

5608 LA SIERRA AVENUE

Prime Development Opportunity



SIG COMMERCIAL
— WHERE DEALS GET DONE —



2.13 ACRES ■ RIVERSIDE, CA 92505

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INVESTMENT OPPORTUNITY

Welcome to 5608 La Sierra Ave, Riverside CA 92505, where a fantastic opportunity awaits in this corner lot (92,783 SF/2.13 acres) located at the intersection of Campbell Ave and La Sierra Ave. Nestled in a picturesque residential neighborhood adorned with charming homes predominantly constructed in the 1990s, this plot of land boasts immense potential for development.

With plans in process for the construction of 11 houses + 10 ADUs on 11 parcels, envision crafting a vibrant community in this desirable locale. Situated just minutes from the local elementary school and parks, convenience meets comfort for families seeking an idyllic setting to call home.

Don't miss out on the chance to shape the future of this promising property, offering the perfect canvas for realizing your vision of a thriving residential enclave.

Note: There is currently a single-family residence on the property, which the current owner will demolish.



\$1,950,000

ASKING PRICE

2.13

LOT ACRES

149-170-053

PARCEL

PRIME DEVELOPMENT

RESIDENTIAL NEIGHBORHOOD

GALLERIA AT TYLER
AMC THEATRES
BARNES & NOBLE
macy's
Yard House

Target

KAISER PERMANENTE

SUPER A FOODS

LOVE 2 PLAY

STATER BROS. markets

DOLLAR TREE

La Sierra UNIVERSITY

LA SIERRA ACADEMY

RITE AID

WESTERN GAS & PROPANE

LA SIERRA PARK

TWINHILL ELEMENTARY



CAMPBELL AVE

LA SIERRA AVE

SUBJECT
2.13 ACRES



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