

±0.89 ACRE COMMERCIAL LAND

5111 VAN BUREN BLVD, RIVERSIDE, CA 92503

AVAILABLE FOR SALE

Walmart



5111 VAN BUREN BLVD
RIVERSIDE, CA 92503



Dutch Bros

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FRANK VORA
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | www.lee-associates.com



DUTCH BROS



Walmart

TACO BELL

VAN BUREN BLVD 40,554 CPD

ARCO

5111 VAN BUREN BLVD
RIVERSIDE, CA 92503





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PROPERTY INFORMATION

LOCATION:

The subject property is located on the NEQ of Van Buren Blvd and Colorado Ave in Riverside, CA. It is approximately 1.5 miles north of 91 Freeway. Van Buren Blvd, with a traffic count of over 40,554 cars per day, is one of the major east-west arterial corridors connecting multiple freeways and submarkets of the Inland Empire.

NEARBY RETAILERS:

Big-Box/Grocery Anchors:

- Walmart Supercenter – located directly across the street, ranked within the top 12% of the locations nationwide, based on consumer traffic (Placer.ai)
- Food 4 Less; Cardenas Market and Stater Bros Markets
- Ross Dress for Less and Dollar Tree

National retailers/Restaurants include McDonald's, Dutch Bros Coffee., Taco Bell, El Pollo Loco, 7-Eleven, Arco AM PM, Les Schwab Tires, O'Reilly Auto Parts, WSS, Raising Cane's, Starbucks, Chick-Fil-A, Burger King, KFC, Carl's Jr, and more.

PROPERTY PROFILE:

The subject property provides an excellent opportunity for a mixed-use development with pedestrian friendly commercial units on the street level and residential units above. The Mixed Use- Village zoning permits a maximum density of 30 du/acre allowing approximately 27 units by-right. Additional units may be approved through State laws. Buyer to verify all plans through the City.

SCHOOL DISTRICT:

Riverside Unified School District. Within 1 mile there are several public and private schools with estimated average enrollment of over 3,500 students. Harrison Elementary School (450-600 students); Longfellow Elementary School (500-650 students); Madison Elementary School (500-700 students); Jefferson Elementary School (450-600 students); and Matthew Gage Middle School (800-1,000 students) plus Our Lady of Perpetual Help Catholic School (250-350 students).

SERVICES:

Water/Sewer: Riverside Public Utilities

Gas: Southern California Gas

Electric: Riverside Public Utilities

Fire: City of Riverside

Police: City of Riverside

JURISDICTION:

City of Riverside

APN:

191-050-021

ACREAGE:

0.89 Acres (37,768 SF)

ZONING:

Mixed Use - Village (MU-V) ([Click to View](#))

GENERAL PLAN:

Mixed Use - Village (MU-V)

