

2.3 ACRES OF VACANT LAND FOR SALE

# FOR SALE

## 2.3 ACRES

NWC VAN BUREN BLVD.  
& CHICAGO AVE.  
RIVERSIDE | CA

FOR MORE INFORMATION, CONTACT:

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24,288 CPD

SIGNAGE

VAN BUREN BLVD



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



## 2.3 ACRES OF VACANT LAND FOR SALE

### PROPERTY HIGHLIGHTS



**274-130-034**  
APN



**24,288 CPD**  
High Traffic Van Buren Blvd.



**M-SC**  
Zone (Riverside County)



**On-Site Lamar Outdoor  
Advertising Sign Brings  
in \$700/mo**



**Industrial, Office, Retail**  
Wide Range of Uses Allowed



**\$3,000,000 Sale Price**  
\$29.94 PSF





# PHOTOS



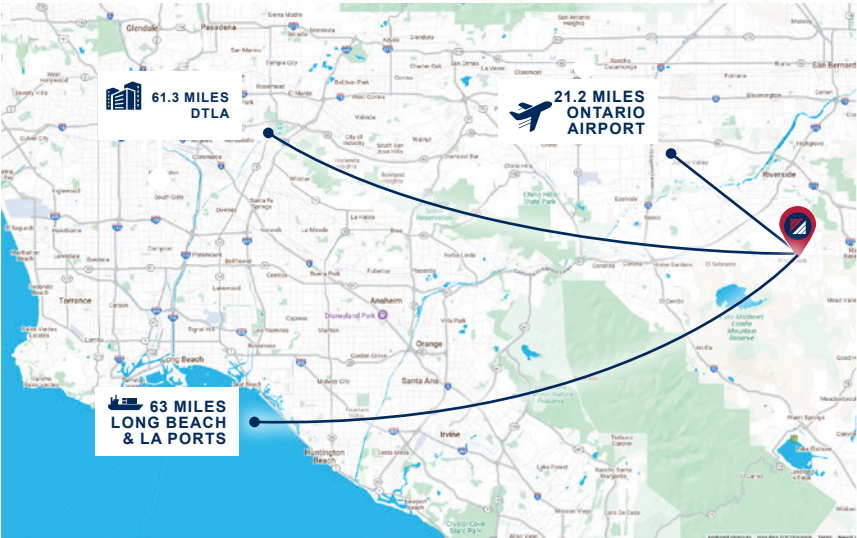


# AMENITIES





# LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	48,299	115,526	712,424
2024 Population	47,403	113,885	707,290
2029 Population Projection	49,726	119,562	743,207
Avg Household Income	\$145,992	\$128,983	\$99,316
Median Household Income	\$125,336	\$107,623	\$80,354
Total Specified Consumer Spending (\$)	\$671.7M	\$1.5B	\$7.4B

