

**FOR SALE | \$500,000**

**401 S. 3RD STREET, BLYTHE, CA 92225**  
RIVERSIDE COUNTY



**STEVE SANCHEZ**

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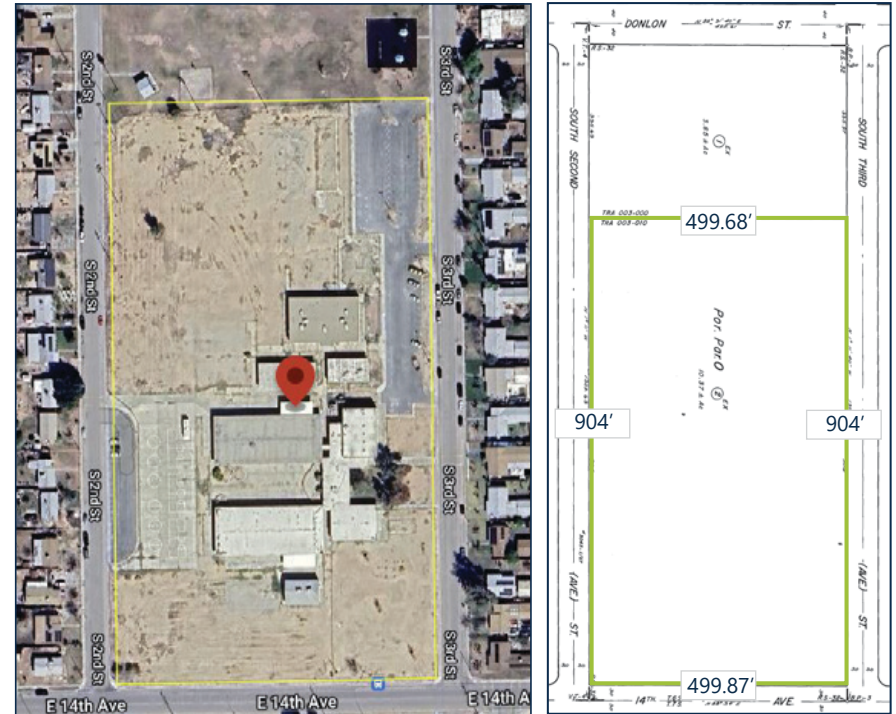
[wilson-meade.com](http://wilson-meade.com)

DRE# 02051182



Property Address:	401 S. 3rd Street, Blythe, CA 92225
County:	Riverside
APN:	848-150-002
Zoning:	P – Q/P, Public/Quasi Public
Utilities (Buyer to Verify):	Electricity Natural Gas Domestic Water Telephone Internet (None are known to be operating on site)
Flood Zone:	Zone D - No
Lot Size:	10.37 acres / 451,717 sq. ft.
Building Size:	40,383 sq. ft.
Year Built:	1965
No. of Buildings:	Per agents visual assessment, 9
No. of Stories:	1
Heating and Cooling:	No
Fenced:	Chain Link
Condition:	Distressed / Property being sold "as-is"

*Subject property has never been operated by owner or used for any purposes. Property has been abandoned for years. Buyer to do its own investigations.*



### PERMITTED USES

- Public Administrative Services
- Schools
- Church / Religious Assembly
- Hospitals
- Vet Hospital
- Recreation
- Jail
- Museums/Cultural exhibits
- Postal Service
- Public Maintenance Services
- Library Services
- Public Transportation Services
- Utility Operations Facilities

### LINK:

[ZONING | P/Q-P | Public/quasi-public](#)

The City of Blythe is a General Law city which was incorporated in 1916. It is located 225 miles east of Los Angeles and 150 miles west of Phoenix, Arizona. The Colorado River embraces the east side of the Palo Verde Valley. The City has a Council-Manager form of municipal government. The City Council appoints the City Manager who is responsible for the day to day administration of City business and the coordination of all departments. The City of Blythe encompasses an area of approximately 26.8 square miles and is situated 265 feet above sea level.

Agriculturally based but heavily influenced by tourism, Blythe is located on the California-Arizona border where Interstate 10 crosses the Colorado River. Blythe's population more than triples during the winter months with the arrival of visitors seeking relief from their cold climate home states during that season.

In the summer, in spite of extreme high Sonoran Desert temperatures, Blythe is a center for water sports along the Colorado River. Blythe is a small town and the people are very friendly. Blythe's educational system offers students facilities from pre-school through community college.

### Nearby Cities & Towns

- Ehrenburg, AZ: 17 miles east
- Quartzsite, AZ: 20 miles east
- Desert Center, CA: 30 miles west
- Parker, AZ: 50 miles north
- Needles, CA: 94 miles north
- Palm Springs, CA: 123 miles west
- Yuma, AZ: 83 miles south.
- Phoenix, AZ: 150 miles east.



### QUICK FAQs

- Blythe is within 4 hours via car of 10% of the United States' population
- Elevation-207 feet above sea level
- The city was named after Thomas Henry Blythe, a San Francisco financier who established primary water rights to the Colorado River in the region back in 1877.

