



STEPHENS AVE.

Google

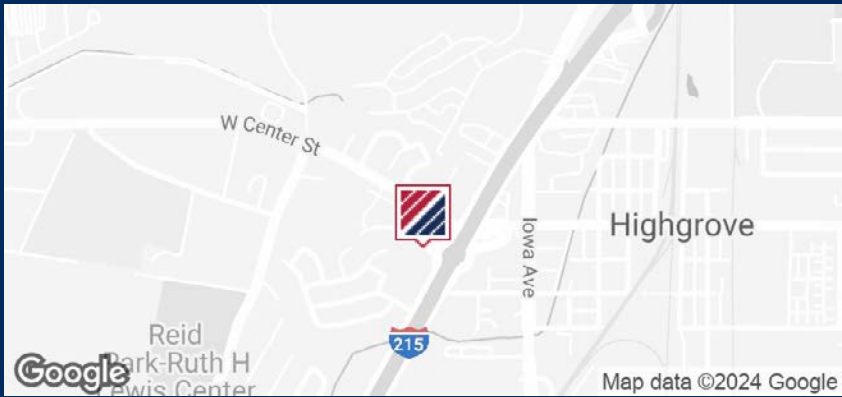


LAND FOR SALE

381 WEST LA CADENA DRIVE RIVERSIDE | CA, 92501

PROPERTY FEATURES:

- Contractor's storage yard for sale
- 1.33 AC of industrial land
- M-SC Zoning per Riverside County (verify)
- Multiple industrial uses allowed



FOR MORE INFORMATION PLEASE CONTACT:

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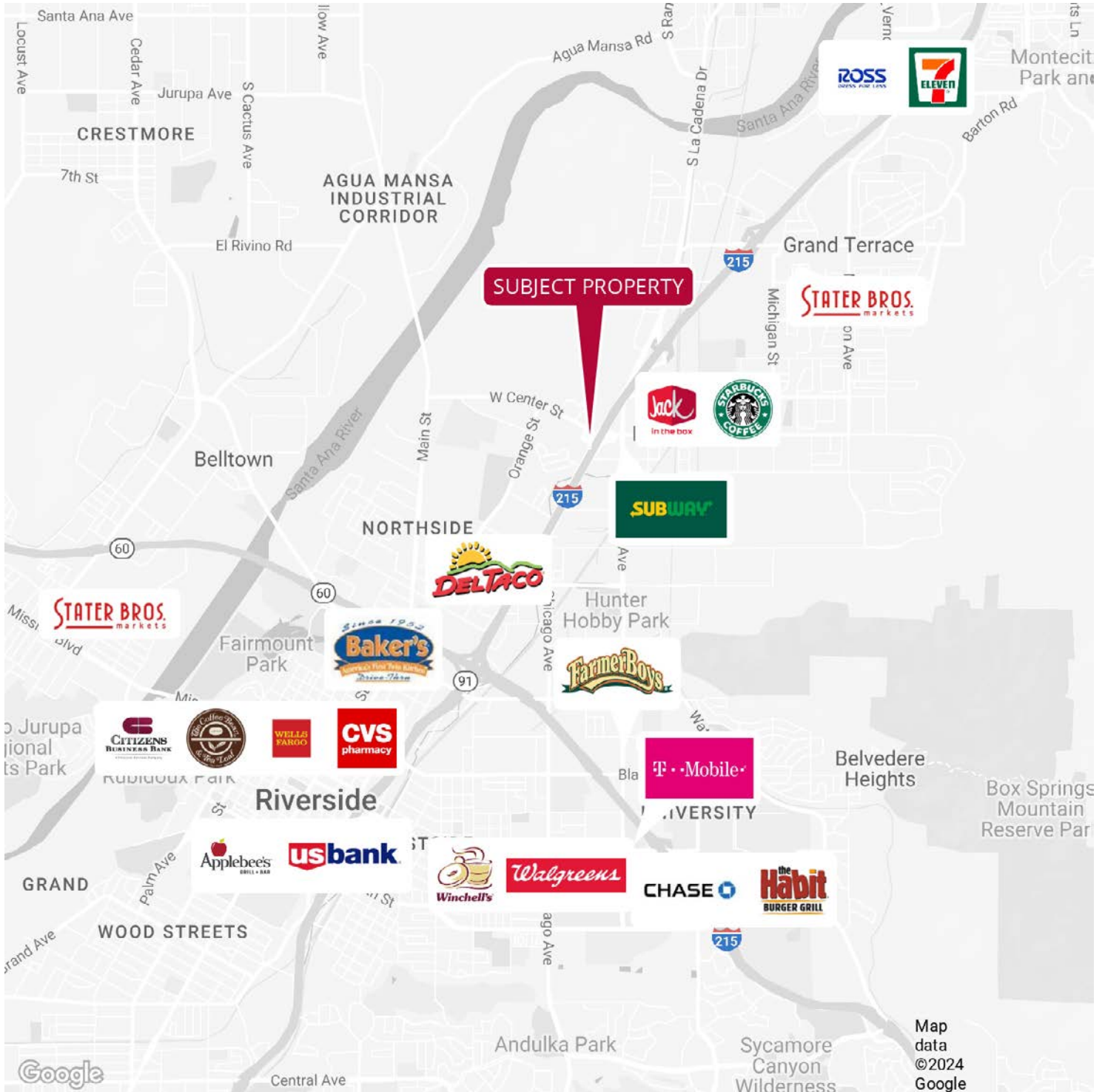