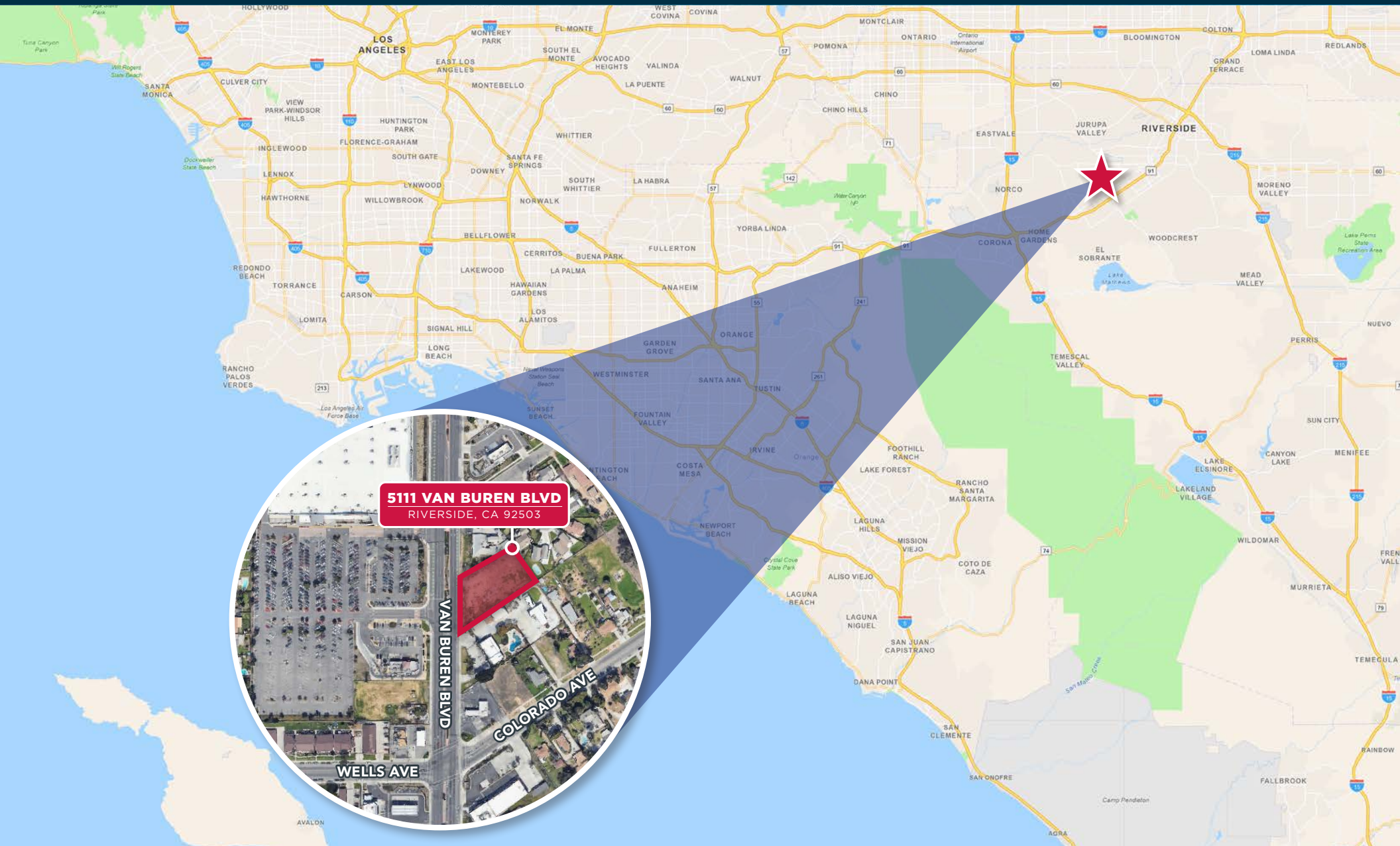
DENSITY:

30 du/acre

MAX HEIGHT:

45'

