



6666 Indiana Avenue | Riverside, CA 92506

CALL FOR PRICING

EXCLUSIVELY LISTED BY

Matthew Francis

Realty One Group Homelink

951.961.6040

CA DRE 02340634

PROPERTY OVERVIEW

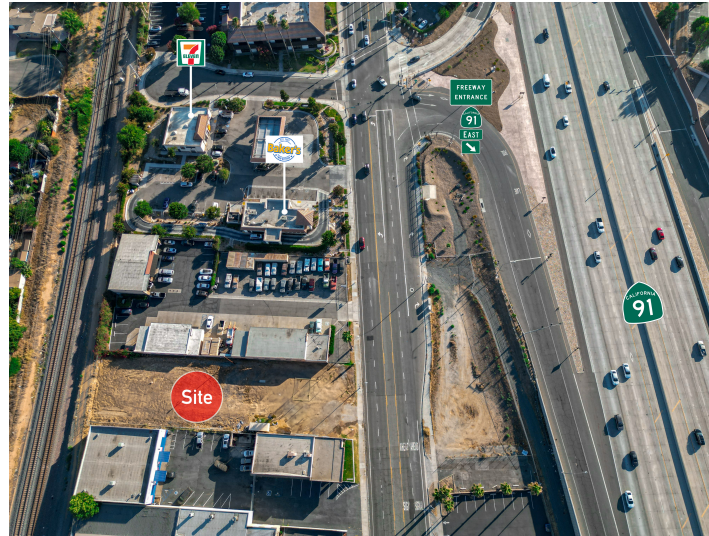
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|--|---|--|--|
| Address 6666 Indiana Avenue, Riverside, CA 92506 | APN 229-140-009 | Parcel Size ±½ Acre (±21,780 SF) | Property Type Commercial Land |
| Asking Price Call for Pricing | Price Per SF Call for Pricing | Zoning Commercial (Verify with City) | Frontage Indiana Avenue / 91 Freeway |

EXECUTIVE SUMMARY

Realty One Group Homelink is pleased to present the exclusive opportunity to acquire **6666 Indiana Avenue**, a ±½ acre commercial land parcel strategically positioned along the heavily-trafficked **Indiana Avenue corridor** in Riverside, California. The site sits immediately adjacent to the **California State Route 91 Freeway**, offering unparalleled freeway visibility and access for a broad range of commercial development uses.

The subject property benefits from proximity to numerous established national tenants including **7-Eleven, Baker's Drive-Thru, Del Taco, LA Fitness, Dollar Tree, Nekter Juice Bar, MOD Pizza, and Starbucks**, reflecting the strength of the surrounding retail corridor. With the site's superior freeway exposure and prime location at one of Riverside's key commercial nodes, this property represents an exceptional development or investment opportunity for owner-users, developers, and investors alike.

AERIAL PHOTOGRAPHY



Top-down aerial — site adjacent to 91 Freeway at Indiana Ave



Overhead parcel view — boundary highlighted in red

SITE PHOTOGRAPHY



Indiana Avenue frontage — ±1/2 Acre with 91 Freeway on-ramp visibility



Site drone view looking west toward 91 Freeway — open graded land

LOCATION & TRAFFIC



Aerial overview — ±½ acre site highlighted along Indiana Ave adjacent to 91 Freeway

MARKET DEMOGRAPHICS

| CATEGORY | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-----------------------------|---------------|---------------|---------------|
| Population (Est.) | ~18,500 | ~112,000 | ~280,000 |
| Avg. Household Income | ~\$58,000 | ~\$67,000 | ~\$72,000 |
| Daytime Population | ~12,000 | ~75,000 | ~195,000 |
| Traffic Count (Indiana Ave) | ~25,000 VPD | — | — |
| 91 Freeway Traffic | ~225,000+ VPD | — | — |

* Demographics and traffic counts are estimates. Buyer to verify independently.

INVESTMENT HIGHLIGHTS

■ 91 Freeway Visibility

Immediately adjacent to the 91 Freeway on/off ramp — one of Southern California's busiest corridors with 225,000+ vehicles per day, providing unmatched signage and exposure.

■ ±1/2 Acre Development Site

Graded, level parcel ready for fast-food/QSR, car wash, retail pad, drive-through, or other high-demand commercial uses.

■ Inland Empire Growth Market

Riverside County continues to experience robust population and economic growth driven by logistics, healthcare, and education. One of California's strongest commercial real estate markets.

■ Established Retail Corridor

Surrounded by national tenants including 7-Eleven, Baker's Drive-Thru, Del Taco, LA Fitness, Dollar Tree, Nekter Juice Bar, MOD Pizza, and Starbucks.

■ Superior Access & Frontage

Direct frontage on Indiana Avenue with excellent ingress/egress and proximity to the 91 Freeway on and off ramps — ideal for high-traffic retail or service concepts.

CONTACT & DISCLAIMER

| EXCLUSIVE LISTING AGENT | |
|-------------------------|--|
| Name | Matthew Francis |
| Brokerage | Realty One Group Homelink |
| Property | 6666 Indiana Avenue, Riverside, CA 92506 |
| APN | 229-140-009 |
| Phone | 951.961.6040 |
| CA DRE | 02340634 |

CONFIDENTIALITY & DISCLAIMER

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