

# Approx. 8.96 Acres in 5 Parcels – Riverside, CA

NEC La Sierra Ave & Blackburn Rd | Riverside, CA 92503

- 5 Parcels totaling approximately 8.96 acres
- Current W2 Zoning allows for low density single-family development or mobile home parks, RV parks, trailer and boat storage, and other uses with a CUP
- Central Location with access to Hwy 91 & Interstate 15

**ASKING PRICE: \$2,200,000**

LAKE MATHEWS  
ELEMENTARY  
SCHOOL

greentree dr

la sierra ave  
22,540 cars per day

blackburn rd



**SELLER FINANCING AVAILABLE**

**MATT WEAVER**

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #02062959

**AL APUZZO**

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

**ALEX BENTLEY**

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959



COMMERCIAL REAL ESTATE SERVICES



# contents

**3** aerials

**6** location map

**7** property information

**8** conceptual tentative map

**9** plat map

**10** demographics







greentree dr

blackburn rd

la sierra ave 22,540 cars per day







LAKE MATHEWS  
ELEMENTARY  
SCHOOL

greentree dr

blackburn rd

la sierra ave

22,540 cars per day





LAKE MATHEWS  
ELEMENTARY  
SCHOOL

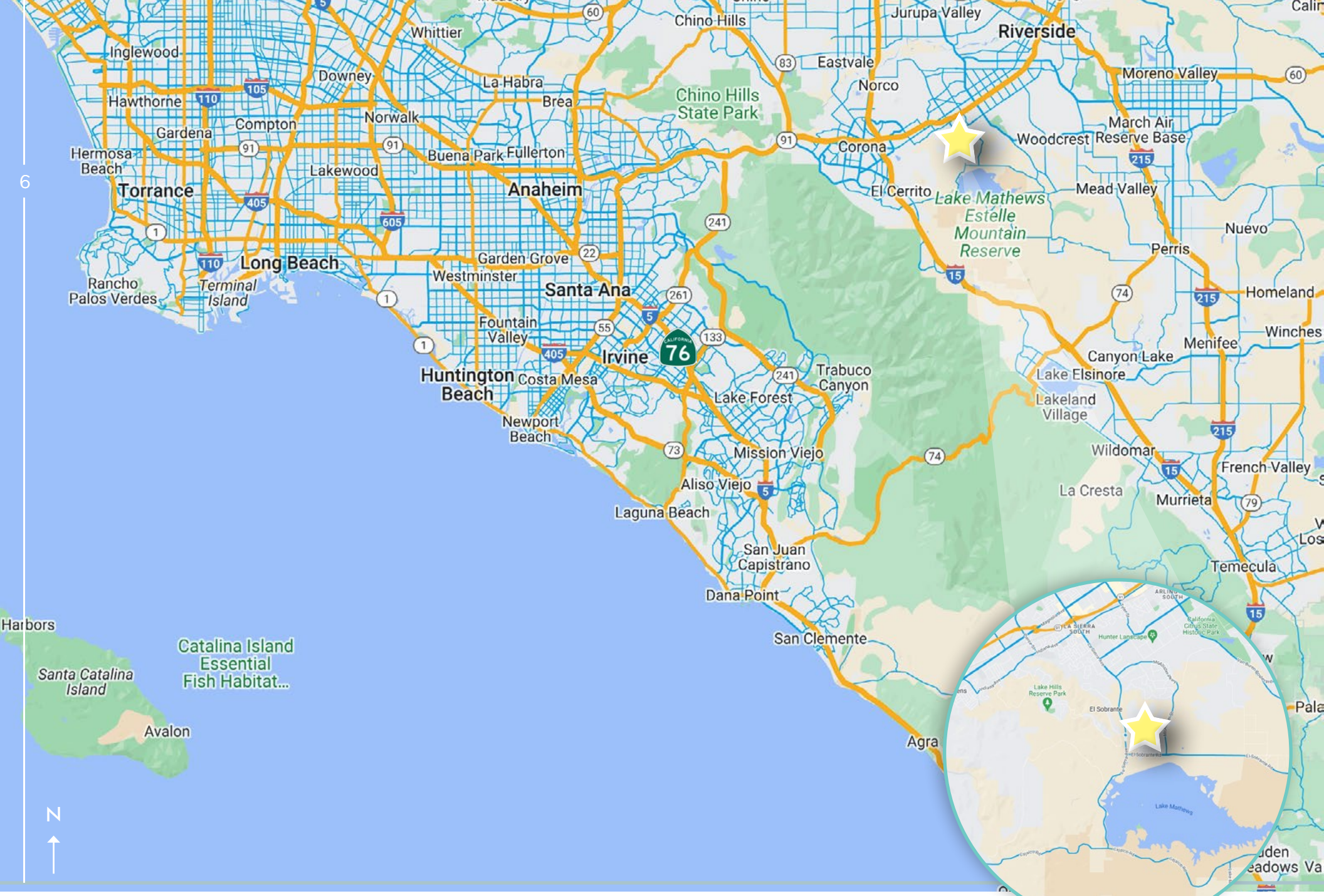
greentree dr

blackburn rd

la sierra ave 22,540 cars per day







location map

