

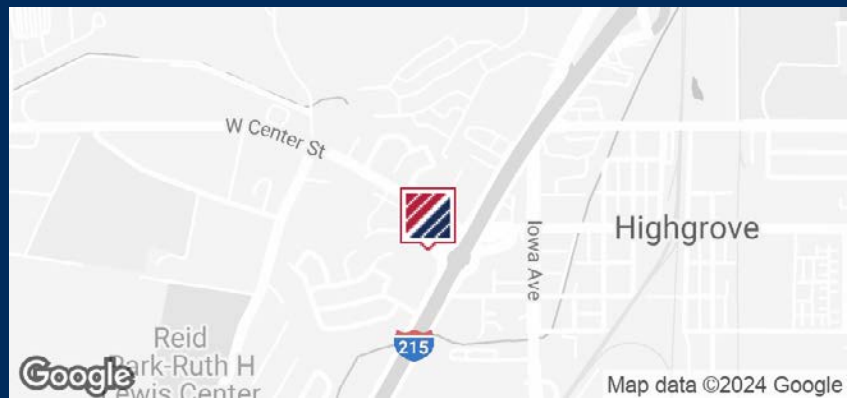


LAND
FOR SALE

381 WEST LA CADENA DRIVE
RIVERSIDE | CA, 92501

PROPERTY FEATURES:

- Contractor's storage yard for sale
- 1.33 AC of industrial land
- M-SC Zoning per Riverside County (verify)
- Multiple industrial uses allowed



FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

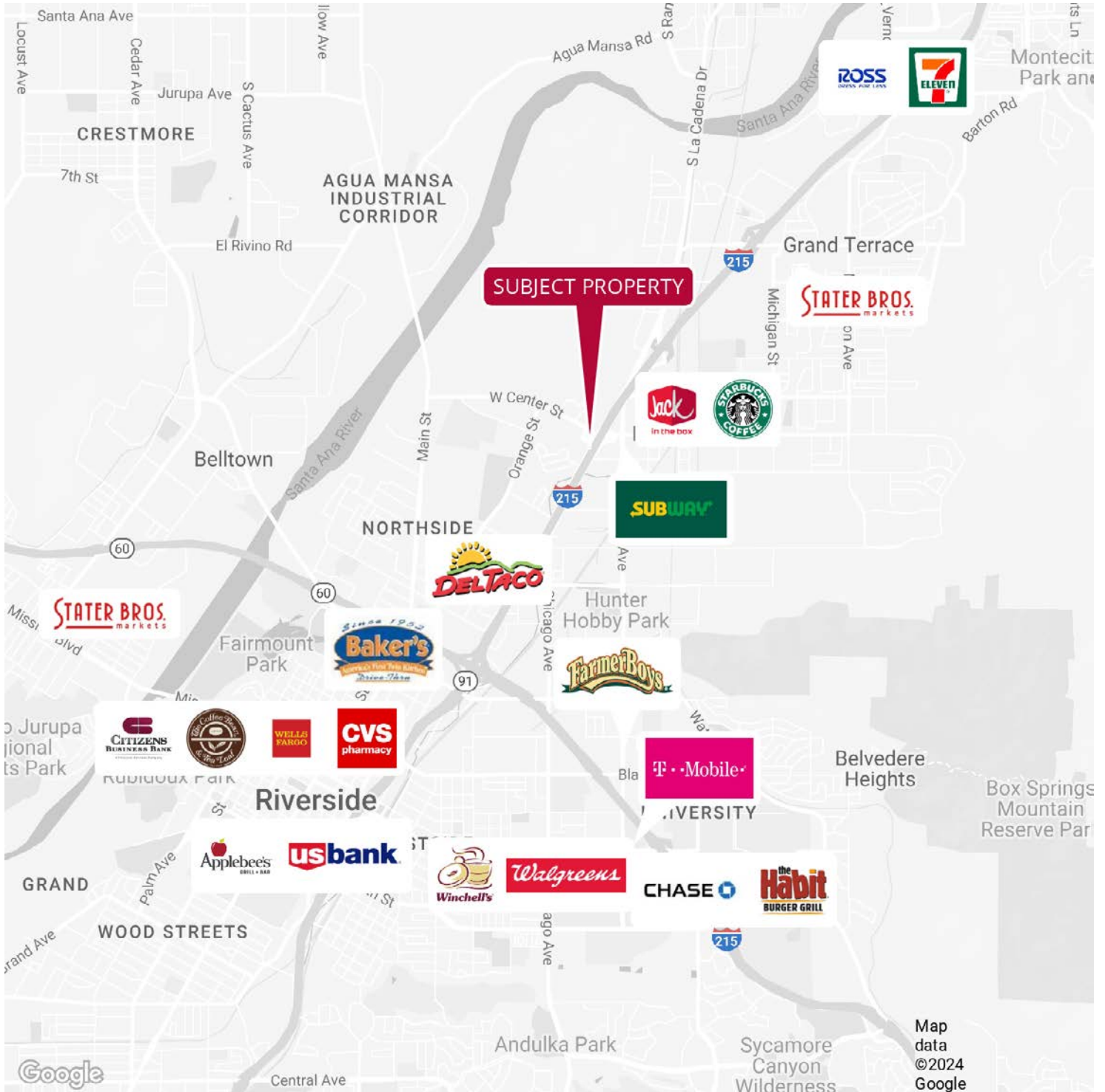
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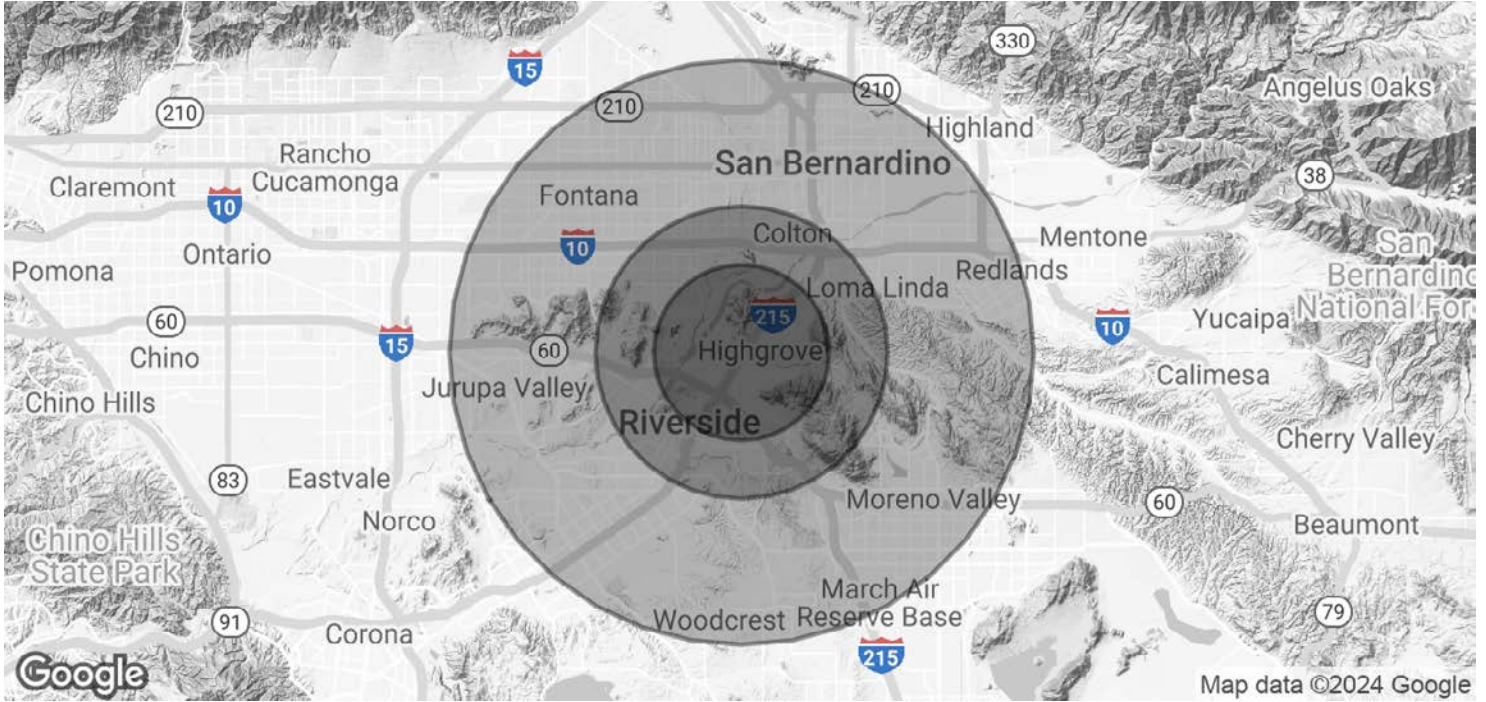
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	24,398	67,512	310,450
# of persons per HH	3.1	3.3	3.5
Average HH income	\$78,155	\$82,982	\$84,493
Average house value	\$349,543	\$364,033	\$364,503

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Stephens Ave	W Center St NE	10,633	2022	0.04 mi
La Cadena Dr W	Stephens Ave SW	2,995	2022	0.07 mi
W Center St	Stephens Ave NW	6,481	2022	0.09 mi

*Traffic Count data derived from CoStar

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