



**MARTINDALE
COMMERCIAL
REAL ESTATE, INC.**

Jim Martindale

Phone: 626-914-2755

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Residential Development Opportunity

4991 Riverview Dr, Riverside, CA 92509



- 19.42 Acres of A1 land
- Estate density residential zoning allows 1 home per 2 acres
- County is receptive to rezoning to a higher density (discussion with county indicates between 32 and 36 lots) Ask for details.
- Potential lots would all have valley and city light views.
- Just east of new commercial development
- Property fronts Limonite to the north and Riverview to the south for easy ingress and egress
- Just .62 miles from Pacific Avenue and Peralta Elementary Schools
- Over 18% population growth over the last 7 years
- Easy access to 60 Freeway

\$2,500,000 (\$2.96/SF)



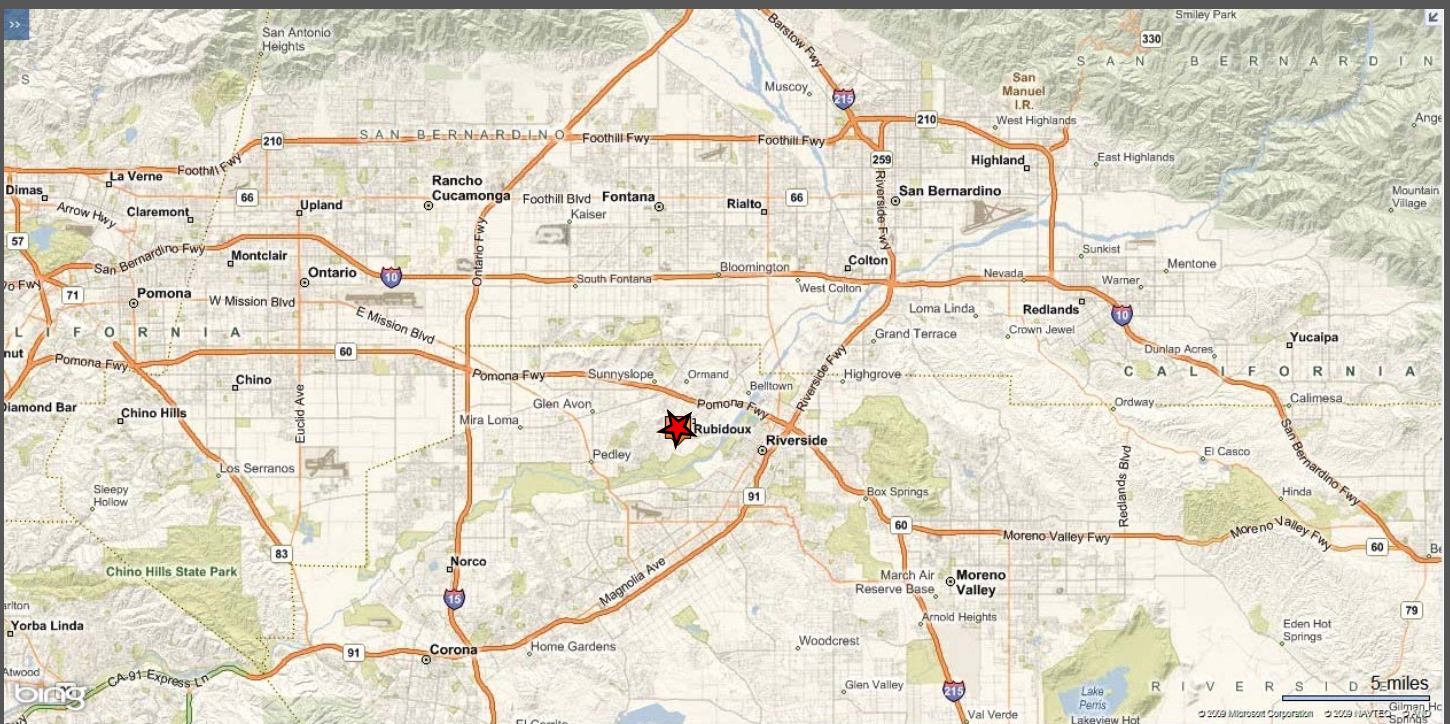
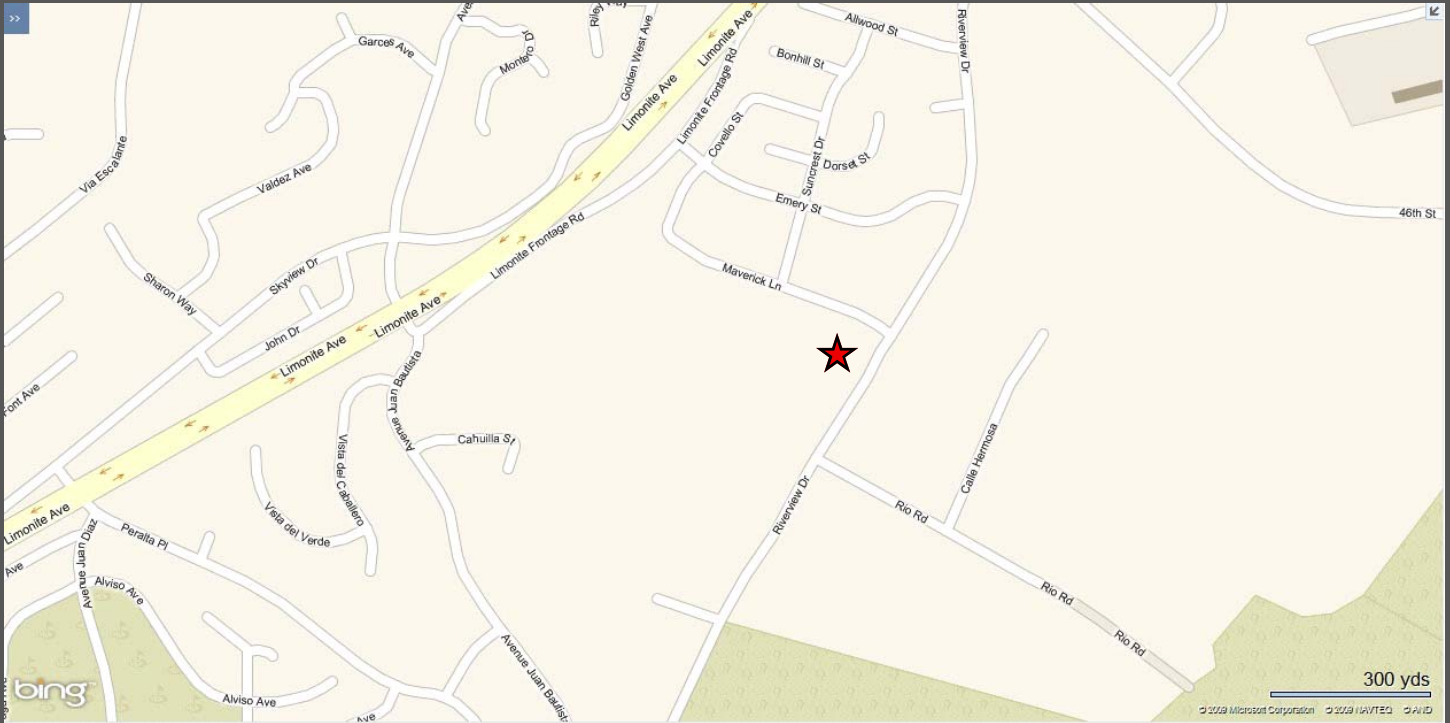
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Location Map