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PROPERTY INFORMATION



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**BUILDING 1**



**BUILDING 1 & 2**



**BUILDING 2 & 5**



**BUILDING 3 FROM BUILDING 4**



**BUILDING 4**



**BUILDING 5**



**BUILDING 6**



**BUILDING 7 & 8**



**BUILDING 9**



**BUILDING 3**



**BUILDING 2 & 1**



**BUILDING 2**



**BUILDING 1**



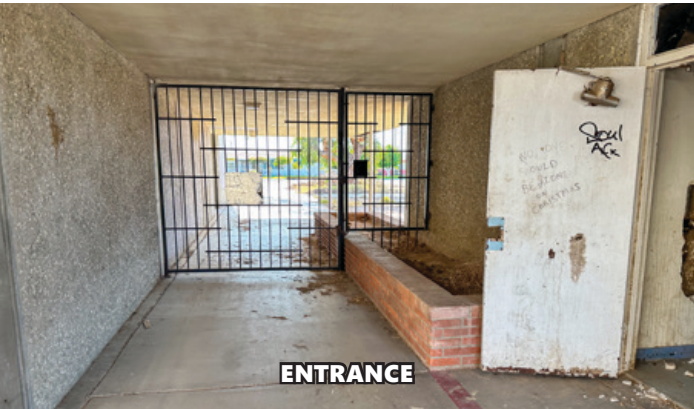
**BUILDING 4**



**BUILDING 2**



**BUILDING 4 & 3**



ENTRANCE



BUILDING 1



BUILDING 4



BUILDING 4



BUILDING 4



COURTYARD BETWEEN BUILDING 4 & 8



BUILDING 5



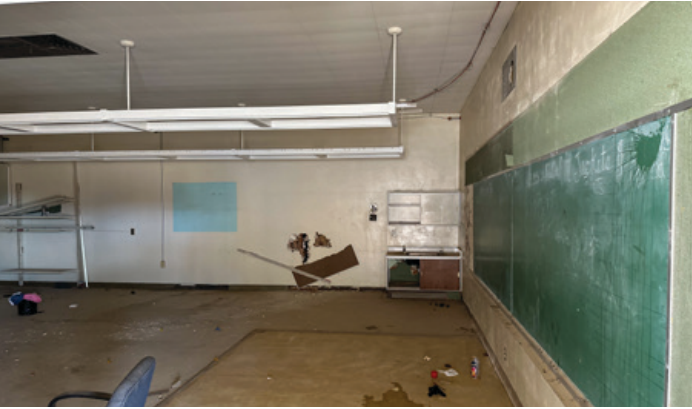
BUILDING 8



BUILDING 9

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INTERIOR PHOTOS



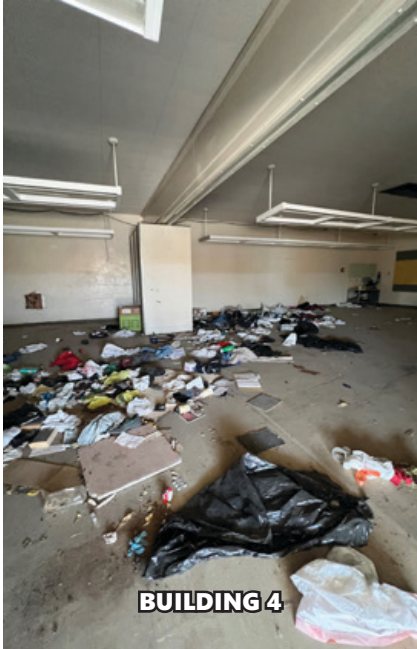
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BUILDING 4