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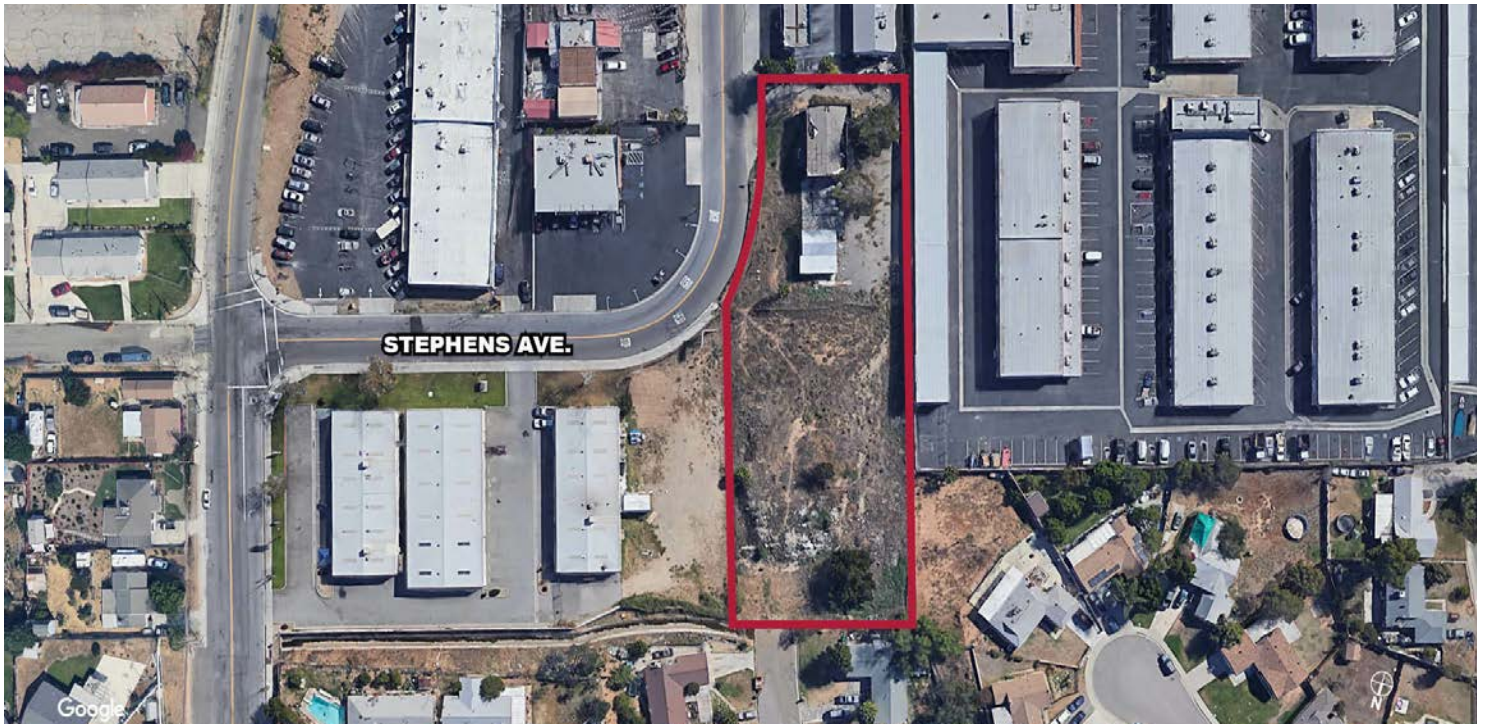
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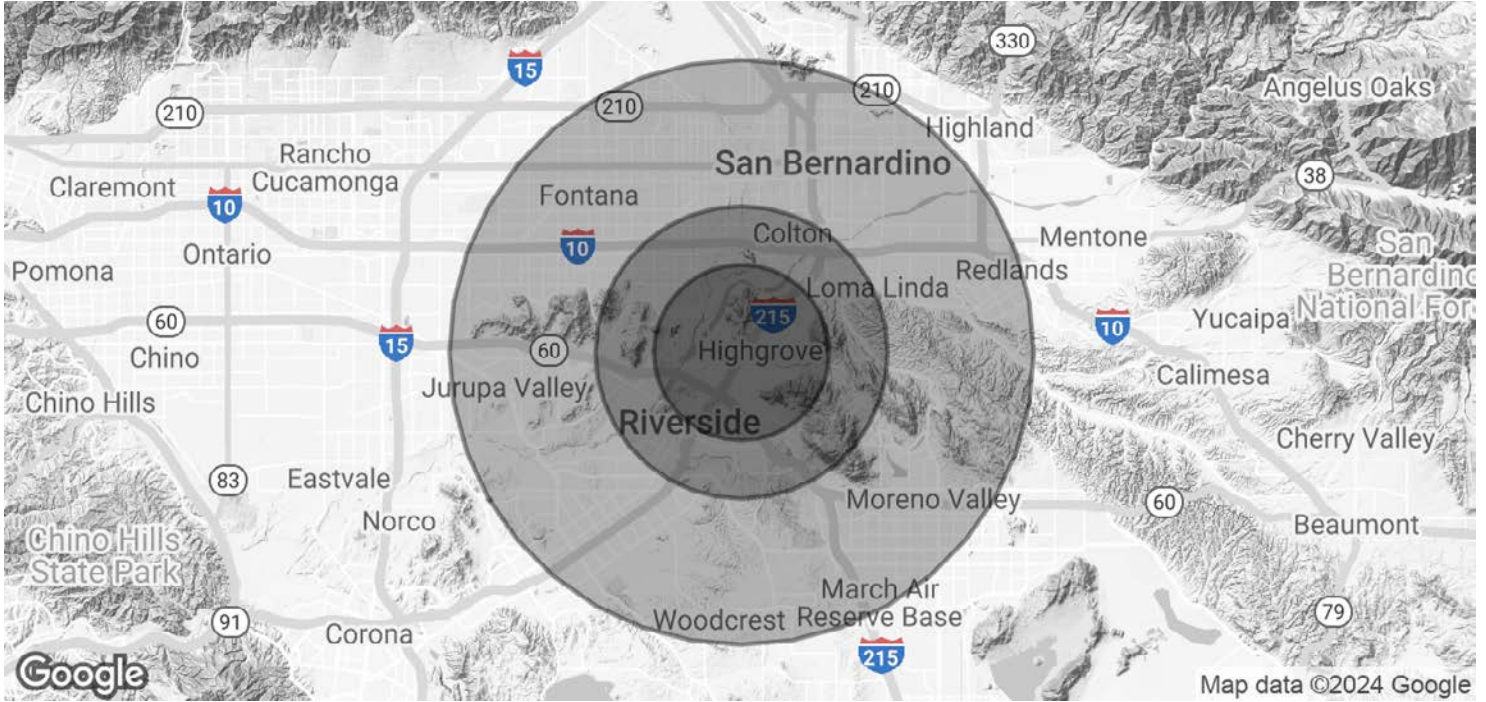
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	24,398	67,512	310,450
# of persons per HH	3.1	3.3	3.5
Average HH income	\$78,155	\$82,982	\$84,493
Average house value	\$349,543	\$364,033	\$364,503

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Stephens Ave	W Center St NE	10,633	2022	0.04 mi
La Cadena Dr W	Stephens Ave SW	2,995	2022	0.07 mi
W Center St	Stephens Ave NW	6,481	2022	0.09 mi

*Traffic Count data derived from CoStar

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