

INDUSTRIAL CONTRACTORS YARD

INDUSTRIAL CONTRACTORS
YARD OR STORAGE SPACE

FOR LEASE

± 27,000 SF YARD

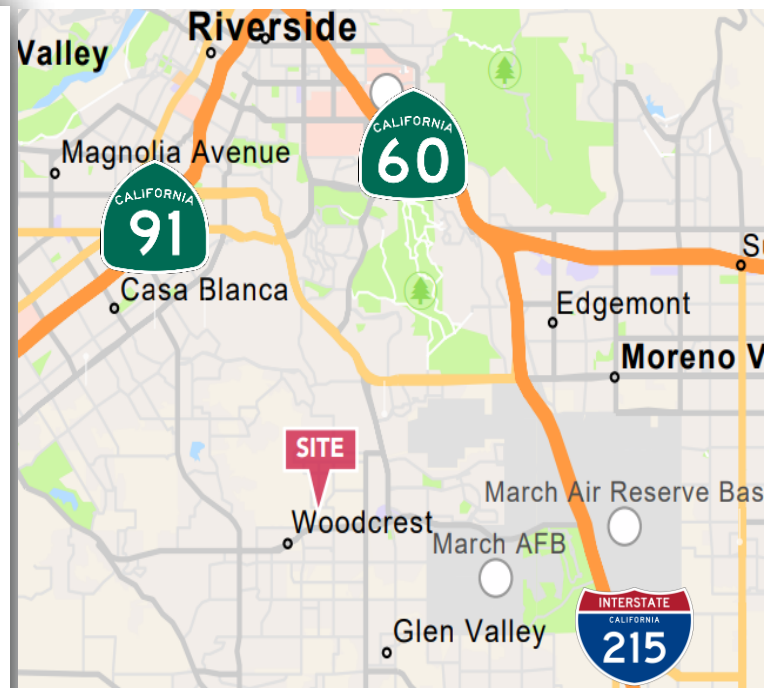
18442 Van Buren Blvd
Riverside, CA 92508



PROPERTY FEATURES

- ± 27,000 SF Industrial Contractor or Storage Yard
- Mobile Office Space Possible
- Concrete Contractor's Yard, Gated and Fenced
- Zoned M-SC – Manufacturing – Service Commercial (confirm)
- Zoning permits Industrial uses, Warehousing, Heavy Manufacturing, Fabrication, Draying, Freight, Truck and Trailer Operations, Vehicle Storage, Vehicle Sales, Yard Storage. Verify with County of Riverside
- Major Street Frontage along Van Buren Blvd with over 46,097 CPD

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Corp DRE# 01291393

Kyle Williams | 949.293.6788
CAL DRE Lic# 02015940
kyle@ashwillassociates.com

Laurent Dropsy | 949.254.4855
CAL DRE Lic# 01235751
laurent@ashwillassociates.com

