

INDUSTRIAL BUILDING FOR SALE



FOR SALE

INDUSTRIAL BUILDING

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9625 RUDICILL STREET

RIVERSIDE | CA

PROPERTY HIGHLIGHTS



±11,400 SF
BUILDING



91 FWY
ACCESS



M1
ZONING

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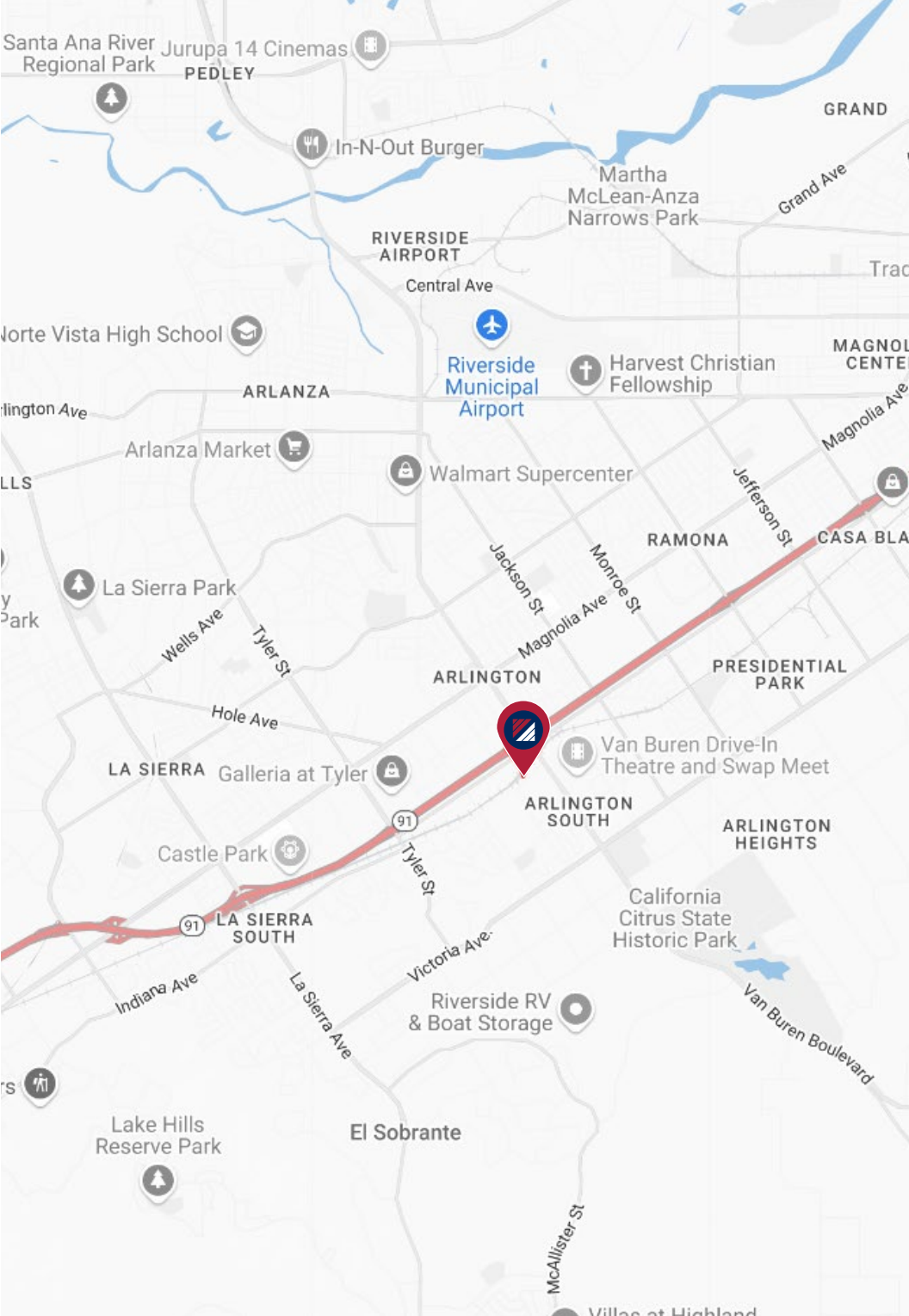
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PROPERTY HIGHLIGHTS

- $\pm 11,400$ SF Industrial Building
- $\pm 16,988$ SF Lot Size
- 14' Clear Height
- ± 680 SF of Office
- Two (2) Dock High Doors
- Two (2) Ground Level Doors
- 600 Amps Power
- 91 Freeway Access
- \$1,980,000.00





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DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2020 Population	129,371	245,507	796,658
2024 Population	129,210	244,626	790,752
2029 Population Projection	135,971	257,322	829,209
Avg Household Income	\$93,862	\$102,079	\$112,917
Median Household Income	\$74,833	\$82,388	\$92,470
Total Specified Consumer Spending (\$)	\$1.3B	\$2.7B	\$9.1B

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Indiana Ave	Myers St NE	8,851	2022	0.19 mi
Van Buren Blvd	Indiana Ave NW	40,119	2022	0.20 mi
Van Buren Blvd	Sh-91 N	45,044	2022	0.24 mi
Van Buren Blvd	Lincoln Ave SE	33,810	2018	0.25 mi
91 Freeway	Van Buren Blvd NE	31,571	2018	0.25 mi
Riverside Freeway	-	200,516	2020	0.27 mi
Van Buren Blvd	Riverside Fwy SE	35,611	2018	0.28 mi
Indiana Ave	Harrison St SW	9,195	2018	0.36 mi
91 Freeway	Martha Way NW	200,111	2022	0.37 mi
Lincoln Ave	Westchester Dr SW	5,556	2022	0.37 mi

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INDUSTRIAL BUILDING



RIVERSIDE MUNICIPAL AIRPORT



Galleria at Tyler



91

SITE

Indiana Business Park



91