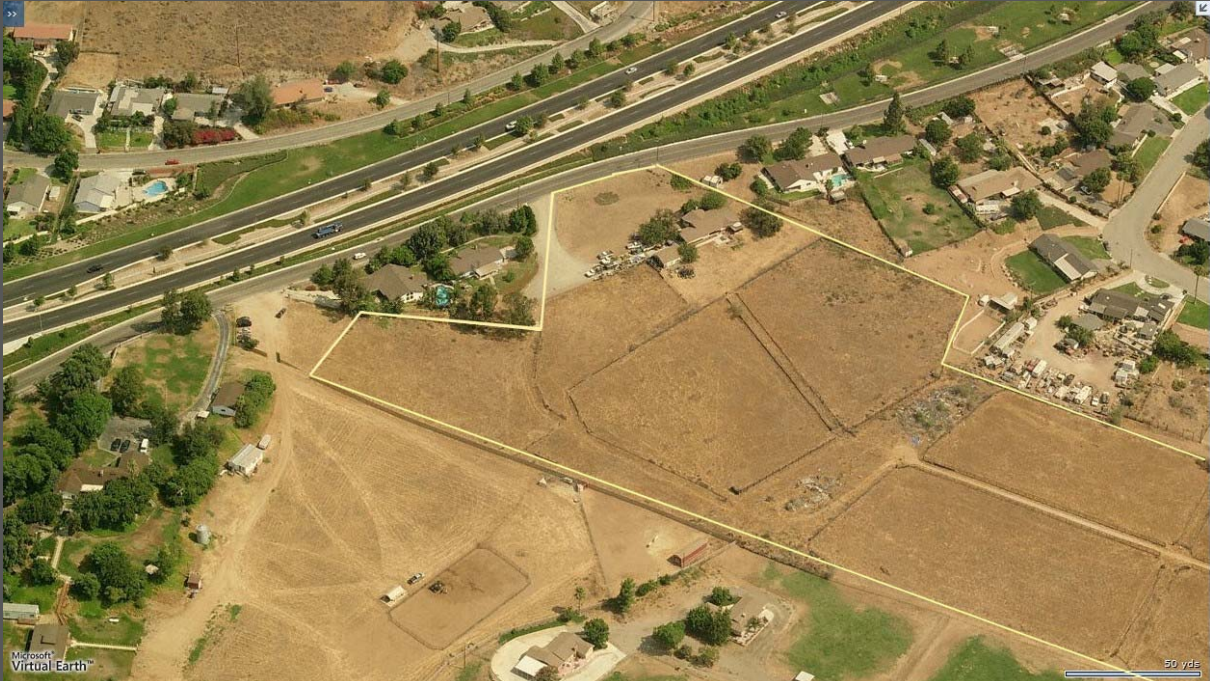
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Aerial Photos





