33180 OLIVE AVE

BROKER / BUYER VALUE SNAPSHOT · UPDATED SEPT 2026

Winchester, CA 92596 | APN 463-130-006-1 | Unincorporated Riverside County

2.92 ACRES

GENERALLY FLAT · OPEN · USABLE LAND

THE LAND IS THE PRIMARY STORY

Existing improvements provide occupancy, storage and holding utility while longer-term options are evaluated.

LAND FIRST. USEFUL TODAY. OPTIONS TOMORROW.

Approx. 2.92 acres of generally flat, usable land with an updated residence and supporting site improvements. Current utility matters, but the larger value question is the land, the location and the longer-term optionality.

WHY IT WARRANTS A CLOSER LOOK

Improved acreage in the Olive / Winchester / Highway 79 corridor with mixed-use planning context and active nearby public-review activity.

PRESENT UTILITY

Existing improvements support use while the land is held or evaluated.

Residence - approx. 1,792 SF per owner materials; buyer to verify square footage.
Barn / tack area - 3 stalls beneath approx. 25 x 60 ft. cover.
Steel-frame storage - approx. 35 x 80 ft.
Owned solar system.

MIXED-USE PLANNING CONTEXT

County framework shown for context; buyer to verify parcel-specific mapping and use.

Riverside County MUA / MU materials describe a framework that can include residential and commercial/service uses, including medical office, retail/restaurant, nursery/garden supply and mixed residential/non-residential uses.

Buyer to verify parcel mapping, allowed use, density, utilities and feasibility.

CORRIDOR CONTEXT

Nearby review and public-planning activity are context signals - not approvals - and help frame the corridor opportunity.

WEST

98-UNIT PROPOSAL

TTM39254 / SMF260002

Approx. 8.78-acre detached multifamily / condominium-style proposal in DAC review; not final approval.

EAST / SOUTHEAST

444-UNIT CASE / 549 REF.

SMF250003 / PPT250038 / TS2500003

Residential case activity plus a separate 549-unit traffic-study scoping reference near Olive / Whittier / Patterson; active review/scoping, not final approval.

PUBLIC PLANNING

PLAN + EXPRESSWAY

WINCHESTER PLAN / SJV SEGMENT 3

County planning review remains active; RCTC lists Segment 3 in final-design / pre-construction posture.

DEAL FLEXIBILITY

Full-property sale · fast, clean close · negotiated post-closing occupancy / leaseback · strategic assemblage or partial-sale discussion where legally and physically feasible.

POTENTIAL FIT

Investor / land-bank buyer
Owner-user / business owner
1031 replacement buyer*
Corridor developer / broker

REQUEST THE PROPERTY PACKAGE / DISCUSS STRUCTURE

Property inquiries | Call or text: (951) 290-8243 | 33180olive@gmail.com

If unanswered, leave a voicemail with your name, callback number and interest. 33180Olive.com

Preliminary discussion only. Buyer to independently verify parcel zoning / land-use mapping, allowed uses, utilities, access, traffic, drainage, development feasibility, entitlement timing and transaction suitability. Public-source refresh: Riverside County Planning and RCTC, Sept. 17, 2026. Nearby case references reflect owner-reviewed County / Map My County information in the property file. *Buyer should consult tax adviser regarding 1031 qualification.