

6785 PALM AVE  
RIVERSIDE, CA 92506

±10,900 SF COMMERCIAL BUILDING WITH  
LARGE SECURED PARKING LOT  
**FOR SALE**



\* Ideal for Schools, Colleges, Assisted Living, Agricultural Nursery, Church's, Banquet halls, Day Care, Mortuaries, Student Housing



ROCKY MORAN | Senior Vice President | 951.276.3681 | [rmoran@lee-associates.com](mailto:rmoran@lee-associates.com) | DRE #01841701

Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE #01048055  
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. [www.lee-associates.com](http://www.lee-associates.com)

## PROPERTY FEATURES:

- Fee Simple Freestanding Commercial Property
- Ideal for Schools, Colleges, Assisted Living, Agricultural Nursery, Church's, Banquet halls, Day Care, Mortuaries, Student Housing
- Elevator Served with Commercial Kitchen
- Huge Fully Paved, Striped & Lighted Parking
- Fully Secured with Block Wall and Wrought Iron Fencing and Extensive Landscape
- 2 Large Driveways for Ingress/Egress and Drive Through Access
- Corner Location
- Excellent West Inland Empire location
- 200 Amps of 3 Phase 120/208 Voltage
- Great Access to 60, 91 and 215 Freeways
- Sale Contingent upon Approved Use by Seller and Leaseback of Parking Area during a Specified Time

## ASKING PRICE:

\$2,200,000 / \$202 PSF

<b>ADDRESS</b>	6785 Palm Avenue
<b>CITY, STATE, ZIP</b>	Riverside, CA 92506
<b>APN</b>	226-253-015
<b>PROPERTY SIZE</b>	10,900 SF
<b>ACRES</b>	1.04
<b>OFFICE</b>	2,400 SF
<b>YEAR BUILT</b>	1958
<b>STORIES</b>	Single
<b>PARKING RATIO</b>	9.7 per 1,000 square feet; reserved spaces
<b>ZONING</b>	R-1700



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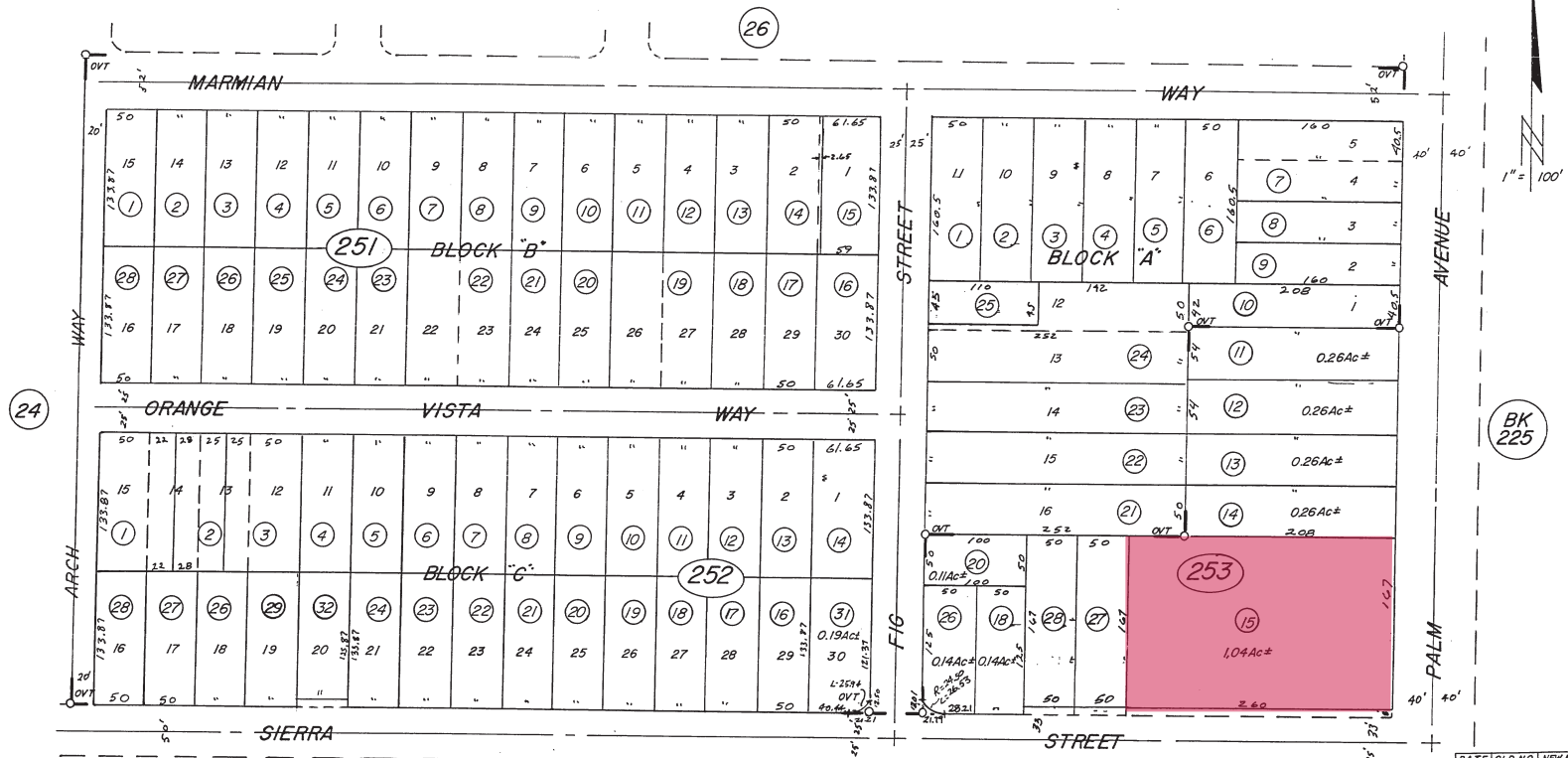
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 07 2005

