

CITY OF RIVERSIDE

# FREESTANDING MIXED USE BUILDING FOR SALE

3191 INTERCHANGE STREET, RIVERSIDE, CA 92501



FOR SALE

**KW COMMERCIAL | KW LAKE ELSINORE**  
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Lake Elsinore, CA 92532

**kw** THE LAKES  
KELLERWILLIAMS, REALTY

*PRESENTED BY:*

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Commercial Agent  
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## EXECUTIVE SUMMARY

3191 INTERCHANGE STREET



### Property Overview

This 2,464 SF two-story commercial building is strategically located just off the busy I-215 freeway, offering excellent curb appeal and visibility with a 20' pylon sign. Positioned on a high-traffic street leading to the freeway on-ramp, the property is ideal for both retail and office uses, with flexible zoning to accommodate either. It includes 14 parking spaces in a private lot secured by automatic iron gates, providing easy ingress and egress for vehicles and pedestrians. The well-maintained site features mature trees and landscaping. Priced at \$998,900, this rare small building is perfect for owner-users, investors, or as part of a 1031 exchange, and will be delivered vacant—an exceptional opportunity in a prime commercial location.

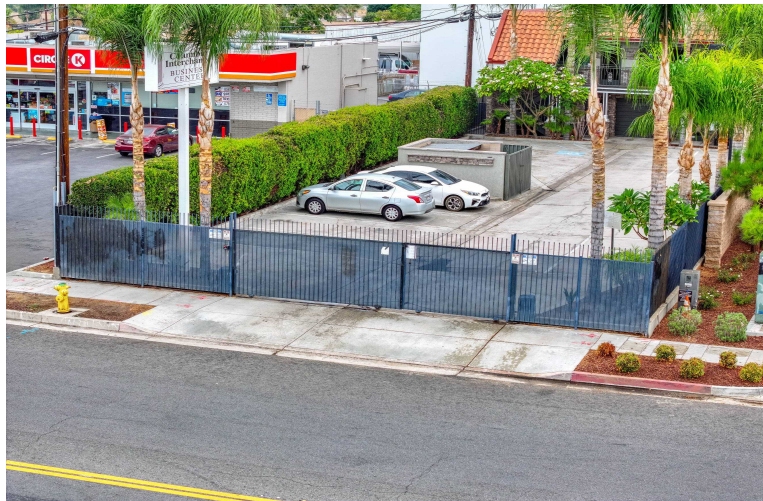
# LOCATION & HIGHLIGHTS

3191 INTERCHANGE STREET



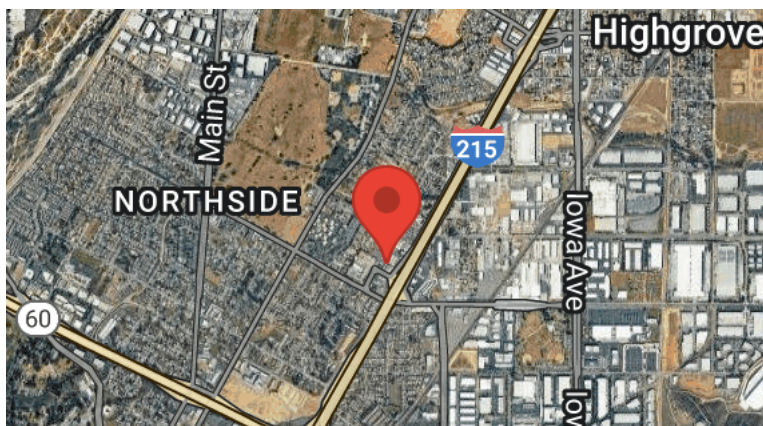
## LOCATION INFORMATION

Building Name:	Freestanding Mixed Use Building in the City of Riverside
Street Address:	3191 Interchange Street
City, State, Zip:	Riverside, CA 92501
County:	Riverside
Zoning:	Freeway Mixed Use
Building Size:	2,464 SF



## LOCATION OVERVIEW

Located at 3191 Interchange St, Riverside, CA 92501, this 2,464 SF two-story commercial building is strategically positioned in a high-traffic area near the convergence of the I-215 and CA-60 freeways, offering outstanding visibility and accessibility. Just off the freeway and close to the on-ramp, the property includes a prominent 20' pylon sign for maximum exposure. With a private, secured parking lot featuring 14 spaces and automatic iron gates, the site ensures convenient ingress and egress for both vehicles and pedestrians.



