

# FREEWAY FRONTAGE - 9.77 ACRES OF COMMERCIAL LAND

NWC CENTRAL AVENUE & SYCAMORE CANYON BOULEVARD - RIVERSIDE, CA

**SALE PRICE: \$5,500,000**

- Retail Development Opportunity
- Interstate 215 Frontage
- Average Household Income of \$75,000 Within 1 Mile
- 180,000 Average Daily Traffic Count on Interstate 215

[← BACK TO NEW LISTINGS](#)



2,146 PLANNED UNITS

Subject Property

220 APT UNITS UNDER CONSTRUCTION

FOR ADDITIONAL INFORMATION:

**LEE & ASSOCIATES**  
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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.*

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AERIAL



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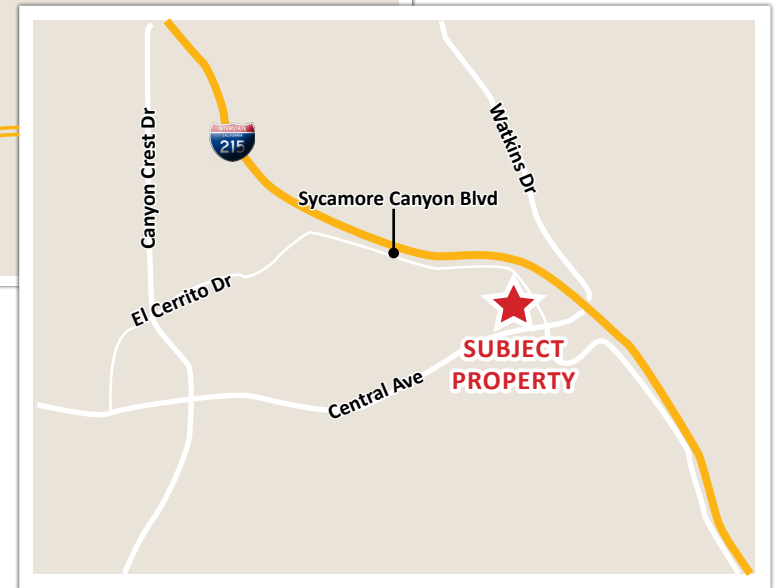
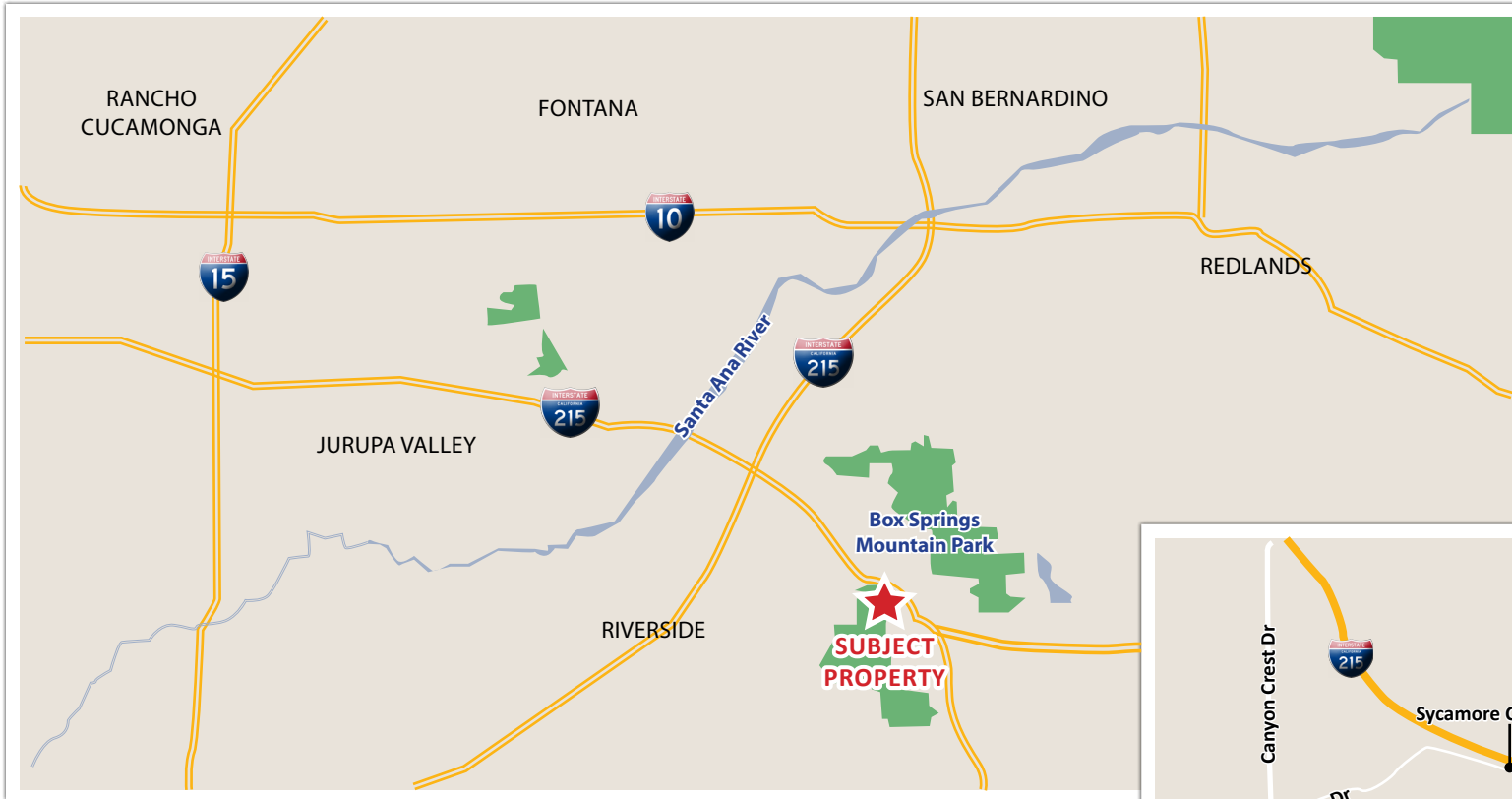
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LOCATION MAP



