# SIGNALIZED VACANT LAND FOR SALE

18494 Van Buren Blvd. - Riverside, CA



### **FEATURES**

- Signalized Vacant Land With Billboard
- Successful Retail Corridor
- ±40,510 SF (APN: 280-110-013)
- High Income Neighborhood
- 52,000 CPD At The Intersection Of Van Buren Blvd And Dauchy Ave (According to Regis Online)
- Riverside's Highest Growth Community

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### CALL TODAY FOR MORE INFORMATION

NICK WIRICK 951.276.3636 nwirick@lee-associates.com



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2016 DEMOGRAPHICS Estimated Population			PARCEL MAP					
			M/L	2.34 AC M/L	2.34 AC M/L			
1-Mile	2-Mile	3-Mile	,	51			24	
8,323	29,869	55,458	•	51	50	49		
Average Household Income						(12) 1.34 AC	48 DAUCHY AVE	
-Mile	2-Mile	3-Mile						
7,859	\$127,272	\$124,212					Ш. Ш	
Daytime Demographics								
-Mile	2-Mile	3-Mile	3	158.38	158.38	158.38	33.3	
1,224	13,588	26,755	iOE	VAN BUREN BLVD				



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