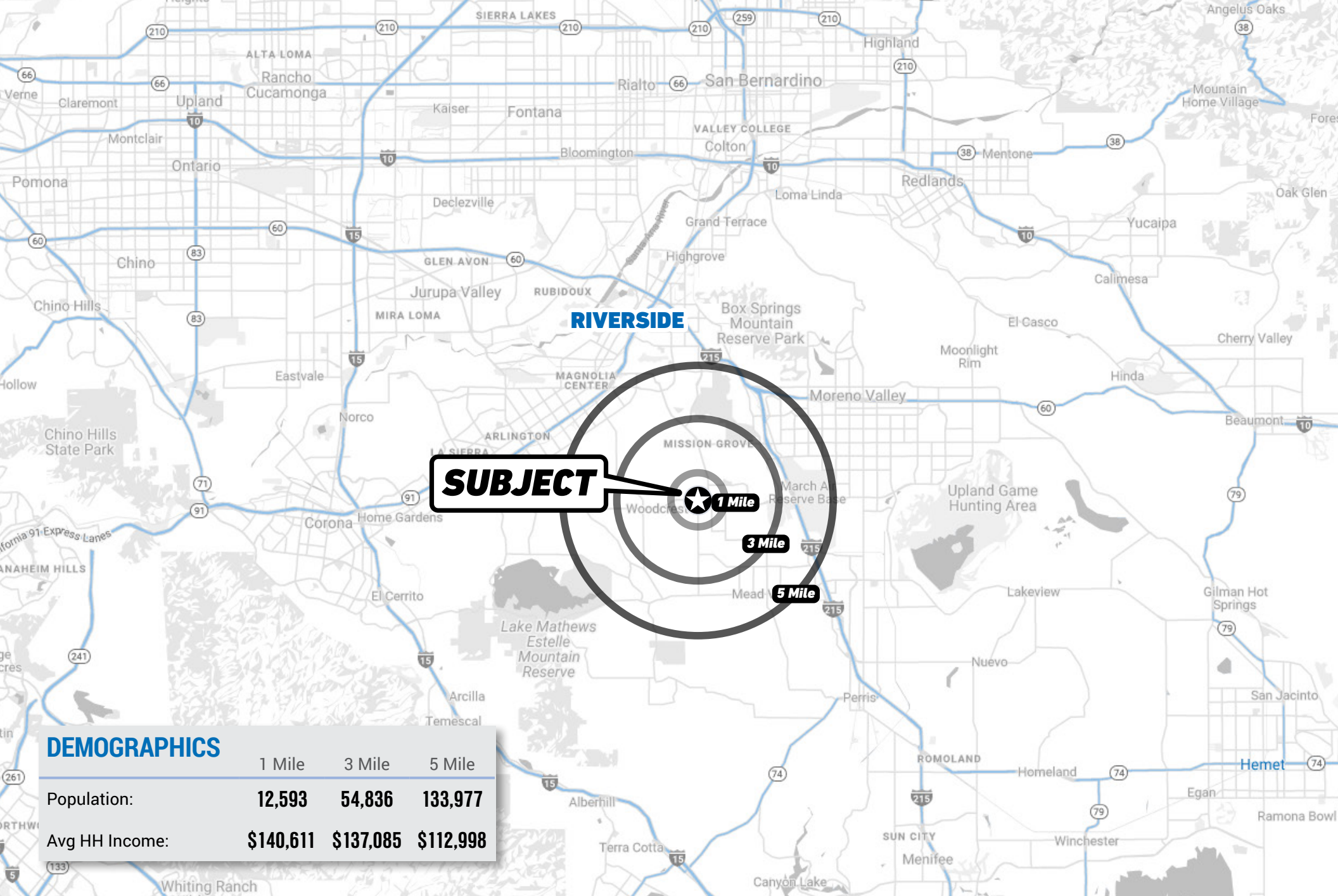
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**SUBJECT**

1 Mile

3 Mile

5 Mile

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population:	12,593	54,836	133,977
Avg HH Income:	\$140,611	\$137,085	\$112,998