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CONCEPTUAL SITE PLAN



No warranty or representation is made to the accuracy of the foregoing information. Site plan is shown as a sample and is not a guarantee. Buyer to verify proposed uses with the City.

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PROPERTY INFO

<b>LOCATION:</b>	The property is located at the northwest corner of Central Avenue and Sycamore Canyon Boulevard in the City of Riverside, County of Riverside. Positioned approximately less than .5 miles west of Interstate 215 adjacent to the off ramp, this site is ideally suited for commercial development.
<b>JURISDICTION:</b>	City of Riverside
<b>APN:</b>	256-050-012
<b>ACREAGE:</b>	9.77 Acres Gross
<b>TOPOGRAPHY:</b>	Flat
<b>TRAFFIC COUNTS:</b>	Interstate 215 - 180,000 ADT Central Ave - 18,000 ADT
<b>ZONING:</b>	CG - Commercial General
<b>NEIGHBORHOOD:</b>	Canyon Crest
<b>GENERAL PLAN:</b>	Commercial
<b>ALLOWABLE USES:</b>	More intense service - commercial retail, office & repair uses. Some outdoor retail use.
<b>FLOOR AREA RATIO MAX:</b>	.50
<b>BUILDING HEIGHT MAX:</b>	75 FT
<b>AIRPORT INFLUENCE AREAS:</b>	March Air Reserve Base, Compatibility Zone G



CLICK LINKS BELOW TO VIEW DOCUMENTS

**LAND USE ELEMENT - GENERAL PLAN**  
**RIVERSIDE COUNTY PARCEL REPORT**  
**SITE PLAN SCHEME B**  
**SITE PLAN SCHEME C**  
**ZONING CODE**

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# FREEWAY FRONTAGE - 9.77 ACRES OF COMMERCIAL LAND

NWC CENTRAL AVENUE & SYCAMORE CANYON BOULEVARD - RIVERSIDE, CA

PROPERTY INFO

## SERVICES

Water/Sewer  
Electricity  
Gas  
Fire  
Police

Western Municipal Water Dist.  
Riverside Public Utilities  
SoCal Gas Company  
City of Riverside Fire Dept.  
Riverside Police Dept.

## DEVELOPMENT FEES:

Western Riverside County Multi-Species Habitat Cons. Plan  
Western Trans. Uniform Mitigation Fee Ord. 824  
Stephens Kangaroo Rat Ord. 663.10  
Circulation Element Ultimate right-of-way

In or partially within the western Riverside MSHCP fee area  
In or partially within a TUMF fee area  
In or partially within an SKR fee area  
In or partially within a circulation element right-of-way