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% 2006 Male Population	51.17%	50.43%	50.39%
% 2006 Female Population	48.83%	49.57%	49.61%
2006 Total Adult Population	5,676	64,118	181,560
2006 Total Daytime Population	4,540	85,144	240,640
2006 Total Daytime Work Population	1,048	33,660	89,639
2006 Median Age Total Population	27	28	27
2006 Median Age Adult Population	40	40	40
2006 Age 0-5	845	9,049	27,187
2006 Age 6-13	1,391	13,930	40,373
2006 Age 14-17	729	6,868	20,205
2006 Age 18-20	486	5,051	15,433
2006 Age 21-24	559	6,700	20,292
2006 Age 25-29	567	6,431	18,919
2006 Age 30-34	557	5,628	16,319
2006 Age 35-39	540	6,007	16,750
2006 Age 40-44	697	7,547	20,984
2006 Age 45-49	684	7,991	21,150
2006 Age 50-54	598	6,255	16,682
2006 Age 55-59	383	4,064	11,371
2006 Age 60-64	209	2,271	6,520
2006 Age 65-69	108	1,400	4,178
2006 Age 70-74	114	1,316	3,829
2006 Age 75-79	78	1,367	3,724
2006 Age 80-84	60	1,084	2,844
2006 Age 85+	37	1,006	2,566
% 2006 Age 0-5	9.78%	9.63%	10.09%
% 2006 Age 6-13	16.10%	14.82%	14.99%
% 2006 Age 14-17	8.44%	7.31%	7.50%
% 2006 Age 18-20	5.62%	5.38%	5.73%
% 2006 Age 21-24	6.47%	7.13%	7.53%
% 2006 Age 25-29	6.56%	6.84%	7.02%
% 2006 Age 30-34	6.45%	5.99%	6.06%
% 2006 Age 35-39	6.25%	6.39%	6.22%
% 2006 Age 40-44	8.07%	8.03%	7.79%
% 2006 Age 45-49	7.91%	8.50%	7.85%
% 2006 Age 50-54	6.92%	6.66%	6.19%
% 2006 Age 55-59	4.43%	4.33%	4.22%
% 2006 Age 60-64	2.42%	2.42%	2.42%
% 2006 Age 65-69	1.25%	1.49%	1.55%
% 2006 Age 70-74	1.32%	1.40%	1.42%
% 2006 Age 75-79	0.90%	1.45%	1.38%
% 2006 Age 80-84	0.69%	1.15%	1.06%
% 2006 Age 85+	0.43%	1.07%	0.95%
2006 White Population	4,508	53,214	139,303
2006 Black Population	483	6,426	19,163
2006 Asian/Hawaiian/Pacific Islander	230	2,702	9,353
2006 American Indian/Alaska Native	100	1,185	3,338
2006 Other Population (Incl 2+ Races)	3,320	30,438	98,167
2006 Hispanic Population	4,918	45,671	144,833
2006 Non-Hispanic Population	3,723	48,294	124,492
% 2006 White Population	52.17%	56.63%	51.72%



