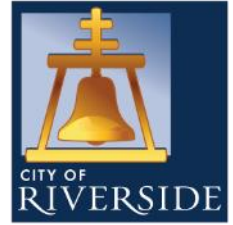


DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**1910 University Avenue
Riverside, CA 92507**

- Purchase Price:** Subject to fair market value
- APN:** 221-052-002
- Lot Size:** Approximately 20,908 square feet
- Site improvements:** None. Vacant land to be sold in an as-is condition.
- Cross Streets:** Ottawa Avenue and Dwight Avenue
- Street Frontage:** Yes
- Corner:** Yes
- Utilities:** Yes
- Zoning:** Commercial Retail; University Avenue Specific Plan
- General Plan:** Mixed -Use Neighborhood
- Environmental:** Buyer to conduct its own due diligence
- Entitlements:** Buyer to obtain entitlements for proposed development prior to close of escrow.
- Property Status:** Successor Agency owned—available for development



**For more information, please contact Kaitlyn Nguyen
(951) 826-2430 or kpnguyen@riversideca.gov**

Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties or representations as to the accuracy of the information.