

SPERRY

COMMERCIAL GATEWAY GROUP

WASHINGTON STREET RIVERSIDE, CA 92504

For Sale



Alex Liu
Vice President
626.757.2684
alex@gatewaygroupcre.com
CalDRE #02204886



Mercedes-Benz
Riverside

LEXUS
OF RIVERSIDE



RIVERSIDE
HYUNDAI



CBU



For
Sale

12.31 Acres
536,224 SF





Subject Property



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

12.31 Acres – Washington Street, Riverside
 Zoned RA-5 (Agriculture).

Ideal for rural, agricultural, or potential redevelopment uses.
 Buyers to verify zoning, utilities, and permitted uses with the City/County.

PROPERTY HIGHLIGHTS

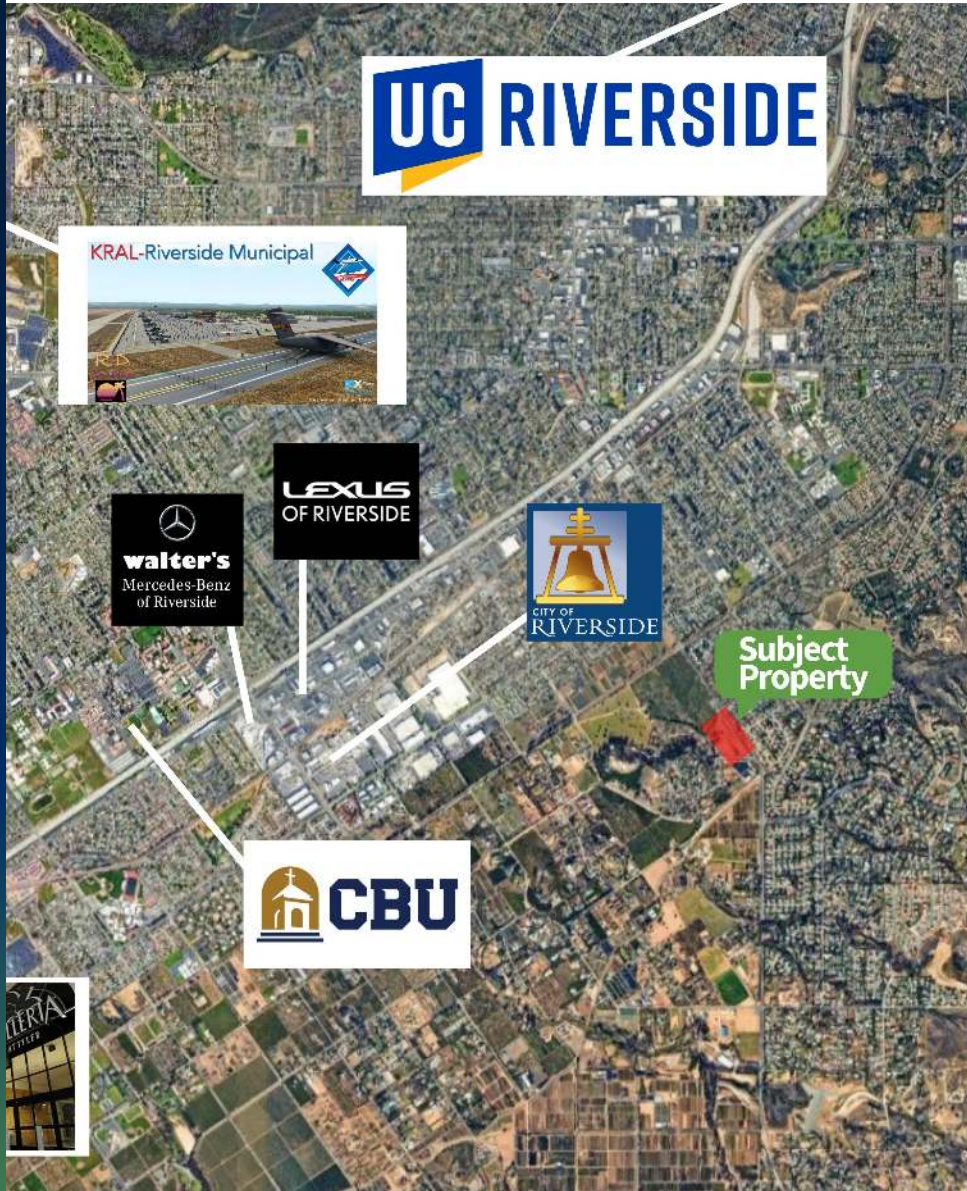
- SIZE: 12.31 ACRES
- ZONING: RA-5 (AGRICULTURE)
- LOCATION: WASHINGTON STREET, RIVERSIDE, CA
- USE: IDEAL FOR AGRICULTURAL, RURAL ESTATE, OR POTENTIAL REDEVELOPMENT
- ACCESS: EASY CONNECTION TO MAJOR ROADWAYS AND CITY UTILITIES NEARBY
- OPPORTUNITY: LARGE PARCEL IN A GROWING AREA—SUITABLE FOR LONG-TERM HOLD

