

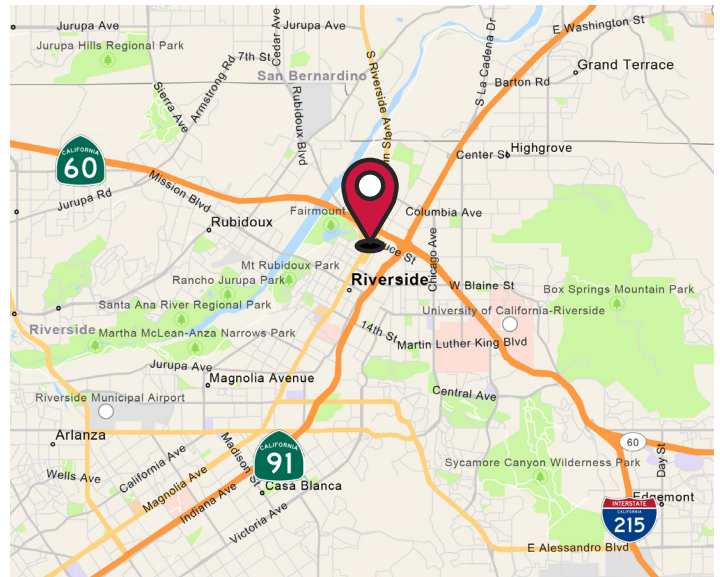
FOR SALE/LEASED INVESTMENT

±6.36 ACRES | ±90,000 SF BUILDINGS/COVERED STORAGE
2525 MAIN STREET, RIVERSIDE, CA 92501



PROPERTY FEATURES

- Currently Used as Industrial
- North Side Specific - Specific Plan
- Excellent Access to 60 / 91 / 215 Freeways
- Close Proximity to Downtown Riverside
- Concrete and Metal Construction
- Opportunity Zone



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TENANT	ADDRESS	LEASE EXP	GROSS MONTHLY RENT	CAM	BUILDING SF
Gerber Collision (Calif) Inc	2524 Main St 2676 Market St	9/30/27	\$30,277.60	\$400	±37,847 SF Bldg
Vacant	2682 Market St 2525 Main St				±15,000 SF Bldg
Jaurique Plastering	2525 Main St	M-T-M	\$350.00	0	±637 SF Bldg
SiteOne	2656 Market St	8/31/27	\$9,526.52	\$395	±11,120 SF Bldg ±89,600 SF Yard
Lion Fencing & Supplies	2560 Northbend	12/31/26	\$7,285.00	\$0.00	±7,000 SF Bldg ±14,500 SF Yard
DW Landscape Inc	2680 Market St	8/31/24	\$4,400.00	\$400	±5,330 SF Bldg
Superior Replacement	2684 Market St	7/31/25	\$9,365.00	\$350	±15,000 SF Bldg
		TOTAL	\$61,604.12		

