

HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY – CITY OF RIVERSIDE

SEC Van Buren Blvd & Fred St | Riverside, CA 92508

- Approximately 1.95 Acres zoned MU-V
- Zoning permits a maximum density of 30 du/acre
- Additional units may be approved through density bonus
- Income from existing billboard
- Excellent location within the Woodcrest Community

ASKING PRICE: \$2,250,000

Martin Luther
King High School
1.5 Miles

Frank Augustus
Miller Middle School

ALTA CRESTA AVE

CHICAGO AVE

HAYGEN ST

KRAMERIA AVE

CIRCLE K

BABBITT AVE

**SUBJECT
PROPERTY**

MOUNTAIN MIKE'S
PIZZA

FRED ST

18,695 ADT (NORTHEASTBOUND)

VAN BUREN BOULEVARD

19,401 ADT (SOUTHWESTBOUND)

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7-Eleven
Chipotle Mexican Grill
Jack in the Box
Wendy's
Walgreens
Carl's Jr.
petco
Albertsons

TACO BELL

WINGSTOP
SUBWAY

Pollo Loco
KFC
DUNKIN'
Denny's

CIRCLE K

ALTA CRESTA AVE

BLUE SKY ST

VAN BUREN BOULEVARD
18,695 ADT (NORTHEASTBOUND)
19,401 ADT (SOUTHWESTBOUND)

BABBITT AVE

FRED ST

SUBJECT
PROPERTY





Woodcrest
Elementary School



Jack
In the box

STATER BROS.
markets

DEL TACO

Michaels

DOLLAR TREE

RODEO CAFE



GAMBLE AVE

19,401 ADT (SOUTHWESTBOUND)

FRED ST

VAN BUREN BOULEVARD

18,695 ADT (NORTHEASTBOUND)

BABBITT AVE

SUBJECT
PROPERTY





19,401 ADT (SOUTHWESTBOUND)

VAN BUREN BOULEVARD

18,695 ADT (NORTHEASTBOUND)

