

# **FOR SALE**

**\$1,990,000 (\$79.22FT)**

**3678 Central Ave**

**Riverside, CA**



**VENTURE PACIFIC  
COMMERCIAL SERVICES**

**JASON LIPOVSKY  
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All information contained herein is obtained from the sourced deemed to be reliable.  
However, this information is not guaranteed and should be verified. DRE #01443834

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## DESCRIPTION

**BANK OWNED PROPERTY FOR SALE!!!** This retail property features a recently renovated 25,118 square foot building on a .67 Acre corner lot. This building has a 19,274 square foot showroom with a 5,844 square foot mezzanine for office and storage space. This high profile retail property is situated on Central Ave. across from "The Plaza" in the city of Riverside. With traffic counts of 32,545 average per day, this retail property has extensive exposure from its lighted corner location. Area retailers include Border's, Active, Chico's and Gottchalk's. Retail properties like this rarely come available in Riverside!

## PROPERTY SPECIFICS

APN	225-231-010
Property Type	Retail Building
Zoning	Commercial/Retail
Total Lot SF	29,185 SF or 0.67 Acres
Building SF	25,118
Showroom	19,274
Expandable to	38,548
Mezzanine SF	5,844
Year Renovated	2006
Traffic Count	32,545 average CPD
Construction	Concrete Tilt Up
Power	400 Amp, 3 Phase
Ceiling Height	24'

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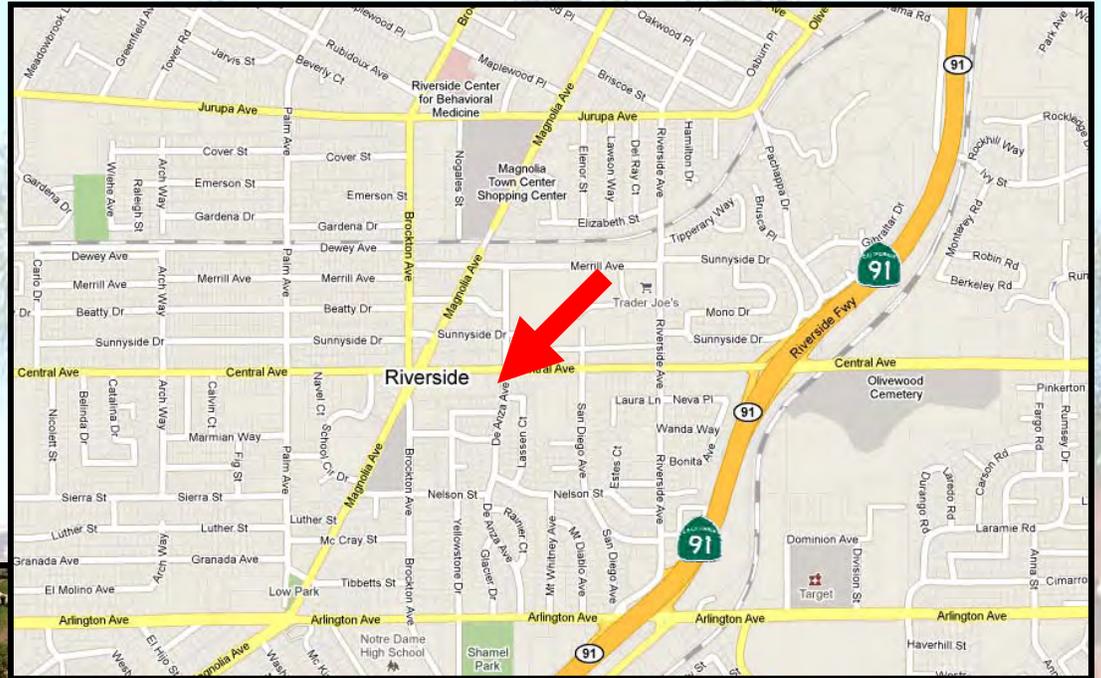
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## MAPS/ DIRECTIONS



From Interstate 10, head South on the 91 Freeway. Exit Central Ave. Head West on Central Ave. for a half mile. Property is located on the left at the corner of De Anza Ave and Central Ave.

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RECEPTION  
AREA



SHOWROOM

STREET VIEW



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## AERIAL



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