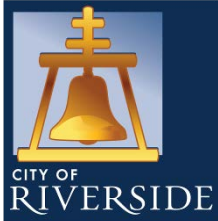


# DEVELOPMENT OPPORTUNITY

# VACANT LAND FOR SALE



**Adams Street Extension – Site 1**  
Riverside, CA 92504

- Purchase Price:** \$140,000
- APNs:** 190-062-001
- Lot Size:** Approximately 0.54 acre
- Site Improvements:** None. Vacant land to be sold in an as-is condition.
- Between Streets:** SE corner of Essex St. & Mountain View Ave.
- Street Frontage:** Yes
- Corner:** Yes
- Utilities:** Yes (typical for the area)
- Zoning:** Single-Family Residential (R-1-7000)
- General Plan:** Medium-Density Residential
- Environmental:** Buyer to conduct its own due diligence
- Entitlements:** Buyer to obtain entitlements for proposed development prior to close of escrow.
- Property Status:** City of Riverside owned—available for development

**For more information, please contact Patricia Villa**

**(951) 826-5330 or [pvilla@riversideca.gov](mailto:pvilla@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.*