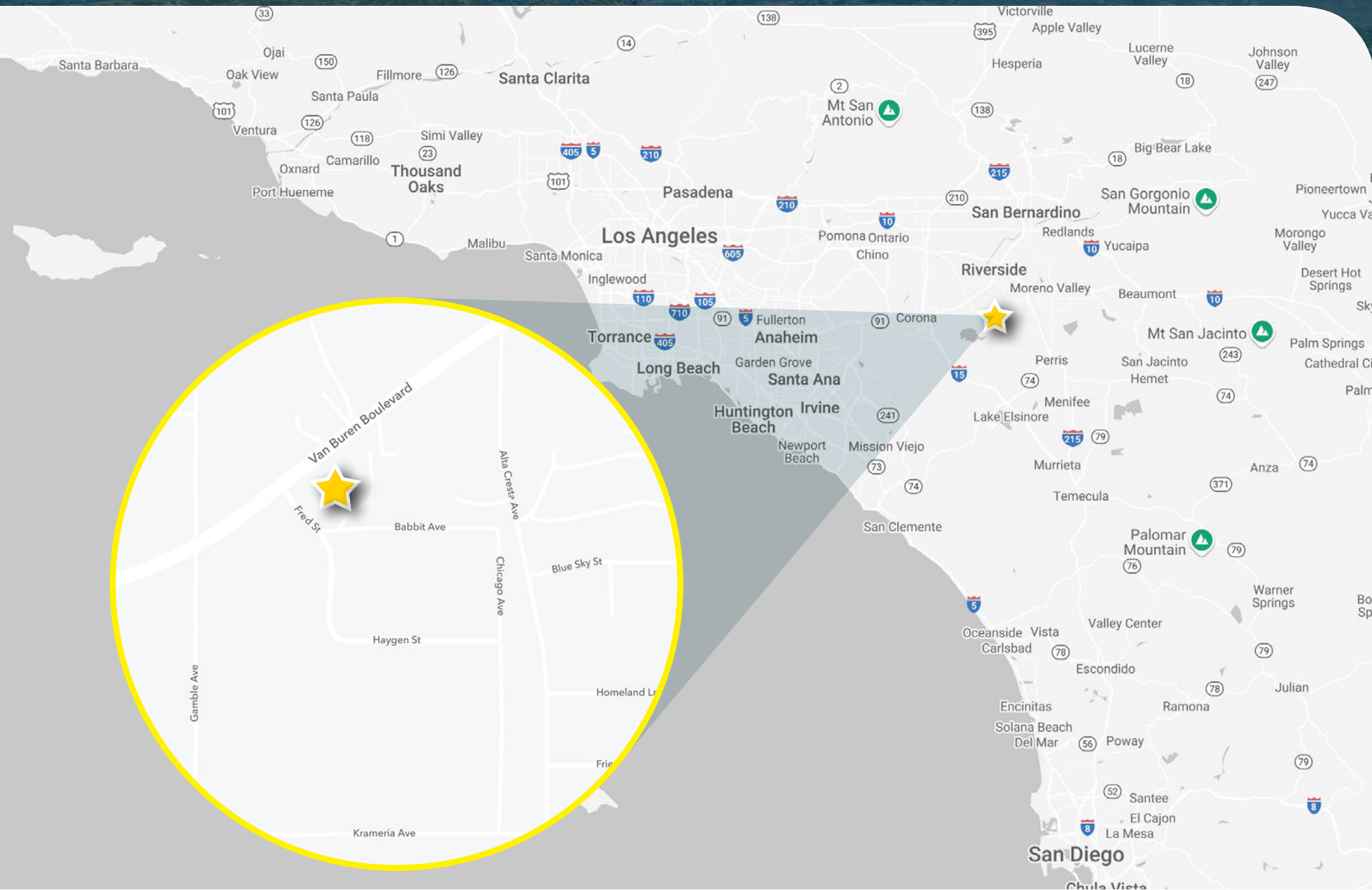
**SUBJECT
PROPERTY**

FRED ST

BABBITT AVE



location map



property information

location:

The subject property is located on the SEC of Van Buren Blvd and Fred St in Riverside, CA. It is approximately 4.8 miles west of I-215, approximately 13 miles east of I-15, and approximately 6.3 miles south of the 91 Freeway.

property profile:

The subject property provides an excellent opportunity for a mixed-use development with pedestrian friendly commercial units on the street level and residential units above. The Mixed Use- Village zoning permits a maximum density of 30 du/acre allowing approximately 58 units by-right. Additional units may be approved through State laws. Buyer to verify all plans through the City.

jurisdiction:

City of Riverside

general plan:

Mixed Use- Village (MU-V)

school district:

Riverside Unified School District

apns:

274-120-034

density:

30 du/acre

services:

Water/Sewer:	Western Municipal Water District
Gas:	Southern California Gas Company
Electric:	Southern California Edison
Fire:	City of Riverside Fire Department
Police:	Riverside Police Department

acreage:

1.95 Acres

max height:

45'

zoning:

Mixed Use- Village (MU-V)

[\(Click to View Zoning\)](#)

