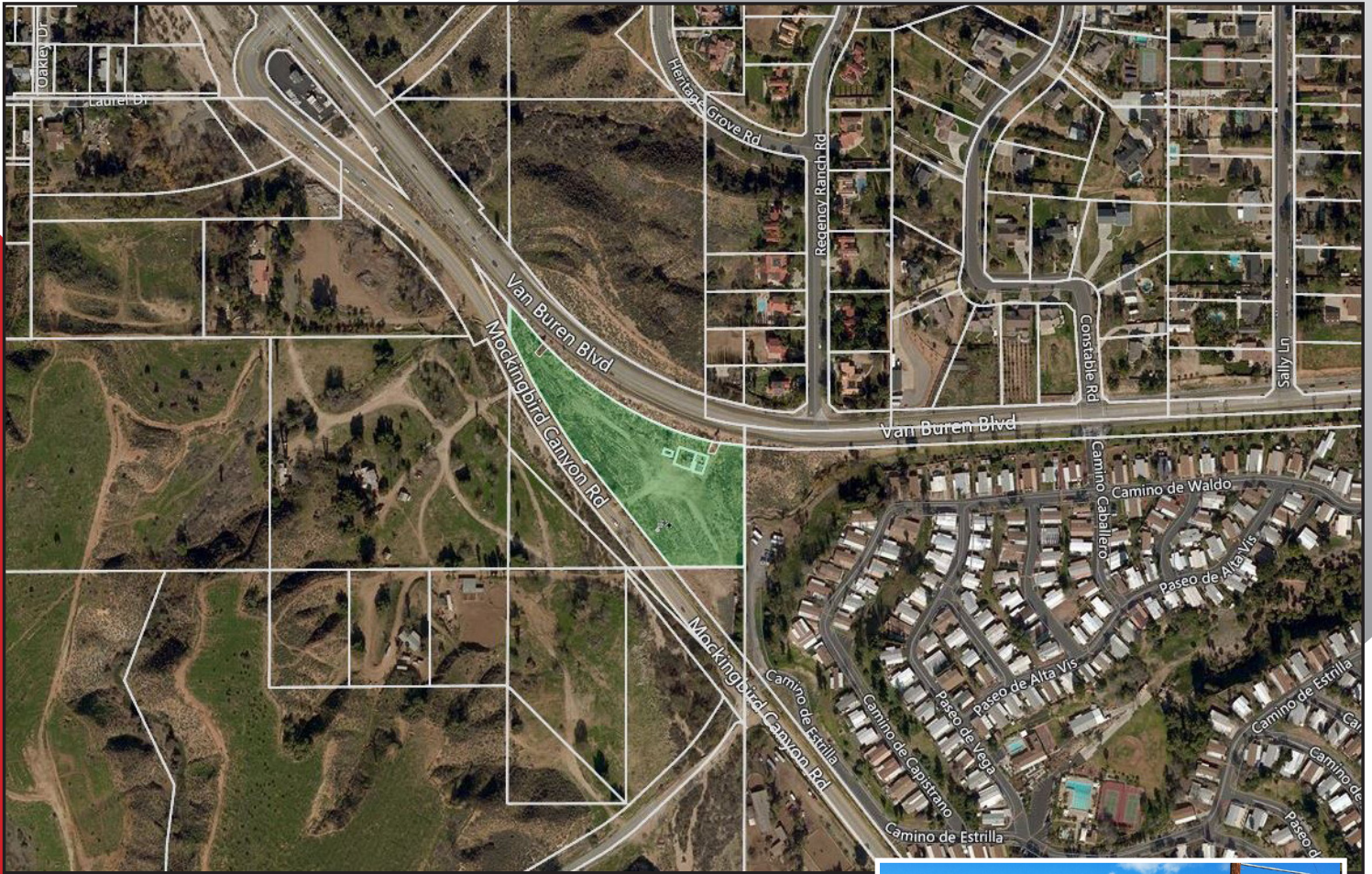




16400 Mockingbird Canyon Road, Riverside, CA 92504

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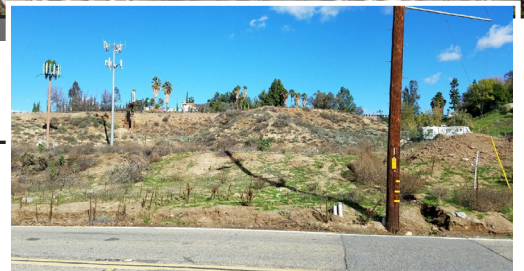


PROPERTY DETAILS

Vacant Commercial land. Verify with City of Riverside for allowed Uses. Property is located between Van Buren Boulevard and Mockingbird Canyon Road in the City of Riverside.

