

FOR SALE

LAND AVAILABLE

VAN BUREN BLVD. & CHALLEN AVE.
RIVERSIDE, CA 92503

PROPERTY HIGHLIGHTS

- Major Commuter Corridor, Intersecting the 91, 60 and 215 Freeways
- Close Proximity to the Riverside Airport and Galleria at Tyler
- At a Signalized Corner Adjacent to Food4Less
- Major Daytime Population in 3mi
- Upwards of 35,000 Cars Per Day at Van Buren Blvd. & Challen Ave.
- Car Wash uses restricted
- Zoning: CG - Commercial General

DEMOGRAPHICS

ESTIMATED 2018 POPULATION

3 Mile

148,054

AVERAGE HOUSEHOLD INCOME

3 Mile

\$99,860

ADJ. DAYTIME DEMOGRAPHICS

3 Mile

134,214

TRAFFIC COUNTS

@ Van Buren Blvd. & Challen Ave.

35K CPD

*Source: Regis



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CARDENAS
RITE AID
Starbucks

Riverside
Municipal
Airport

El Super
BURGER KING

STATER BROS.
markets
ROSS
DRESS FOR LESS

DOLLAR TREE

Cine's

Carl's Jr.
Chick-fil-ee
KFC

Walmart
Supercenter
McDonald's

el Pollo Loco

TACO BELL

SITE

Jack
in the box

FOOD 4 LESS

LOWE'S
DOLLAR TREE

SONIC

IN-N-OUT
BURGER



Hole Ave

BEST BUY

ROSS
DRESS FOR LESS

NORTHGATE MARKET

Michael's

TARGET **KOHL'S**
ULTA

★ macy's **JCPenney**
FOREVER 21 **SEPHORA**
FURNITURE CITY **BARNES & NOBLE**
TILLY'S **H&M**
OLD NAVY

Van Buren Blvd

Albertsons
McDonald's

Carl's Jr.

7 ELEVEN