

# FOR SALE Riverside Auto Center: ±29,596 SF Total (3 Buildings)

3255-3265 Van Buren Boulevard | Riverside, CA



## PROPERTY FEATURES

- Firestone Tire Anchor Tenant
- Multi-Tenant Auto Center
- Excellent 91 Freeway Access
- Excellent Location within Industrial/Retail and Residential Areas
- Professionally Managed
- Three (3) Buildings on Two (2) Parcels Totaling 1.94 Acres
- 4 Clarifiers
- Within 1 Mile of California Baptist University, Galleria at Tyler, and Parkview Community Hospital
- NOI (Proforma) Approx. \$238,000



COMMERCIAL REAL ESTATE SERVICES

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy we do not guarantee it. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

For more information, contact:

**KEVIN FREJLACH**

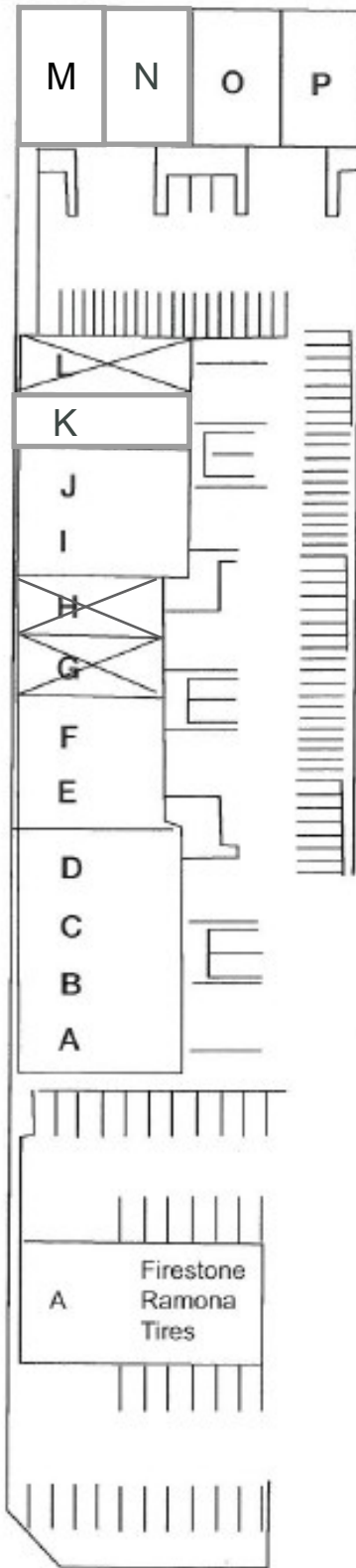
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CA License #01210292

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<b>Building A</b>	4,608 SF
<b>Building B</b>	16,598 SF
<b>Unit A</b>	1,500
<b>Unit B</b>	1,500
<b>Unit C</b>	1,500
<b>Unit D</b>	1,500
<b>Unit E</b>	1,250
<b>Unit F</b>	1,250
<b>Unit G</b>	1,250 Vacant
<b>Unit H</b>	1,250 Vacant
<b>Unit I</b>	1,500
<b>Unit J</b>	1,500
<b>Unit K</b>	1,500
<b>Unit L</b>	1,500 Vacant
<b>Building C</b>	7,880 SF
<b>Unit M</b>	1,970
<b>Unit N</b>	1,970
<b>Unit O</b>	1,970
<b>Unit P</b>	1,970
<b>Total Bldg. B &amp; C</b>	24,988 SF
<b>Total Bldg. A, B &amp; C</b>	29,596 SF



## DAUM

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