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% 2006 Black Population	5.59%	6.84%	7.12%
% 2006 Asian/Hawaiian/Pacific Islander	2.66%	2.88%	3.47%
% 2006 American Indian/Alaska Native	1.16%	1.26%	1.24%
% 2006 Other Population (Incl 2+ Races)	38.42%	32.39%	36.45%
% 2006 Hispanic Population	56.91%	48.60%	53.78%
% 2006 Non-Hispanic Population	43.09%	51.40%	46.22%
2000 Non-Hispanic White	2,971	39,159	96,218
2000 Non-Hispanic Black	349	5,514	16,386
2000 Non-Hispanic Amer Indian/Alaska Native	61	583	1,685
2000 Non-Hispanic Asian	329	2,277	7,548
2000 Non-Hispanic Hawaiian/Pacific Islander	7	218	583
2000 Non-Hispanic Some Other Race	4	61	325
2000 Non-Hispanic Two or More Races	232	2,573	6,226
% 2000 Non-Hispanic White	75.16%	77.72%	74.60%
% 2000 Non-Hispanic Black	8.83%	10.94%	12.71%
% 2000 Non-Hispanic Amer Indian/Alaska Native	1.54%	1.16%	1.31%
% 2000 Non-Hispanic Asian	8.32%	4.52%	5.85%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.18%	0.43%	0.45%
% 2000 Non-Hispanic Some Other Race	0.10%	0.12%	0.25%
% 2000 Non-Hispanic Two or More Races	5.87%	5.11%	4.83%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2006 Total Population	8,641	93,966	269,325
2006 Total Households	2,308	28,349	78,880
Population Change 1990-2006	2,519	17,573	56,487
Household Change 1990-2006	492	3,036	10,558
% Population Change 1990-2006	41.15%	23.00%	26.54%
% Household Change 1990-2006	27.09%	11.99%	15.45%
Population Change 2000-2006	1,216	8,946	28,740
Household Change 2000-2006	263	1,862	6,488
% Population Change 2000-2006	16.38%	10.52%	11.95%
% Households Change 2000-2006	12.86%	7.03%	8.96%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,165	27,944	76,073
2000 Occupied Housing Units	2,058	26,476	72,392
2000 Owner Occupied Housing Units	1,573	16,749	43,351
2000 Renter Occupied Housing Units	485	9,727	29,041
2000 Vacant Housing Units	107	1,468	3,681
% 2000 Occupied Housing Units	95.06%	94.75%	95.16%
% 2000 Owner Occupied Housing Units	72.66%	59.94%	56.99%
% 2000 Renter Occupied Housing Units	22.40%	34.81%	38.18%
% 2000 Vacant Housing Units	4.94%	5.25%	4.84%

Income	1-mi.	3-mi.	5-mi.
2006 Median Household Income	\$55,219	\$45,971	\$44,002
2006 Per Capita Income	\$16,814	\$17,926	\$16,888
2006 Average Household Income	\$62,950	\$59,417	\$57,662
2006 Household Income < \$10,000	98	2,160	6,639
2006 Household Income \$10,000-\$14,999	118	1,773	5,131