OFFERING SUMMARY

Sale Price: \$2,949,000
 Lot Size: 12.31 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	178	761
Total Population	130	524	2,291
Average HH Income	\$179,271	\$183,270	\$184,044

Property Description



PROPERTY DESCRIPTION

12.31 Acres – Washington Street, Riverside
Zoned RA-5 (Agriculture).

Ideal for rural, agricultural, or potential redevelopment uses.
Buyers to verify zoning, utilities, and permitted uses with the City/County.

LOCATION DESCRIPTION

Located on Washington Street in Riverside, CA, this 12.31-acre site offers direct access to I-215, Hwy 60, and Van Buren Blvd. The property is well-positioned for redevelopment or long-term investment, with close proximity to city utilities and regional infrastructure.

Complete Highlights



FOR SALE |

Additional Photos



FOR SALE |



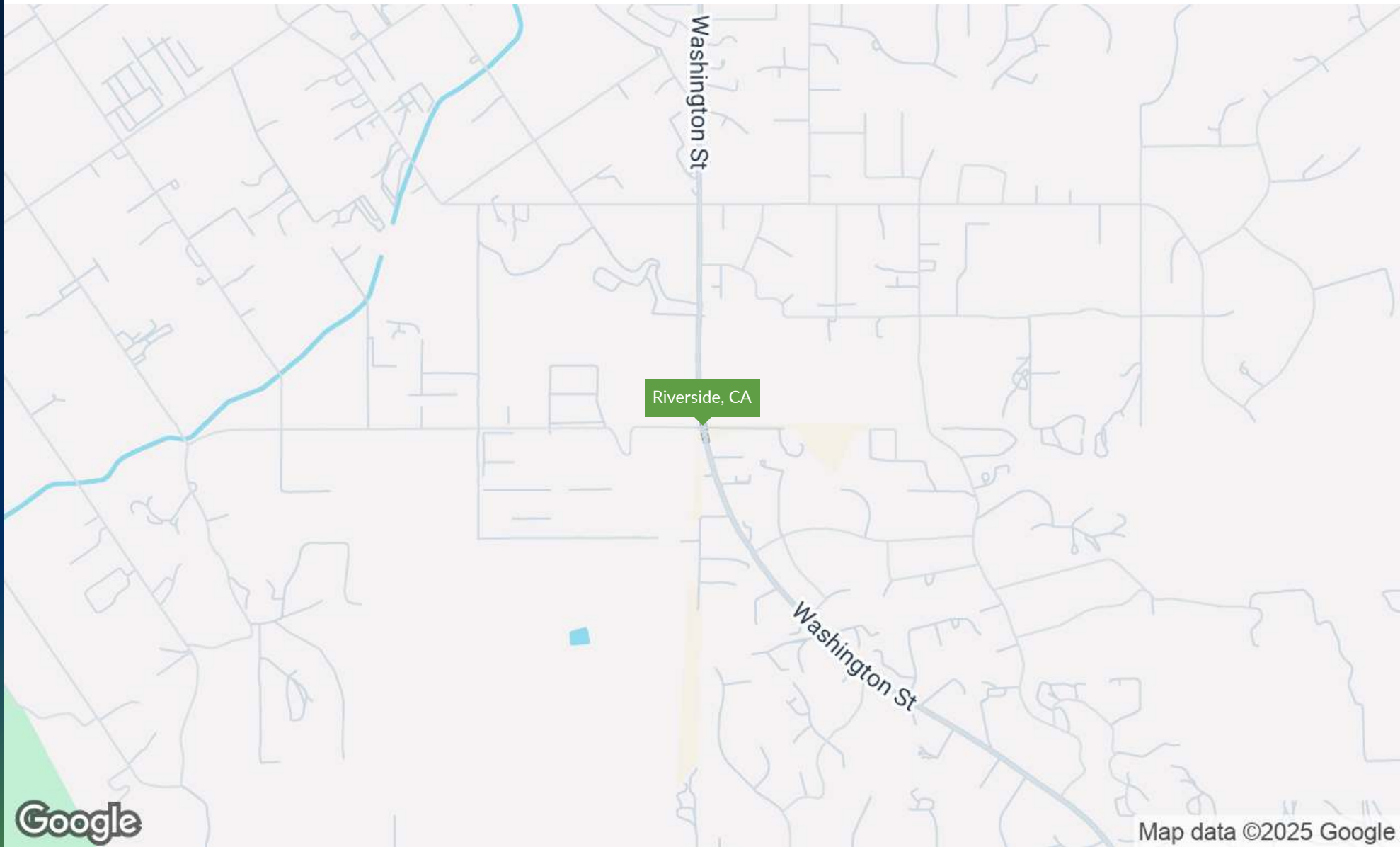
For Sale

12.31 Acres
536,224 SF

SECTION 2

LOCATION INFORMATION

Regional Map



FOR SALE |



Aerial Map





For Sale

12.31 Acres
536,224 SF

SECTION 3

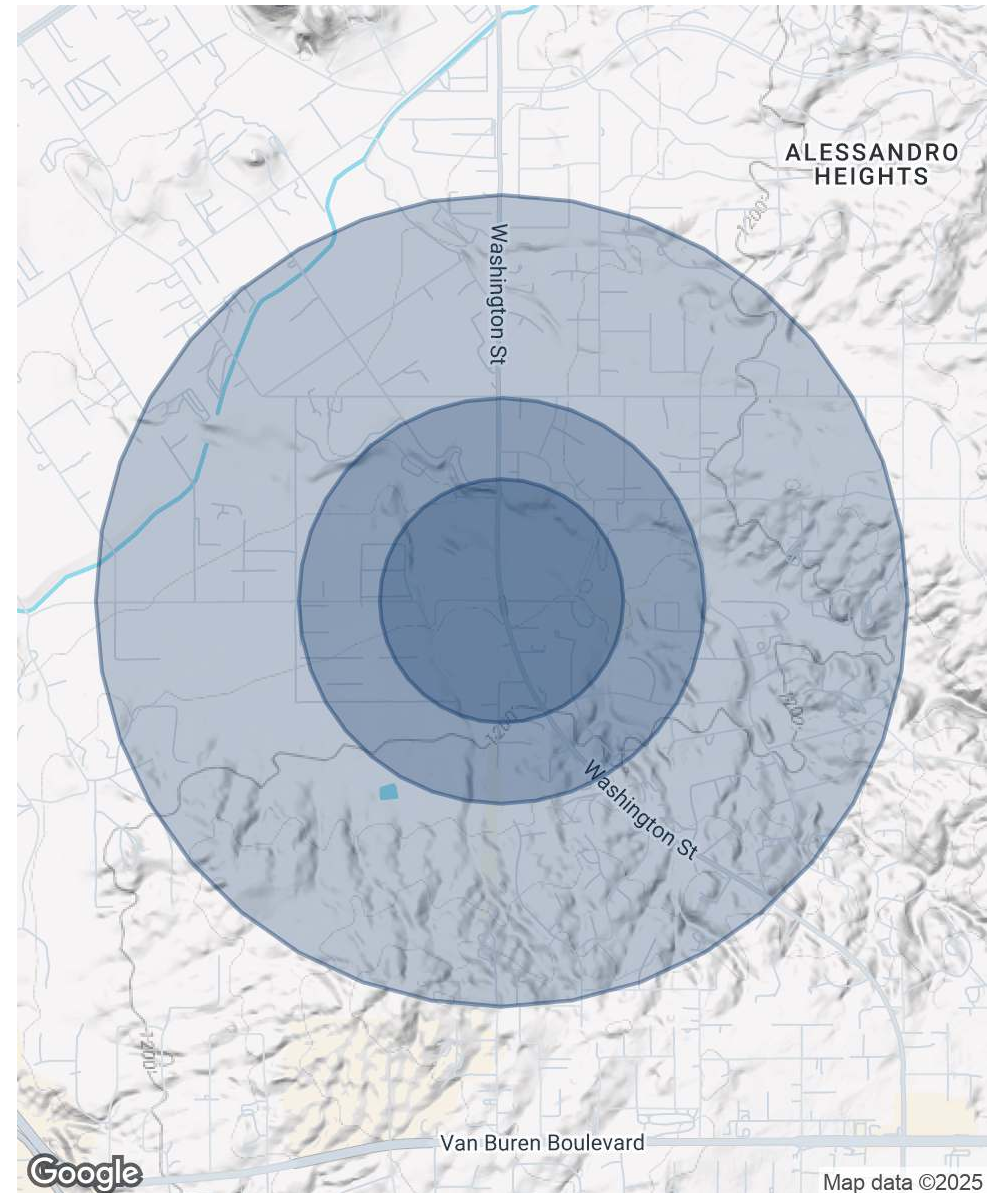
DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	524	2,291
Average Age	46	46	45
Average Age (Male)	45	45	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	178	761
# of Persons per HH	3	2.9	3
Average HH Income	\$179,271	\$183,270	\$184,044
Average House Value	\$842,705	\$853,611	\$890,930

Demographics data derived from AlphaMap



FOR SALE |

11