Property Type: Land
Property Sub-type: Commercial/Other (land)
Industrial (land), Residential (land), Retail (land)
Property Use Type: Vacant/Owner-User
APN: 271-110-023-1

ACCESS EASEMENT AGREEMENT PROVIDED UPON REQUEST



Hector Lopez | 213-700-8831 | BRE# 01862220 | INDUSTRIAL & INVESTMENT
Fernando Carmona | 909-568-8474 | BRE# 01503578 | INDUSTRIAL & INVESTMENT
Alan Deszcz | 951-233-0415 | BRE # 01196130 | SENIOR VICE PRESIDENT

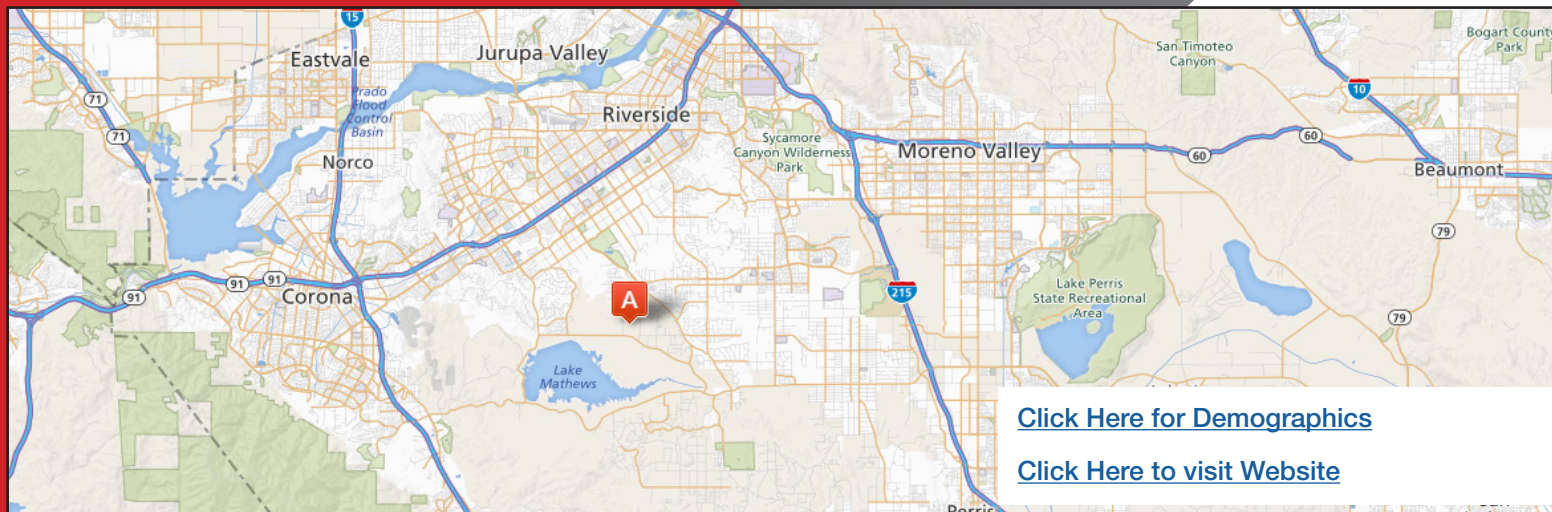
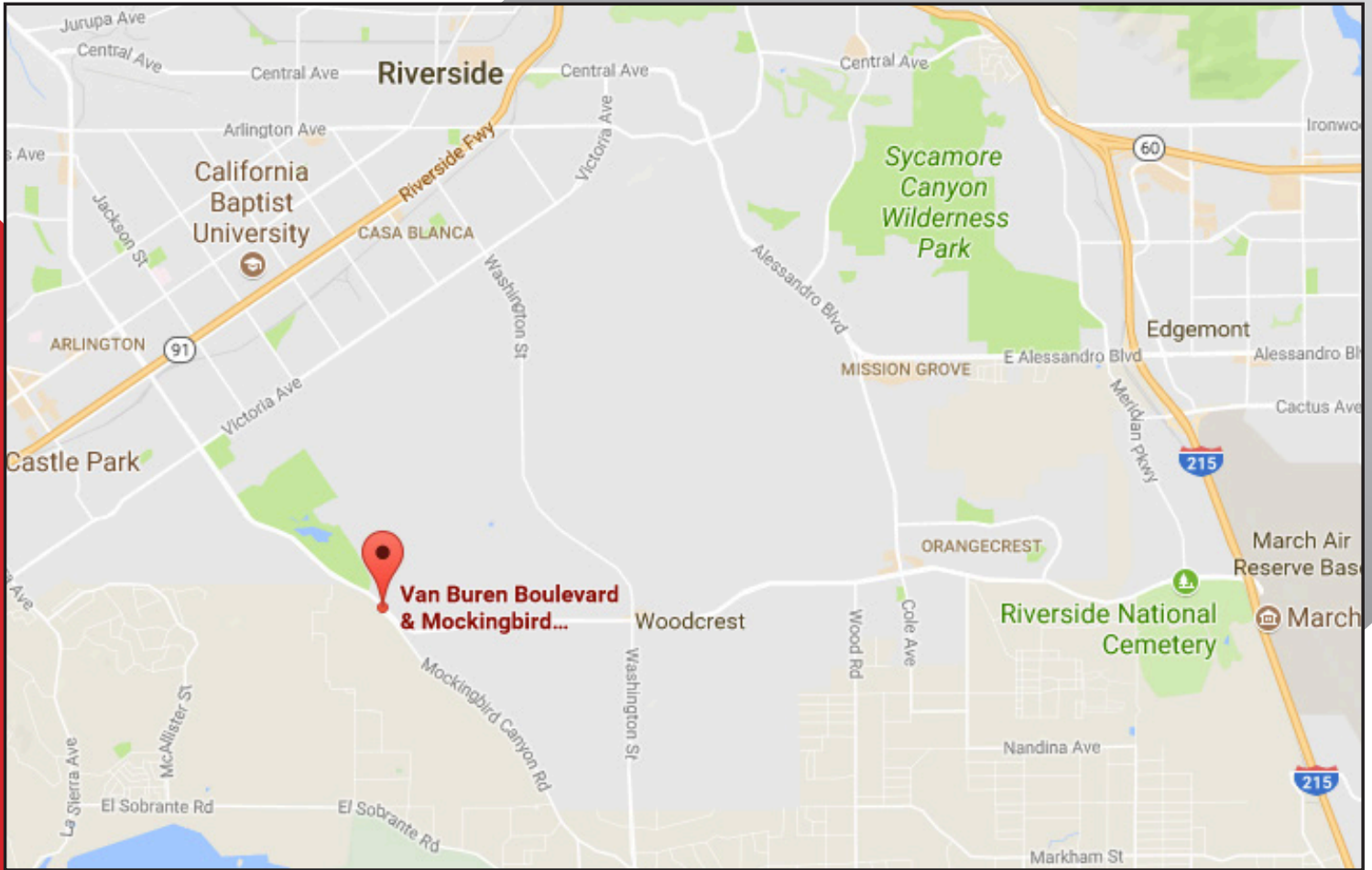
DEDICATED CONSULTANTS | EMPOWERING INVESTORS