2006 Household Income \$15,000-\$19,999	144	1,797	5,405
2006 Household Income \$20,000-\$24,999	116	1,770	4,888
2006 Household Income \$25,000-\$29,999	76	1,498	4,533
2006 Household Income \$30,000-\$34,999	151	1,938	5,016
2006 Household Income \$35,000-\$39,999	134	1,567	4,294
2006 Household Income \$40,000-\$44,999	126	1,439	4,414
2006 Household Income \$45,000-\$49,999	84	1,199	3,760
2006 Household Income \$50,000-\$59,999	205	2,703	7,215
2006 Household Income \$60,000-\$74,999	374	3,705	10,005
2006 Household Income \$75,000-\$99,999	421	3,676	9,495
2006 Household Income \$100,000-\$124,999	144	1,534	3,659
2006 Household Income \$125,000-\$149,999	64	713	1,927
2006 Household Income \$150,000-\$199,999	4	345	1,064
2006 Household Income \$200,000-\$249,999	10	114	311
2006 Household Income \$250,000-\$499,999	37	405	1,086
2006 Household Income \$500,000+	2	14	38
2006 Household Income \$200,000+	49	533	1,435
% 2006 Household Income < \$10,000	4.25%	7.62%	8.42%
% 2006 Household Income \$10,000-\$14,999	5.11%	6.25%	6.50%
% 2006 Household Income \$15,000-\$19,999	6.24%	6.34%	6.85%
% 2006 Household Income \$20,000-\$24,999	5.03%	6.24%	6.20%
% 2006 Household Income \$25,000-\$29,999	3.29%	5.28%	5.75%
% 2006 Household Income \$30,000-\$34,999	6.54%	6.84%	6.36%
% 2006 Household Income \$35,000-\$39,999	5.81%	5.53%	5.44%
% 2006 Household Income \$40,000-\$44,999	5.46%	5.08%	5.60%
% 2006 Household Income \$45,000-\$49,999	3.64%	4.23%	4.77%
% 2006 Household Income \$50,000-\$59,999	8.88%	9.53%	9.15%
% 2006 Household Income \$60,000-\$74,999	16.20%	13.07%	12.68%
% 2006 Household Income \$75,000-\$99,999	18.24%	12.97%	12.04%
% 2006 Household Income \$100,000-\$124,999	6.24%	5.41%	4.64%
% 2006 Household Income \$125,000-\$149,999	2.77%	2.51%	2.44%
% 2006 Household Income \$150,000-\$199,999	0.17%	1.22%	1.35%
% 2006 Household Income \$200,000-\$249,999	0.43%	0.40%	0.39%
% 2006 Household Income \$250,000-\$499,999	1.60%	1.43%	1.38%
% 2006 Household Income \$500,000+	0.09%	0.05%	0.05%
% 2006 Household Income \$200,000+	2.12%	1.88%	1.82%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2006 Children/Infants Clothing Stores	\$534,894	\$8,046,882	\$23,419,913
2006 Jewelry Stores	\$290,530	\$3,812,453	\$10,744,204
2006 Mens Clothing Stores	\$999,461	\$13,612,325	\$39,290,639
2006 Shoe Stores	\$729,192	\$10,345,200	\$29,581,144
2006 Womens Clothing Stores	\$1,695,878	\$21,855,507	\$62,738,332
2006 Automobile Dealers	\$9,933,103	\$131,245,926	\$373,210,484
2006 Automotive Parts/Acc/Repair Stores	\$1,766,105	\$22,891,699	\$65,582,616
2006 Other Motor Vehicle Dealers	\$478,845	\$4,959,083	\$13,030,563
2006 Tire Dealers	\$429,838	\$5,499,856	\$15,771,518
2006 Hardware Stores	\$522,477	\$6,219,002	\$17,280,655
2006 Home Centers	\$3,422,845	\$38,812,610	\$108,207,097
2006 Nursery/Garden Centers	\$899,550	\$12,449,640	\$37,619,385
2006 Outdoor Power Equipment Stores	\$852,728	\$9,171,148	\$25,524,675
2006 Paint/Wallpaper Stores	\$254,589	\$2,938,278	\$8,035,063
2006 Appliance/TV/Other Electronics Stores	\$1,414,015	\$17,819,401	\$50,631,749