AVAILABLE SITE PLAN

18442 Van Buren Blvd, Riverside, CA 92508



Not A Part

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DEMOGRAPHICS

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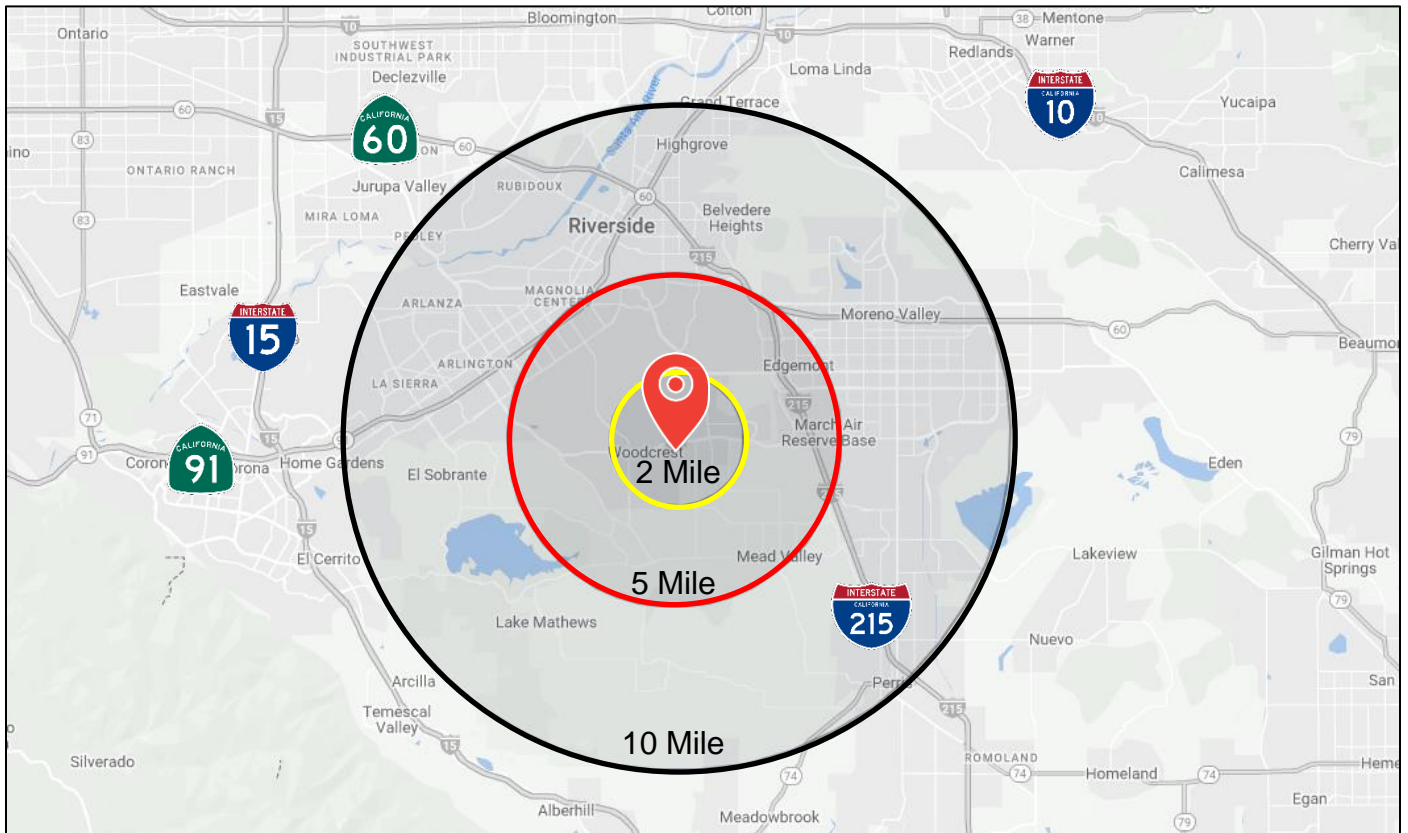
Demographics

Riverside County

	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2010 Population	28,050	116,190	676,640
2022 Population	29,887	127,904	754,637
2027 Population	31,584	135,824	802,561
2010 Households	675,991		
2022 Households	770,097		
2027 Households	827,854		
2022 Average Age	36.5	37.1	34.2
2022 Avg. Household Income	\$143,709.00	\$122,841.00	\$91,411.00
2022 Median Household Income	\$121,899.00	\$98,868.00	\$73,594.00

Traffic Counts

Van Buren Blvd. & Dauchy Ave E	43,844
Van Buren Blvd. & Dauchy Ave W	46,097

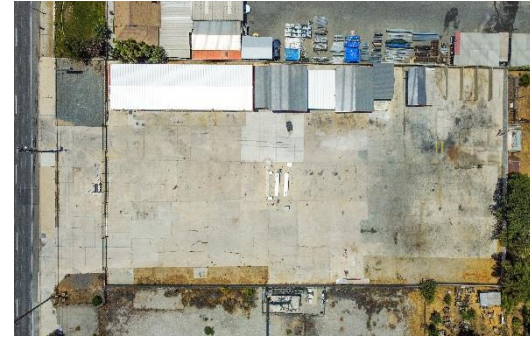


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PHOTOS

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