

# 17157 Van Buren Blvd

17157 Van Buren Blvd, Riverside, CA 92504

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Presented By:  
Berkshire Hathaway California Properties



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## Property Details

Offered at \$1,799,000, 17157 Van Buren Boulevard presents a rare opportunity to acquire a high-visibility development site in Riverside's thriving Orangecrest/Woodcrest corridor. The offering includes two fully fenced APNs with approximately 163 feet of frontage on Van Buren Boulevard, directly adjacent to Tractor Supply and surrounded by established residential communities, neighborhood retail, and daily consumer traffic. The property also includes an income-producing 1,014-square-foot, 2-bedroom, 1-bath home that is currently tenant-occupied, providing immediate rental income while development plans are finalized.

Zoned to accommodate retail, multifamily, and other permitted commercial uses (subject to applicable approvals), this versatile property offers exceptional flexibility for developers, investors, and owner-users. Whether your vision includes a retail center, medical or professional offices, restaurant, mixed-use development, or multifamily housing, this premier location provides outstanding visibility, accessibility, and exposure along one of Riverside's busiest commercial corridors.

Adding to its investment appeal, the property includes valuable water rights and is eligible to transition from septic to city sewer through the City's proposed infrastructure improvements, creating additional long-term development advantages. The current owner has also completed a conceptual plan for a 33-townhome development, presenting buyers with the opportunity to potentially build upon an existing vision and significantly reduce the preliminary planning process, subject to City review and approvals.

Located in one of Riverside's most established and growing submarkets, Orangecrest continues to experience strong residential demand and expanding commercial growth. Combining income potential, exceptional development flexibility, existing conceptual planning, infrastructure advantages, and a prime high-traffic location, 17157 Van Buren Boulevard represents a unique opportunity to create lasting value in one of Riverside's most desirable investment corridors.

|                     |             |
|---------------------|-------------|
| Price:              | \$1,799,000 |
| Property Type:      | Land        |
| Property Subtype:   | Commercial  |
| Proposed Use:       | Commercial  |
| Sale Type:          | Investment  |
| Total Lot Size:     | 1.48 AC     |
| No. Lots:           | 1           |
| Zoning Description: | CPS         |
| APN / Parcel ID:    | 274-040-020 |

**Price: \$1,799,000**

- 164' frontage on Van Buren Blvd and adjacent to Tractor Supply in an established commercial corridor.
- Zoned for retail and apartment development opportunities.
- Located within Riverside's well-established Woodcrest / Orangecrest community.
- 2 Seperate APN included in the sale price.
- Surrounded by existing residential neighborhoods and daily consumer traffic. Strong Visibility
- Offered at \$1,799,000 with multiple potential development paths.

View the full listing here: <https://www.loopnet.com/Listing/17157-Van-Buren-Blvd-Riverside-CA/41493777/>

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## Location



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## Property Photos



Drone Ariel View



Drone Ariel View

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## Property Photos



Drone Ariel Corner View



Drone Ariel Vertical View

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## Property Photos



Drone Ariel View



Drone Ariel View

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## Property Photos



View from the Corner of Property



photo-09

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## Property Photos



Level terrain



Level Terrain

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## Property Photos



View from rear corner Well access tank



View from rear corner Well access tank

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## Property Photos



Well access



Well Access tank/pump

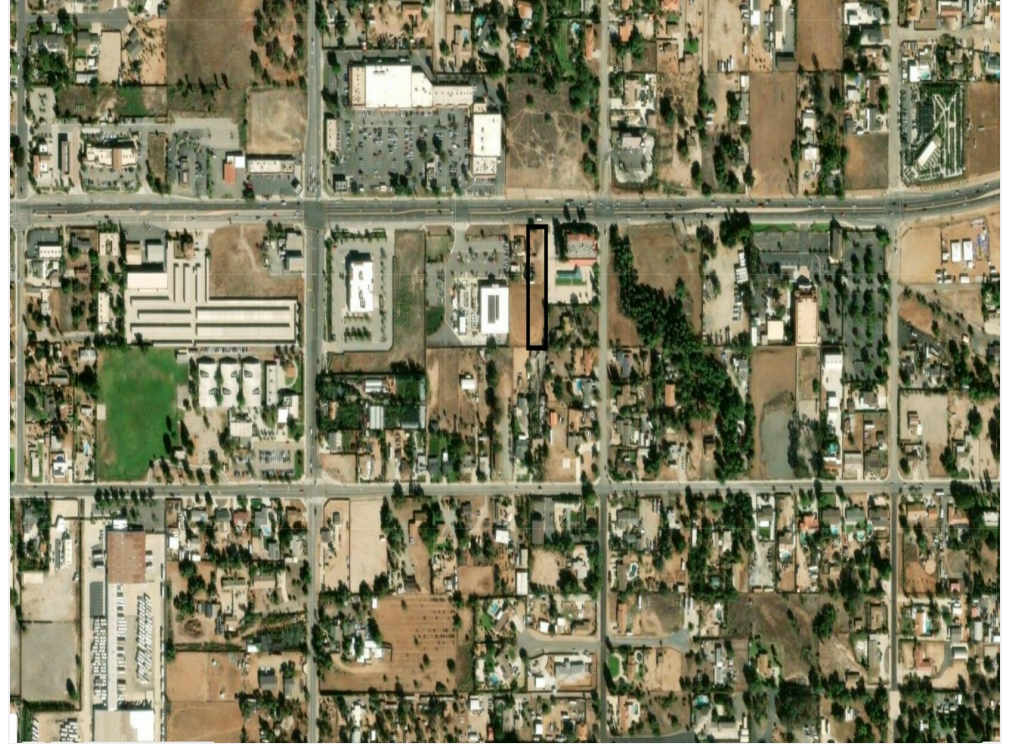
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## Property Photos



17157 Van Buren Blvd APN 274040020



17157 Van Buren Blvd APN 274040019

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## Property Photos



Major establishments around this property including traffic counts and schools



Major establishments around this property

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