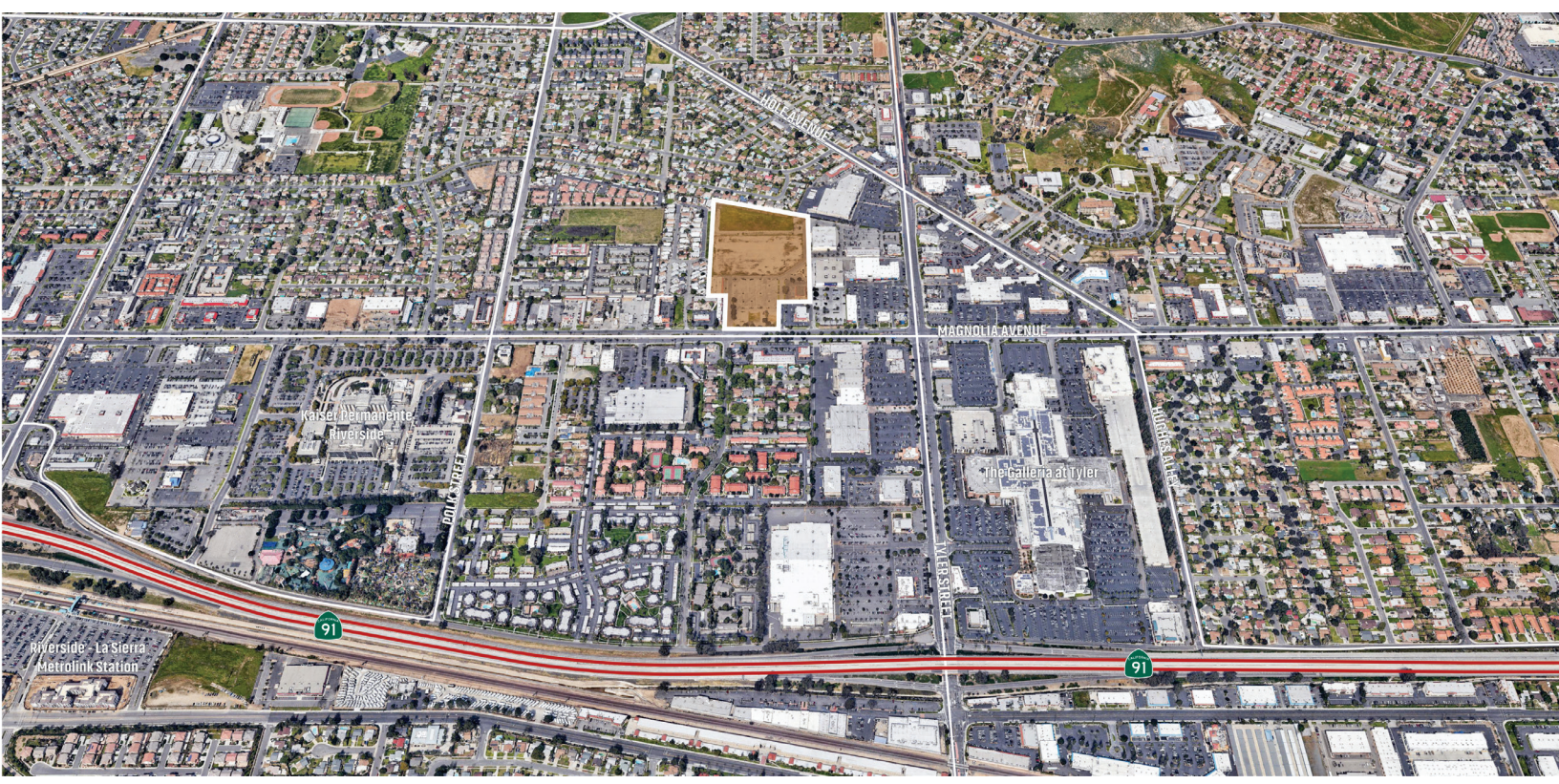


# The Village at Magnolia Square

City of Riverside, CA



## PROPERTY OVERVIEW

The Village at Magnolia Square is a unique opportunity to purchase a large, infill property in the heart of Riverside. Located adjacent to the Galleria at Tyler, the Property consists of a proposed site plan for 381 apartment units with approximately 11,250 sf of retail space. The majority of the Property is zoned Mixed Use – Village, which encourages the development of new housing opportunities near commercial services.

- ▲ Infill Property with offsite improvements in place.
- ▲ Provides the opportunity to close upon approval of entitlements.
- ▲ Walking distance to the Kaiser Permanente Riverside Medical Center and Galleria at Tyler Mall.
- ▲ Located less than 1.5 miles from the Riverside-La Sierra Metrolink train station and State Route 91.
- ▲ Nearby 4 colleges / universities with a combined enrollment of 47,000 students.

## QUICK FACTS

ACRES	16.58
ENTITLEMENTS	Unentitled
SITE CONDITION	Generally Unimproved
OFFERS DUE	November 29, 2018 by 5PM



[View Map](#)



[Request Offering Memorandum](#)

EXCLUSIVELY LISTED BY

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