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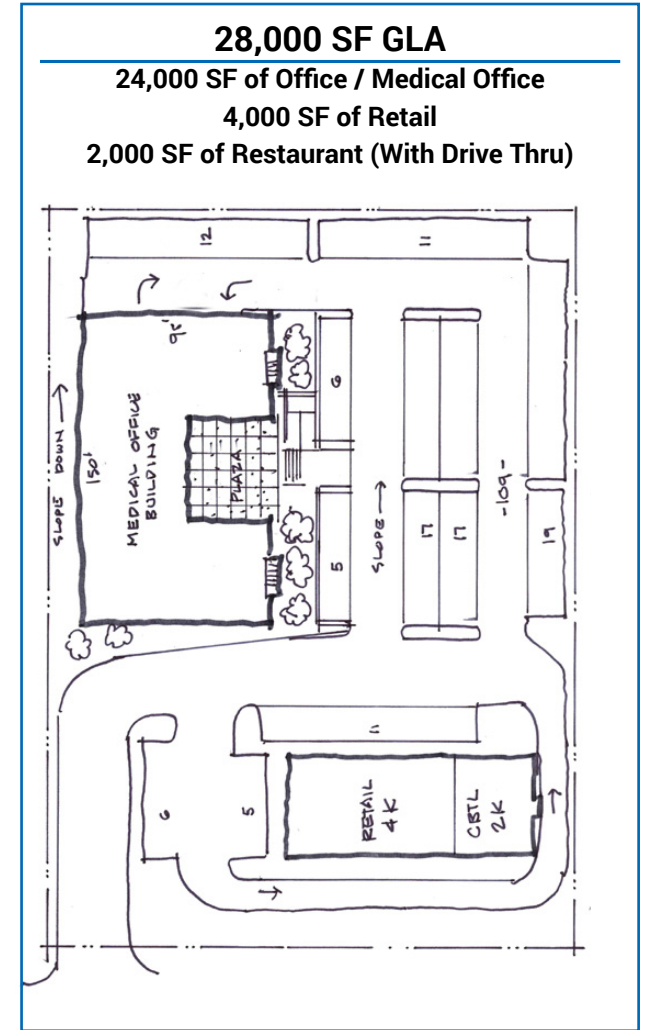
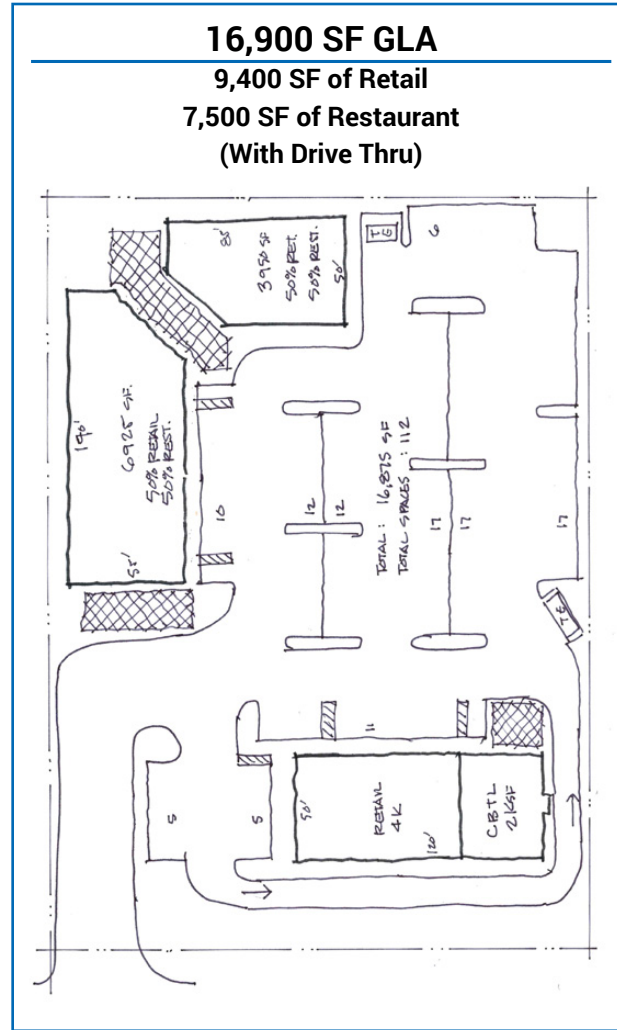
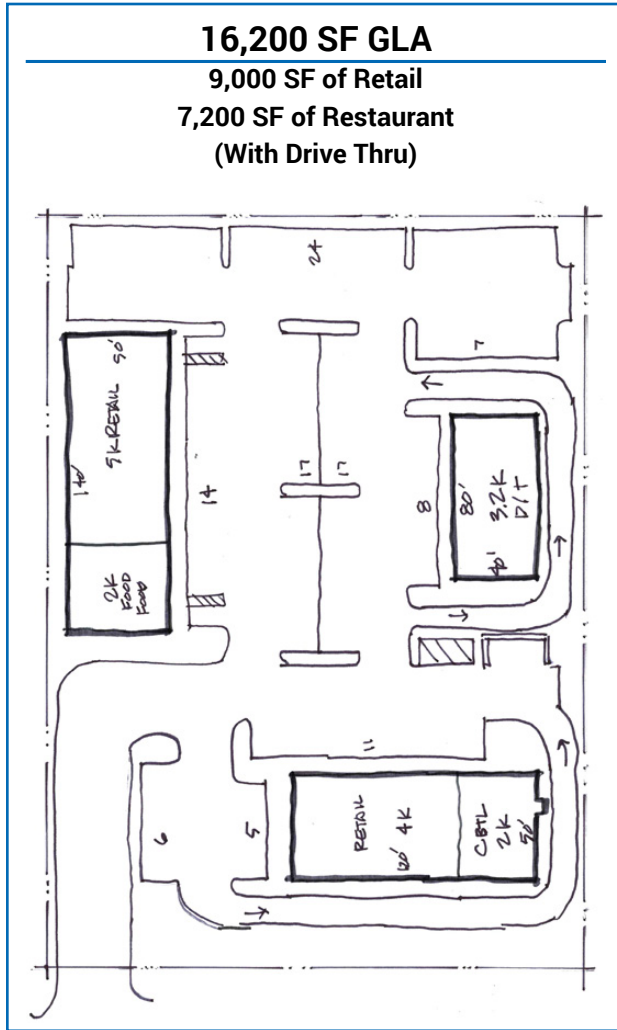
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# CONCEPT PLANS



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