790 Ferrari Lane Ontario, CA 91764 • (909) 948-2988 • REMAX COMMERCIAL



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[Click Here for Demographics](#)

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Demographics			
Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,828	13,897	79,287
2015 Female Population	2,842	14,078	80,709
% 2015 Male Population	49.88%	49.68%	49.56%
% 2015 Female Population	50.12%	50.32%	50.44%
2015 Total Population: Adult	4,476	21,487	118,826
2015 Total Daytime Population	3,675	21,739	153,995
2015 Total Employees	242	4,917	58,018
2015 Total Population: Median Age	43	40	34
2015 Total Population: Adult Median Age	51	49	45
2015 Total population: Under 5 years	281	1,514	10,158
2015 Total population: 5 to 9 years	273	1,720	11,248
2015 Total population: 10 to 14 years	350	1,957	12,163
2015 Total population: 15 to 19 years	486	2,174	13,512
2015 Total population: 20 to 24 years	387	1,866	13,796
2015 Total population: 25 to 29 years	282	1,516	10,869
2015 Total population: 30 to 34 years	263	1,561	10,541
2015 Total population: 35 to 39 years	279	1,656	9,905
2015 Total population: 40 to 44 years	363	1,915	10,624
2015 Total population: 45 to 49 years	440	2,089	11,000
2015 Total population: 50 to 54 years	503	2,392	11,335
2015 Total population: 55 to 59 years	501	2,204	10,187
2015 Total population: 60 to 64 years	431	1,840	7,765

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2015 Total population: 65 to 69 years	352	1,450	5,881
2015 Total population: 70 to 74 years	198	836	3,818
2015 Total population: 75 to 79 years	124	584	2,911
2015 Total population: 80 to 84 years	97	370	2,113
2015 Total population: 85 years and over	60	331	2,170
% 2015 Total population: Under 5 years	4.96%	5.41%	6.35%
% 2015 Total population: 5 to 9 years	4.81%	6.15%	7.03%
% 2015 Total population: 10 to 14 years	6.17%	7.00%	7.60%
% 2015 Total population: 15 to 19 years	8.57%	7.77%	8.45%
% 2015 Total population: 20 to 24 years	6.83%	6.67%	8.62%
% 2015 Total population: 25 to 29 years	4.97%	5.42%	6.79%
% 2015 Total population: 30 to 34 years	4.64%	5.58%	6.59%
% 2015 Total population: 35 to 39 years	4.92%	5.92%	6.19%
% 2015 Total population: 40 to 44 years	6.40%	6.85%	6.64%
% 2015 Total population: 45 to 49 years	7.76%	7.47%	6.88%
% 2015 Total population: 50 to 54 years	8.87%	8.55%	7.08%
% 2015 Total population: 55 to 59 years	8.84%	7.88%	6.37%
% 2015 Total population: 60 to 64 years	7.60%	6.58%	4.85%
% 2015 Total population: 65 to 69 years	6.21%	5.18%	3.68%
% 2015 Total population: 70 to 74 years	3.49%	2.99%	2.39%
% 2015 Total population: 75 to 79 years	2.19%	2.09%	1.82%

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