BUILDING 4



BUILDING 6



BUILDING 6



BUILDING 6



BUILDING 6



BUILDING 8



BUILDING 8



BUILDING 8



BUILDING 9

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AERIAL MAP



PALO VERDE HIGH SCHOOL

MARGARET WHITE ELEMENTARY SCHOOL

RUTH BROWN ELEMENTARY SCHOOL

N LOVEKIN BLVD

N 7TH ST

S 3RD ST

HOBSONWAY

E 14TH AVE

MILLER PARK

SEVENTH STREET

I-10  
29,760  
CARS PER DAY

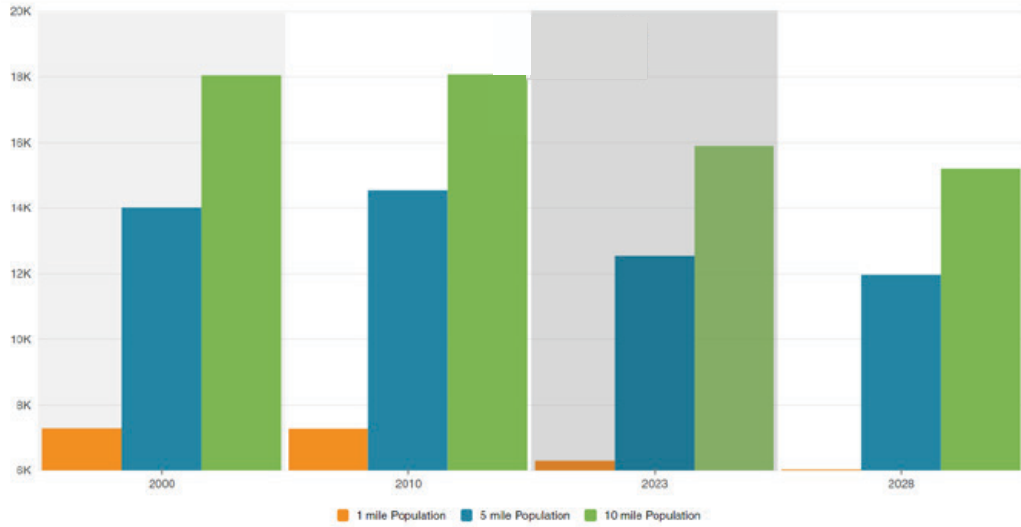
COLORADO RIVER  
5 MIN EAST

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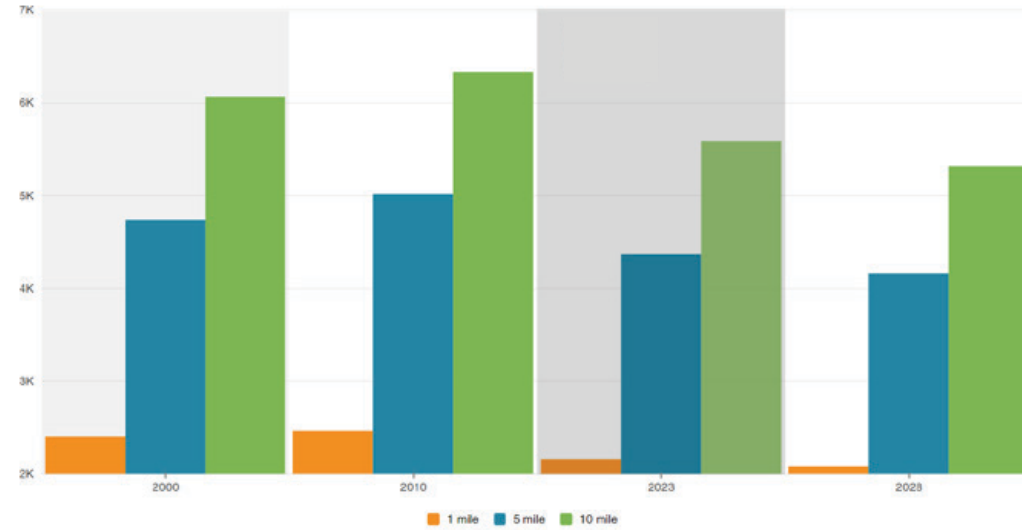
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### POPULATION

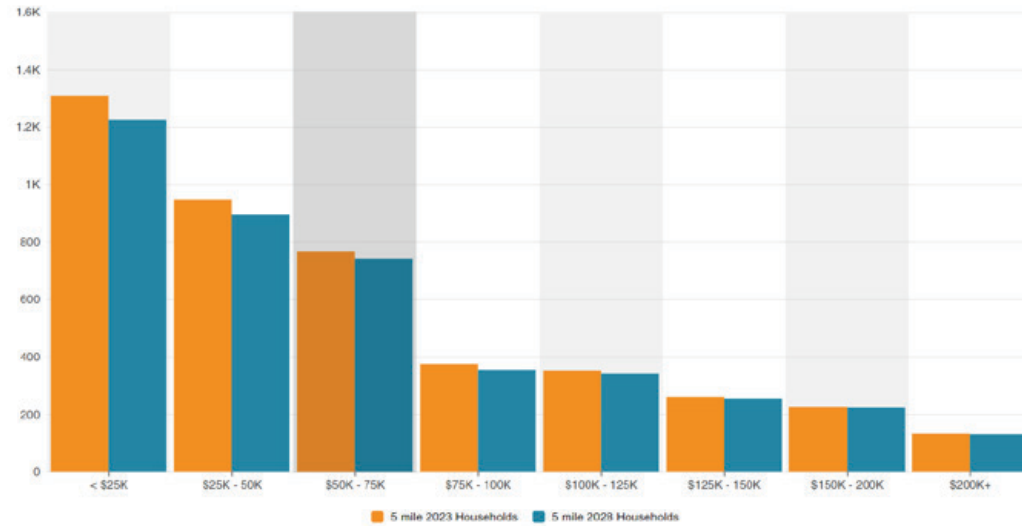


### HOUSEHOLDS



2023	1 mile	5 mile	10 mile
Population	6,291	12,539	15,895
Households	2,160	4,365	5,582
Household Income	Avg: \$55,415 Med: \$42,670	Avg: \$66,199 Med: \$47,950	Avg: \$65,421 Med: \$47,807

### HOUSEHOLD INCOME



# YOUR ADVISORS



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MOBILE APP



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