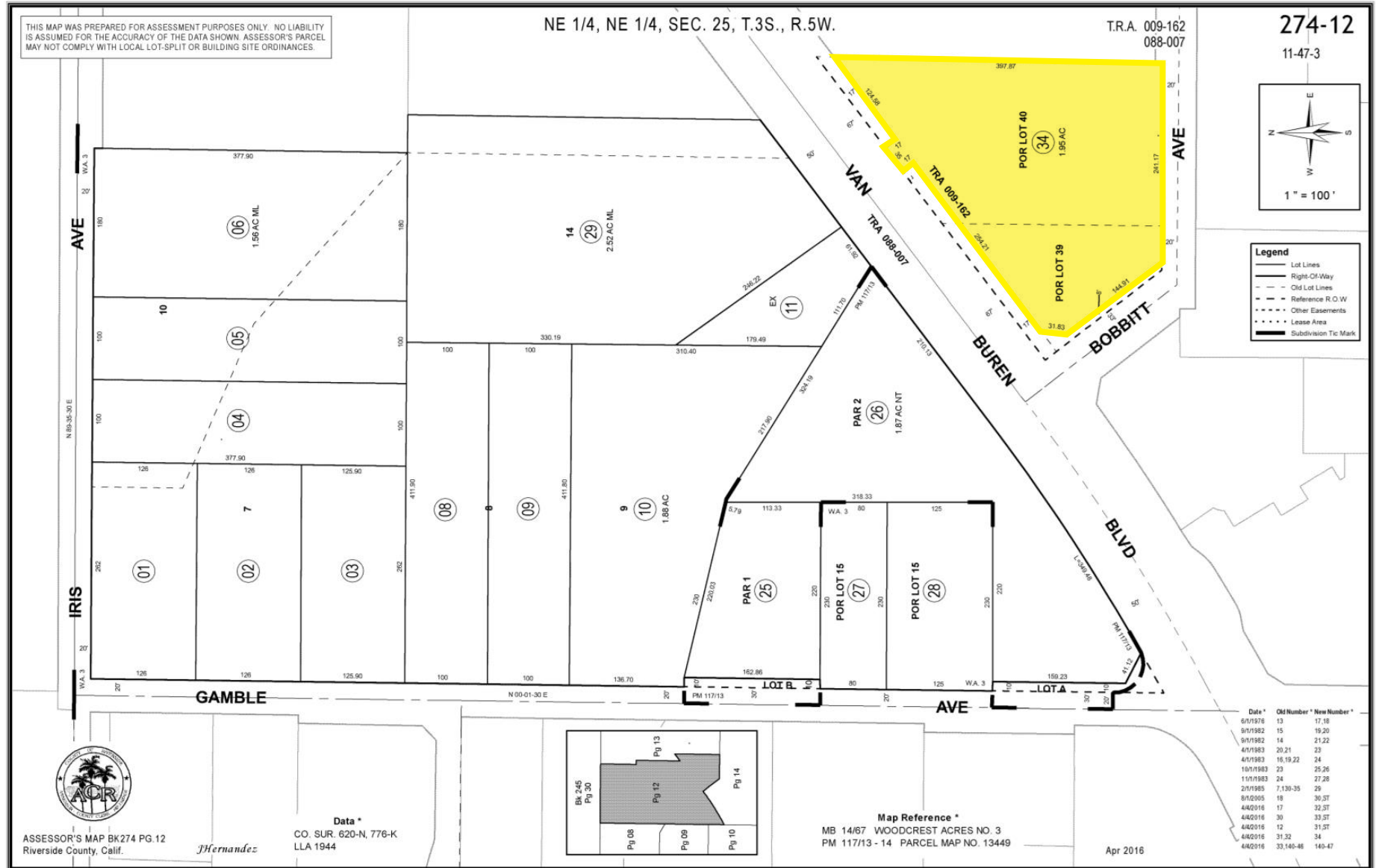
billboard income:

Approximately \$800 per month

ASKING PRICE:
\$2,250,000

SEC Van Buren Blvd & Fred St | 7

tax map



demographics

1 mile



population

5,308



estimated households

1,473



average household income

\$187,607



median household income

\$143,462

3 miles



population

46,245



estimated households

13,789



average household income

\$174,974



median household income

\$138,776

5 miles



population

110,426



estimated households

33,614



average household income

\$157,944



median household income

\$124,734

ABOUT THE AREA

Riverside

Riverside, California, founded in the early 1870s, holds a prominent place in the state's agricultural and cultural history as the birthplace of California's citrus industry. The city's rapid growth began with the success of the navel orange, which helped shape its economy and landscape. Located in the Inland Empire region, Riverside has evolved into a diverse urban center known for its historic charm and regional importance. The downtown area is home to the iconic Mission Inn Hotel & Spa, a symbol of the city's rich Spanish Revival architecture and cultural heritage. Riverside is also anchored by the University of California, Riverside (UCR), a major research institution that drives innovation and development in the city's eastern corridor. Other significant areas include Canyon Crest, known for its scenic hills and affluent homes; Orangecrest, a master-planned suburb popular among families; and Arlington, a historic district that reflects the city's early agricultural roots. With its blend of historic preservation, educational prominence, and strategic location along major Southern California transit routes, Riverside offers a unique mix of tradition and growth, making it a dynamic and appealing location for residents and investors alike.

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.



**SUBJECT
PROPERTY**

for more information, contact:

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