S1/2 NE1/4 SE1/4 SEC.33, T2S.R5W.  
(POR. CITY OF RIVERSIDE)

T.R.A. 900

4-11  
226-25



DATE	OLD NO.	NEW NO.
4/21	252-25	29,30
9/21	252-15	31,5T
11/21	253-19	26,5T
10/29	252-30	32,5T
3-05	253-16/7	27,28,5T

M.B. 5/143 Orange Vista Tract

ASSESSOR'S MAP BK. 226 PG. 25  
RIVERSIDE COUNTY, CALIF.

MAR 1974

## APN MAP



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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PHOTOS



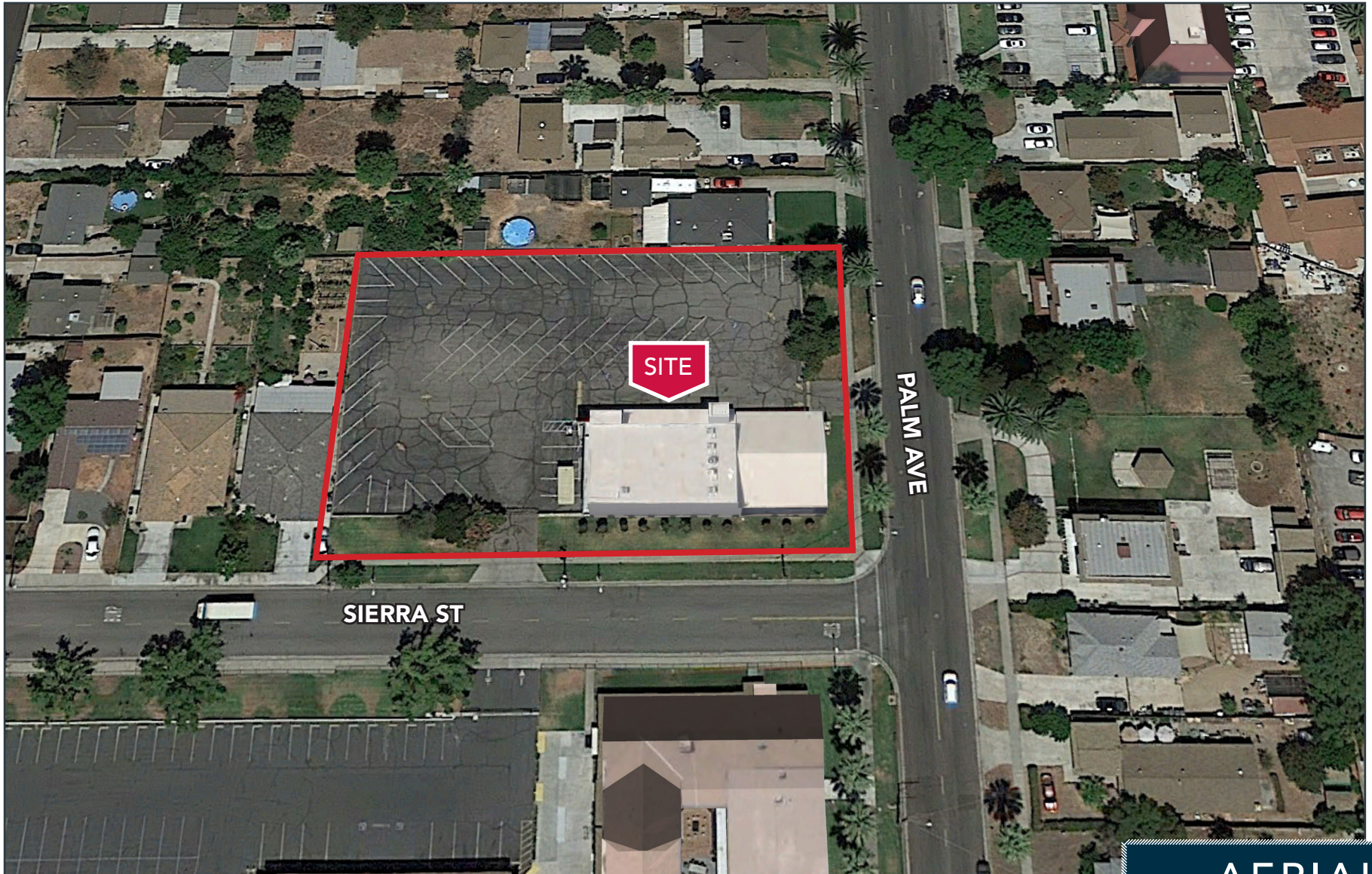
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AERIAL



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LOCATION



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