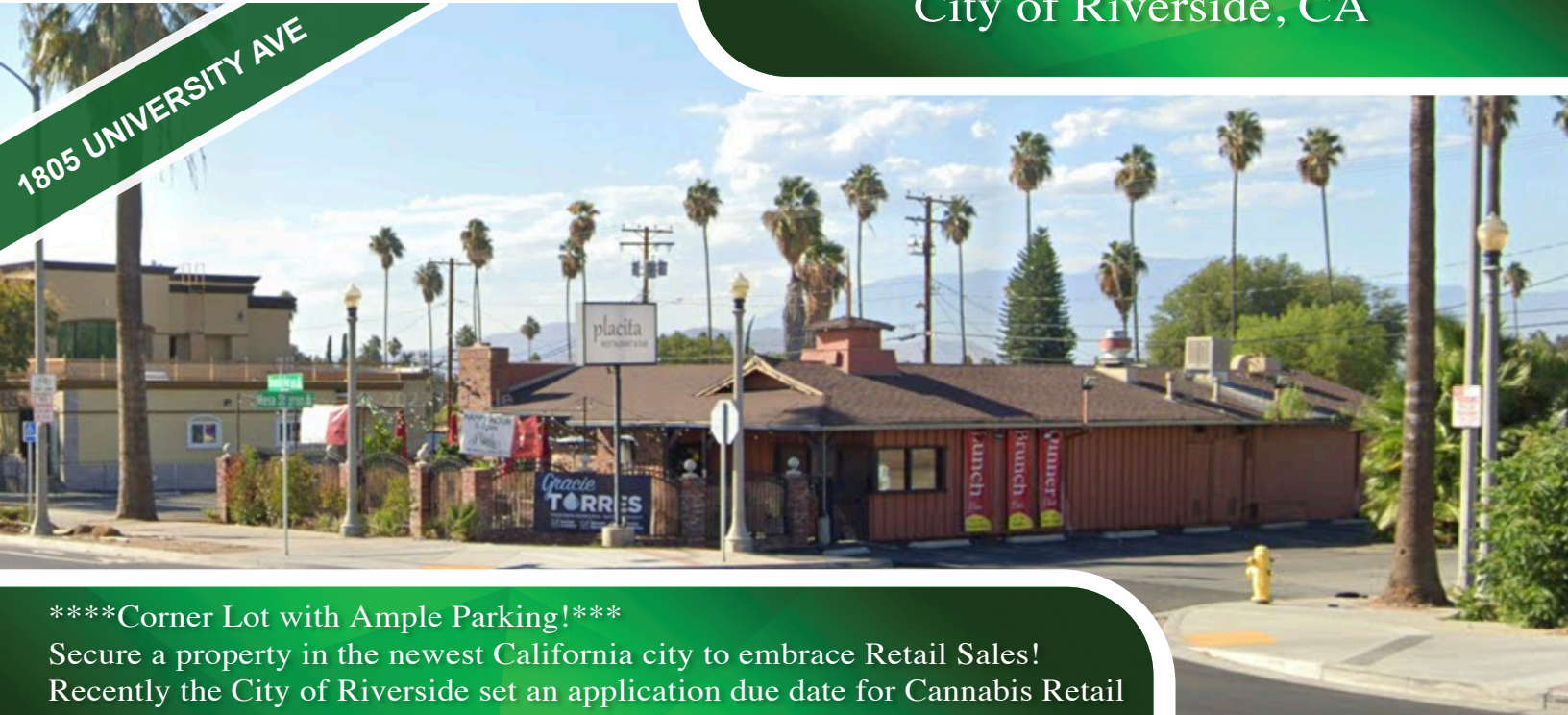


## RETAIL ELIGIBLE PROPERTY

City of Riverside, CA

1805 UNIVERSITY AVE

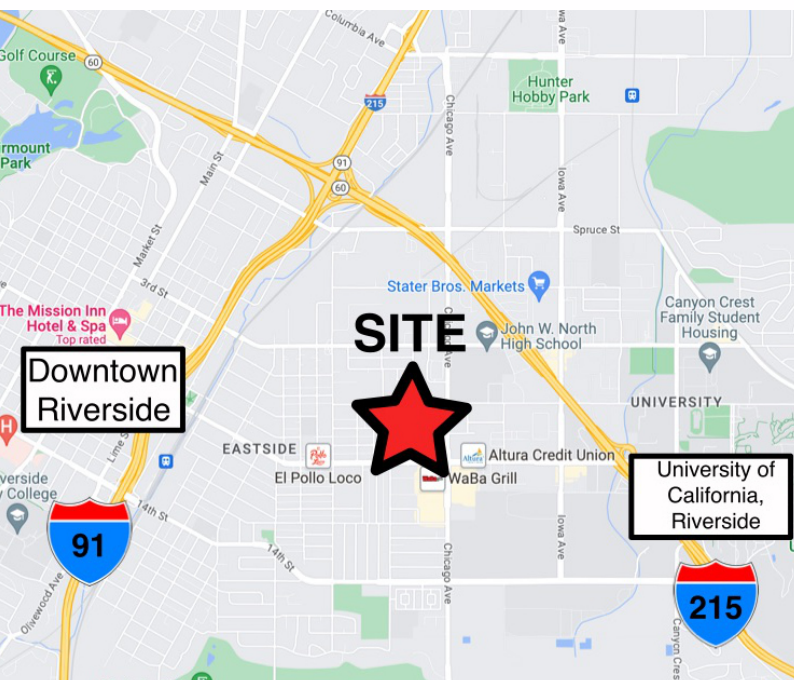


\*\*\*Corner Lot with Ample Parking!\*\*\*

Secure a property in the newest California city to embrace Retail Sales! Recently the City of Riverside set an application due date for Cannabis Retail licenses. Separate yourself from the pack of applications with a quality property the City will love. Excellent street visibility and ample parking, make this property a great option for any operator looking to open a dispensary in Riverside. Application due date is expected to open in December 2023. Secure your chance at Riverside Retail today!

LEASE OR SALE

LEASE: \$18,500/MO NNN  
SALE: \$3,500,000



## HIGHLIGHTS

### Real Estate

- 3,200 Sf Property
- Over 40 Parking Spaces
- .42 Acre, Double Wide Lot w/Mixed Use Zoning
  - MU-V Overlay: 2.5 F.A.R. | 40 D.U./Acre
- < 5 Minute Drive From University Of CA Riverside
- Restaurant/Bar With Large Patio

### Area Demographics

- Median Age: 32
- 5-Mile Population: 208,695
- 5-Mile Avg HH Income: \$94,478
- University Ave: 29,490 VPD
- Chicago Ave: 19,993 VPD

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## PROPERTY PICTURES



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## PARKING LOT



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