## SALE PRICE:

**\$5,500,000**



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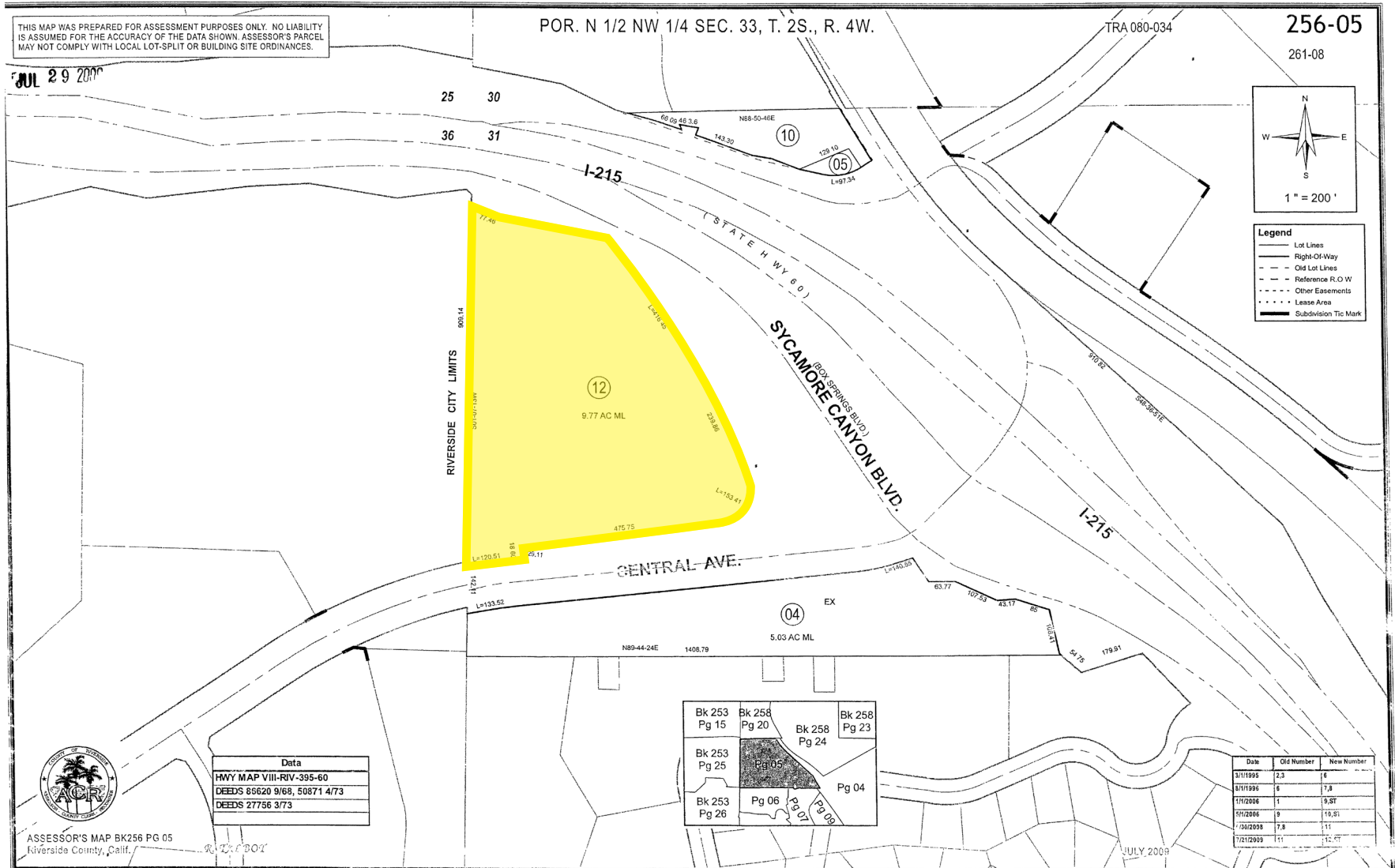
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PARCEL MAP



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DEMOGRAPHICS

RS1

Central Ave & Sycamore Canyon Blvd Riverside, CA 92507		1 mi radius	2 mi radius	3 mi radius
<b>POPULATION</b>	2016 Estimated Population	6,579	28,424	80,419
	2021 Projected Population	7,012	30,077	85,503
	2010 Census Population	6,165	26,876	75,528
	2000 Census Population	5,191	20,986	62,735
	Projected Annual Growth 2016 to 2021	1.3%	1.2%	1.3%
	Historical Annual Growth 2000 to 2016	1.7%	2.2%	1.8%
<b>HOUSEHOLDS</b>	2016 Median Age	31.9	30.3	30.8
	2016 Estimated Households	2,785	9,701	26,251
	2021 Projected Households	2,941	10,260	27,776
	2010 Census Households	2,596	8,999	24,377
	2000 Census Households	2,120	7,708	21,700
	Projected Annual Growth 2016 to 2021	1.1%	1.2%	1.2%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2016	2.0%	1.6%	1.3%
	2016 Estimated White	52.2%	47.4%	47.2%
	2016 Estimated Black or African American	11.7%	11.2%	12.4%
	2016 Estimated Asian or Pacific Islander	18.3%	22.6%	16.2%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%
	2016 Estimated Other Races	17.2%	18.2%	23.4%
<b>INCOME</b>	2016 Estimated Hispanic	26.5%	27.9%	38.7%
	2016 Estimated Average Household Income	\$75,213	\$72,956	\$71,709
	2016 Estimated Median Household Income	\$59,959	\$61,811	\$61,231
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Per Capita Income	\$31,845	\$25,688	\$23,842
	2016 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.5%	6.7%
	2016 Estimated Some High School (Grade Level 9 to 11)	2.0%	4.6%	7.1%
	2016 Estimated High School Graduate	21.0%	20.9%	22.6%
	2016 Estimated Some College	30.5%	26.1%	25.1%
	2016 Estimated Associates Degree Only	8.2%	7.6%	7.6%
	2016 Estimated Bachelors Degree Only	20.3%	19.6%	16.8%
<b>BUSINESS</b>	2016 Estimated Graduate Degree	15.8%	17.8%	14.1%
	2016 Estimated Total Businesses	74	877	2,369
	2016 Estimated Total Employees	378	8,306	22,796
	2016 Estimated Employee Population per Business	5.1	9.5	9.6
	2016 Estimated Residential Population per Business	88.4	32.4	33.9

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