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2006 Camera/Photographic Supplies Stores	\$202,447	\$2,529,519	\$7,113,898
2006 Computer/Software Stores	\$795,218	\$9,386,658	\$25,858,257
2006 Beer/Wine/Liquor Stores	\$842,235	\$11,264,518	\$32,003,599
2006 Convenience/Specialty Food Stores	\$907,256	\$12,129,078	\$35,062,746
2006 Restaurant Expenditures	\$4,069,256	\$53,326,443	\$151,645,352
2006 Supermarkets/Other Grocery excl Conv	\$8,410,558	\$120,494,665	\$352,405,236
2006 Furniture Stores	\$954,909	\$11,860,835	\$33,120,691
2006 Home Furnishings Stores	\$3,413,794	\$44,512,188	\$126,388,179
2006 Gen Merch/Appliance/Furniture Stores	\$12,996,647	\$171,221,075	\$487,400,762
2006 Gasoline Stations w/ Convenience Stores	\$4,570,316	\$60,824,389	\$174,870,538
2006 Other Gasoline Stations	\$3,663,061	\$48,695,311	\$139,807,792
2006 Department Stores excl Leased Depts	\$14,410,663	\$189,040,474	\$538,032,517
2006 General Merchandise Stores	\$12,041,739	\$159,360,240	\$454,280,071
2006 Other Health/Personal Care Stores	\$473,319	\$6,752,141	\$19,679,277
2006 Pharmacies/Drug Stores	\$4,215,922	\$59,276,166	\$175,428,756
2006 Pet/Pet Supplies Stores	\$1,207,952	\$13,661,422	\$37,330,041
2006 Book/Periodical/Music Stores	\$443,934	\$5,858,950	\$16,829,789
2006 Hobby/Toy/Game Stores	\$562,725	\$7,554,254	\$21,191,208
2006 Musical Instrument/Supplies Stores	\$44,780	\$584,007	\$1,815,929
2006 Sewing/Needlework/Piece Goods Stores	\$30,191	\$420,963	\$1,186,032
2006 Sporting Goods Stores	\$962,378	\$10,076,887	\$26,417,664
2006 Video Tape Stores - Retail	\$162,443	\$2,148,633	\$6,028,210

*Demographics
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 MapInfo.

1/24/2008

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ARTICLE XIII

A-1 ZONE (LIGHT AGRICULTURE)

SECTION 13.1. USES PERMITTED.

a.

(1) One-family dwellings.

(2) Water works facilities, both public and private, intended primarily for the production and distribution of water for irrigation purposes.

(3) Nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops, berry and bush crops, vegetable, flower and herb gardening on a commercial scale; the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from such permitted uses, when such processing is primarily in conjunction with a farming operation and further provided that the permanent buildings and structures used in conjunction with such drying, packing and processing operations are not nearer than 20 feet from the boundaries of the premises.

(4) The grazing of cattle, horses, sheep, goats or other farm stock or animals, not including hogs, including the supplementary feeding thereof, not to exceed five animals per acre of all the land available; provided however, the systematic rotation of animals with more than five animals per acre is permitted so long as the total number of permitted animals is not exceeded. For the grazing of sheep or goats, the permissible number of animals per acre may be multiplied by three, except that there shall be no limit to the permissible number of sheep which may be grazed per acre when the grazing is for the purpose of cleaning up unharvested crops, provided that such grazing is not conducted for more than four weeks in any six month period. The provisions of this paragraph apply to mature breeding stock, maintenance stock and similar farm stock, and shall not apply to the offspring thereof, if such offspring are being kept, fed or

maintained solely for sale, marketing or slaughtering at the earliest practical age of maturity. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio.

(5) Farms for rabbits, fish, frogs, chinchilla, or other small animals (excluding crowing fowl).

(6) Farms or establishment for the selective or experimental breeding and raising of cattle, sheep, goats, and horses, subject to the limitations set forth in Subsection a.(4) of this section.

(7) The noncommercial raising of hogs, not to exceed five animals; provided, however, that the total number of animals permitted on parcels of less than one acre shall not exceed two animals except that no animals shall be permitted on lots of less than 20,000 square feet. For the purposes of determining the number of hogs on a parcel, both weaned and unweaned hogs shall be counted. (See County Ordinance No. 431 regarding hog ranches).