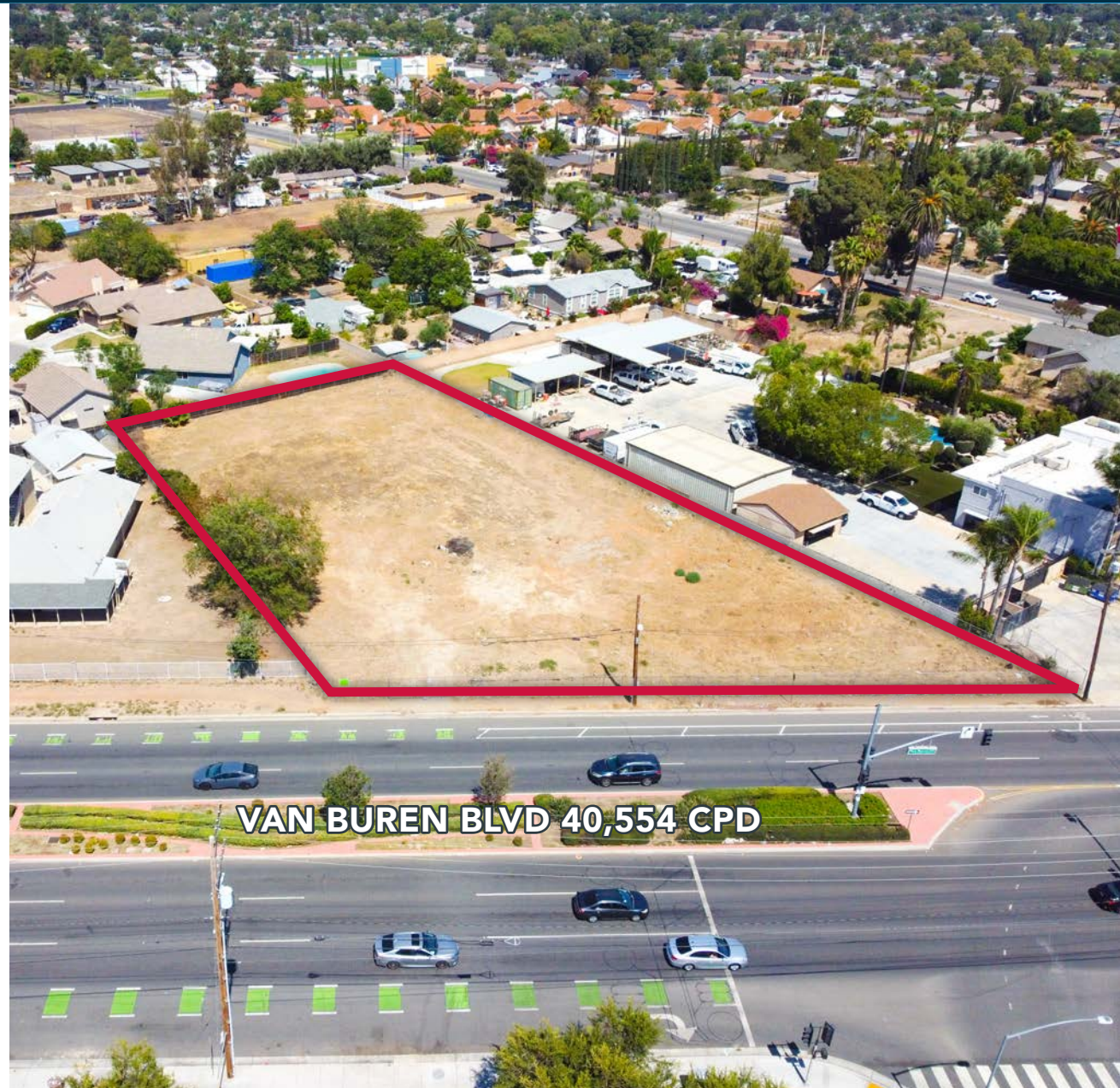
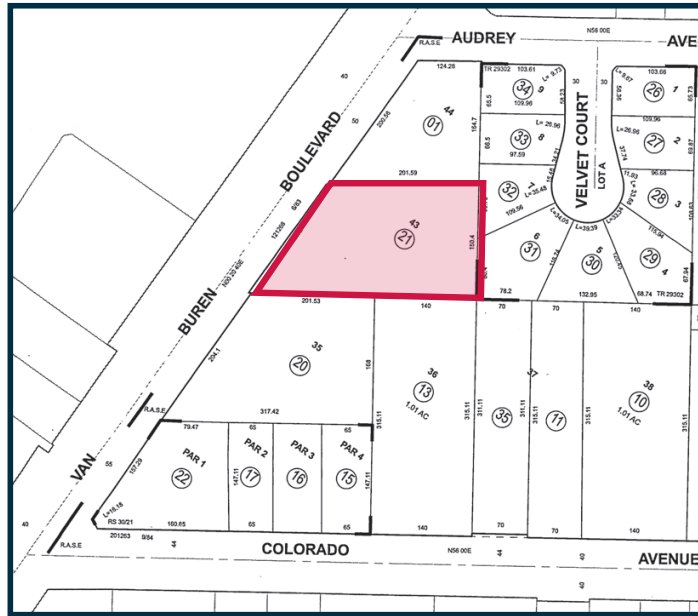
LOCATION MAP



LEE & ASSOCIATES



PROPERTY OVERVIEW



DEMOGRAPHICS

CITY OF RIVERSIDE

Riverside is a city in and the county seat of Riverside County, California, United States. It is named for its location beside the Santa Ana River in Southern California. It is the most populous city in the Inland Empire and Riverside County, 12th-most populous city in California, and 62nd-most populous city in the U.S. with a population of 314,998 at the 2020 census. The Riverside–San Bernardino metropolitan area at 4.74 million residents is the 12th-largest metropolitan area in the nation. Riverside is about 50 miles (80 km) east of downtown Los Angeles and is also part of the Greater Los Angeles area. Riverside was founded in the early 1870s. It is the birthplace of the California citrus industry and home of the Mission Inn, the nation's largest Mission Revival Style building. It is also home to the Riverside National Cemetery and the Eastern Division of the Federal District Court for the Central District of California.

1 MILE



POPULATION
25,505



ESTIMATED HOUSEHOLDS
7,314



AVERAGE HOUSEHOLD INCOME
\$105,698



MEDIAN HOUSEHOLD INCOME
\$82,522

3 MILES



POPULATION
149,025



ESTIMATED HOUSEHOLDS
43,452



AVERAGE HOUSEHOLD INCOME
\$108,779



MEDIAN HOUSEHOLD INCOME
\$89,510

5 MILES



POPULATION
276,690



ESTIMATED HOUSEHOLDS
82,724



AVERAGE HOUSEHOLD INCOME
\$125,084



MEDIAN HOUSEHOLD INCOME
\$102,178



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