## PROPERTY HIGHLIGHTS

- 2,464 SF two-story commercial building
- Strategically located off I-215 freeway with excellent visibility
- Positioned on a high-traffic street leading to the freeway on-ramp
- Ideal for both retail and office uses with flexible zoning
- 20' pylon sign for added visibility
- 14 parking spaces in a private lot secured by automatic iron gates
- Easy ingress and egress for vehicles and pedestrians
- Delivered vacant, ready for immediate use or investment

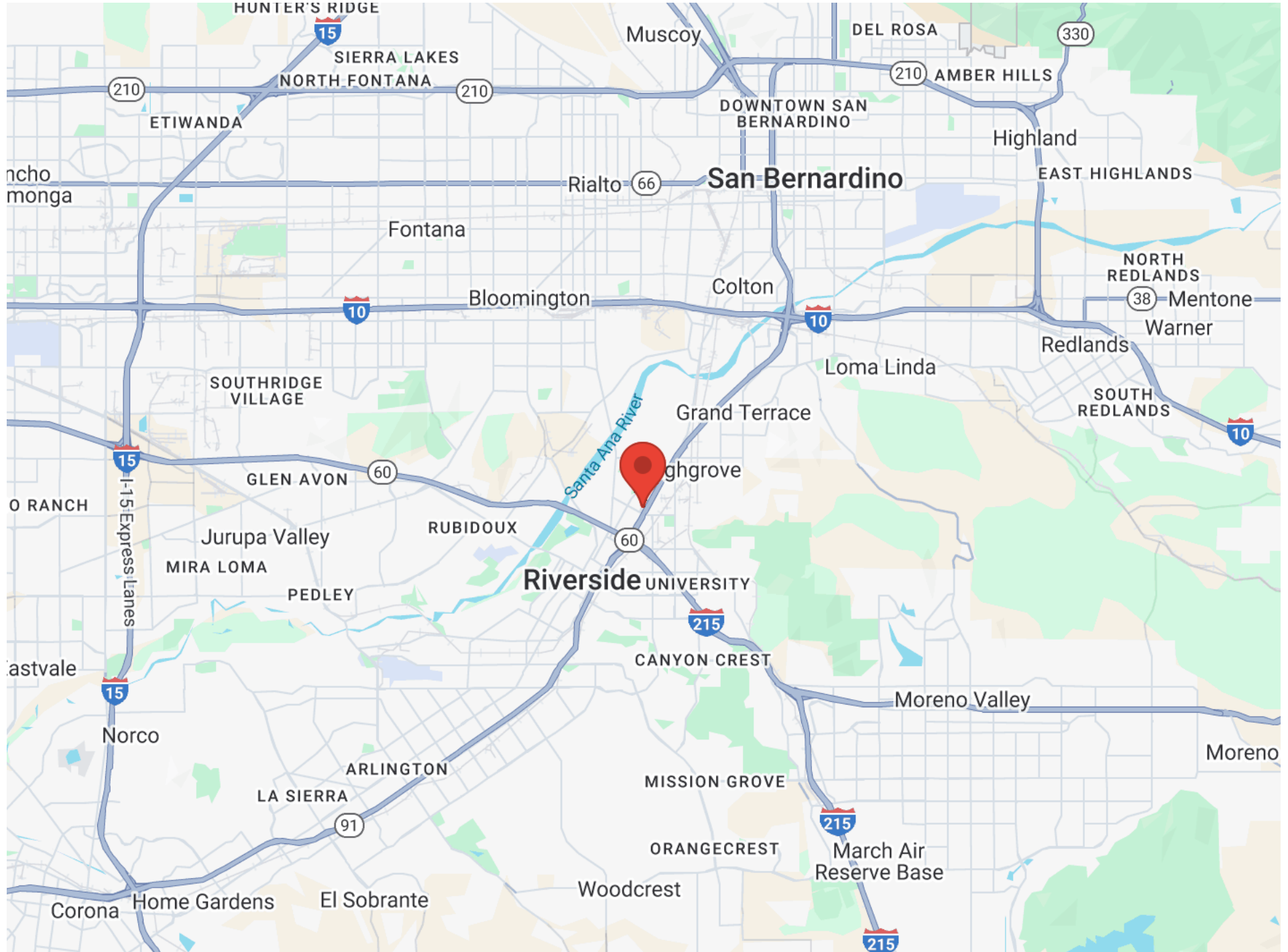
# PROPERTY PHOTOS

3191 INTERCHANGE STREET



# REGIONAL MAP

3191 INTERCHANGE STREET



## LISTING AGENT BIO

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3191 INTERCHANGE STREET



### **KIM CONWAY**

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Kim is a seasoned real estate professional with eight years of experience, dedicated to ensuring that clients feel supported and well-informed throughout every step of their real estate journey. Known for exceptional communication skills and a personalized approach, Kim prioritizes building relationships founded on trust and mutual respect.

Recognizing the importance of responsiveness, Kim makes every effort to be readily available, working diligently to meet clients' needs. With access to a trusted network of vendors, Kim is well-equipped to handle any real estate-related task. In instances where immediate answers are unavailable, transparency and integrity remain at the forefront, with a commitment to finding accurate solutions.