(8) Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

(9) A temporary stand for the display and sale of the agriculture produce of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises. Off-street parking shall be as required in Section 18.12 of this ordinance, except that no paving shall be required.

(10) A sign, single or double faced, not exceeding 12 square feet in area per face, advertising only the sale of the services or the products produced on the premises. The sign shall not be lighted or have flashing objects or banners.

(11) Public parks and playgrounds, golf courses with standard length fairways, and country clubs.

(12) Home occupations.

(13) The keeping or raising of not more than 12 mature female crowing fowl on lots or parcels between 20,000 square feet and 39,999 square feet or not more than 50 mature female crowing fowl and 10 mature male crowing fowl on lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(14) Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45 of the ordinance.

(15) Mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is a permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended.

(16) The noncommercial raising of not more than raising of not more than (5) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under section 13.1.a.(1) shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

(17) Outside storage of materials, such as irrigation equipment and farming machinery, is allowed provided the materials are used in conjunction with a farm. Otherwise, the amount of outside storage of materials is limited to one hundred (100) square feet with a maximum height of three (3) feet on parcels less than one-half acre and two hundred (200) square feet with a maximum height of three (3) feet for parcels of one-half acre or more.

b. The following uses are permitted subject to the approval of a plot plan pursuant to Section 18.30 of this ordinance. The plot plan approval may include conditions requiring fencing and landscaping of the parcel to assure that the use is compatible with the surrounding area.

(1) Fraternal lodge halls, including grange halls.

(2) Churches, temples, or other structures used primarily for religious worship.

(3) Private schools.

(4) Libraries.

(5) Public utility facilities.

(6) A permanent stand for the display and sale of the agriculture product of any permitted use that is produced upon the premises where such stand is located or upon contiguous lands owned or leased by the owner or occupant of the premises.

(7) An additional one family dwelling (including mobilehomes), excluding the principal dwelling, shall be allowed for each ten acres gross being farmed. Said additional dwelling units shall be located on a parcel being farmed and occupied by the owner, operator or employee of the farming operation as a one family residence provided that:

a) The dwellings are not rented or held out for lease.

b) The dwellings are located not less than 50 feet from any property line.

c) The dwellings are screened from view from the front property line by shrubs or trees.

d) The arrangement of the dwellings, sanitary facilities and utilities conforms with all of the requirements of the Health Department, the County Building and Safety

Department and State law.

e) The number of dwellings for employees shall not exceed four per established farming operation.

(8) Beauty shops, including beauty shops operated from a home by its inhabitants where no assistants are employed and the on-site sign is unlighted and does not exceed two square feet in area.

(9) Real estate offices, including temporary real estate tract offices, located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(10) Winery and appurtenant and incidental uses with established on-site vineyard.

(11) Feed and grain sales.

c. The following uses are permitted provided a conditional use permit is granted:

(1) Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 and County Ordinance No. 555.

(2) Community auction and sales yards.

(3) Farm labor camp.

(4) Repealed. (Ord. 348.4081 Effective 10-10-02)

(5) Packaged dry fertilizer storage, not including processing.

(6) Menageries.

(7) Oil production, not including refining or processing.

(8) Mink farms.

(9) Commercial stables and riding academies.

(10) Commercial breeding operations.

(10) Commercial recycling operations.

(11) Mobilehome parks, developed pursuant to Section 19.92 of this ordinance.

d. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

e. Subject to the provisions of Section 18.28b, the number of mature crowing fowl may be increased up to 50% over each (male and female) of the permitted numbers.

SECTION 13.2. DEVELOPMENT STANDARDS.

a. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use, except as follows:

(1) (Deleted)

(2) The uses listed in Section 13.1.d. (1), (2), (3), (4) and (5) of this ordinance shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area.

b. Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.

c. One family residences shall not exceed forty (40") feet in height. No other building or structure shall exceed fifty (50") feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75") feet in height or any other structure exceed one hundred five (105") feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

d. Animals on existing lots less than 100 feet in width. If the average lot width of an existing lot is less than 100 feet, animals shall be kept a minimum of 100 feet from the principal street frontage. If such lot is a corner lot, animals shall also be kept not less than 20 feet from the rear lot line. For purposes of this section, the principal street frontage is the street frontage with the shortest dimension.

e. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.