# property information

## location:

The subject property is located on the NEC of La Sierra Ave and Blackburn Road in Riverside, CA. It is just north of Lake Mathews, less than 3.5 miles south of Hwy 91, approximately 7.8 miles east of I-15, and approximately 14 miles west of I-215.

## property profile:

The subject property consists of five parcels totaling approximately 8.96 acres in Riverside. The current W2 zoning permits low density single-family residential development or mobile home parks, RV parks, trailer and boat storage, and more with a CUP.

## jurisdiction:

County of Riverside

## APN's and acreage:

270-200-034 → 1.73 Acres  
270-200-036 → 2.08 Acres  
270-200-037 → 2.19 Acres  
270-200-038 → 2.63 Acres  
270-200-039 → 0.33 Acres  
TOTAL → 8.96 Acres

## zoning:

Controlled Development Areas  
[Click here to view \(W-2\) Zoning](#)

## general plan:

Low Density Residential (LDR). Allows 0.5 acre minimum  
[Click here to view General Plan](#)

## school district:

Riverside Unified School District

## services:

**Water/Sewer:** Western Municipal Water District

**Gas:** Southern California Gas Company

**Electric:** Southern California Edison Co.

**Police:** Riverside County Police Department

**Fire:** Riverside County Fire Department

## asking price:

\$2,200,000





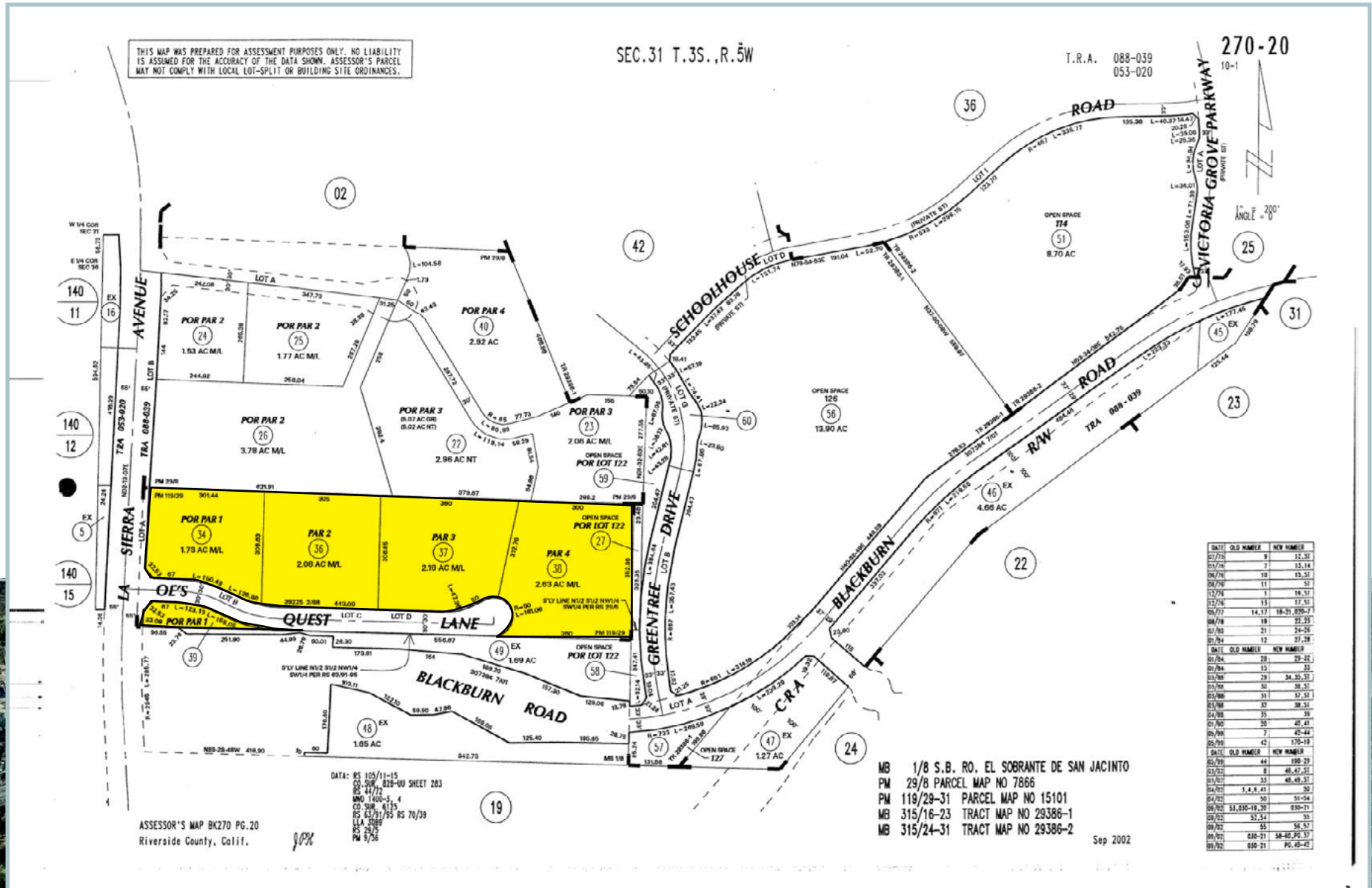
# plat map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 31 T. 3S., R. 5W

T.R.A. 088-039  
053-020

270-20  
10-1



DATA: RS 105/11-15  
CO SUR. 028-00 SHEET 283  
RS 47/71  
MND 1400-5, 4  
CO SUR. 6135  
RS 63/71/95 RS 70/39  
L.A. 5089  
RS 29/3  
PM 5/26

ASSESSOR'S MAP BK270 PG. 20  
Riverside County, Calif.

MB 1/8 S.B. RO. EL SOBRANTE DE SAN JACINTO  
PM 29/8 PARCEL MAP NO 7866  
PM 119/29-31 PARCEL MAP NO 15101  
MB 315/16-23 TRACT MAP NO 293386-1  
MB 315/24-31 TRACT MAP NO 293386-2

Sep 2002

DATE	OLD NUMBER	NEW NUMBER
02/73	9	12-31
03/74	7	15-14
06/74	10	15-33
06/74	11	31
12/74	1	16-31
12/74	13	17-31
06/77	14, 17	16-31, 206-7
06/74	19	22-31
07/83	21	24-28
01/84	12	27-28
DATE	OLD NUMBER	NEW NUMBER
01/74	28	29-31
01/74	13	31
01/80	29	34, 35, 31
01/80	30	36, 31
03/80	31	37, 31
03/80	32	38, 31
03/80	35	39
01/80	30	40, 41
06/79	7	42-44
05/79	42	175-18
DATE	OLD NUMBER	NEW NUMBER
03/73	44	190-29
03/73	8	46, 47, 31
03/73	33	48, 49, 31
04/77	3, 4, 8, 41	50
03/73	30	51-54
06/72	33, 33B-19, 20	030-71
03/73	32, 34	30
06/72	35	56, 57
06/72	010-21	58-62, 75, 37
06/92	030-21	63-65



# 2023 demographics

## 1 mile



population  
6,666



estimated households  
1,891



average household income  
\$190,547



median household income  
\$173,574



total employees  
411

## 3 miles



population  
34,972



estimated households  
10,577



average household income  
\$150,108



median household income  
\$136,650



total employees  
4,495

## 5 miles



population  
149,313



estimated households  
45,487



average household income  
\$118,156



median household income  
\$97,243



total employees  
49,139



**LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







for more information, please contact

**MATT WEAVER**

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #02062959

**AL APUZZO**

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

**ALEX BENTLEY**

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959



Lee & Associates, Inc - North San Diego County

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonth