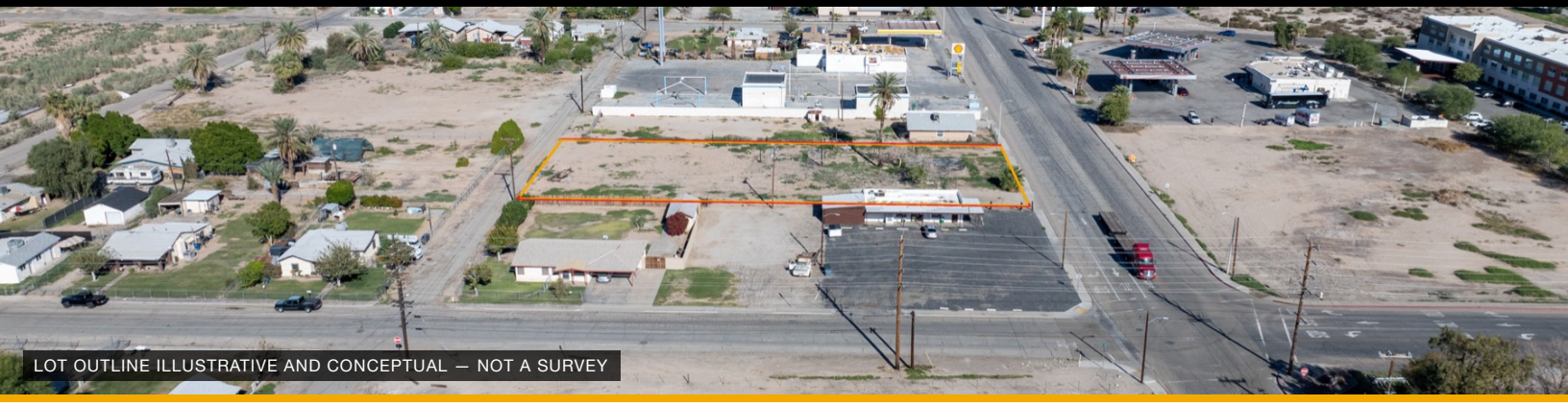
OFFERING MEMORANDUM · COMMERCIAL LAND · BLYTHE, CALIFORNIA

EVERYONE IN BLYTHE ALREADY DRIVES PAST IT.

0.77 acres of General Commercial (C-G) land with frontage on Lovekin Blvd.

465 S LOVEKIN BLVD, BLYTHE, CA 92225 · APN 836-142-016

COMPASS



OFFERED AT	LAND	ZONING	PRICE / SF
$320,000	**0.77 AC** 33,541 SF	**C-G** General Commercial	**$9.54**

THE POSITION

FRONTAGE ON THE STREET THAT CARRIES THE TOWN

Lovekin Blvd is the corridor where Blythe's commercial activity already lines up. 465 S Lovekin Blvd puts three-quarters of an acre of vacant General Commercial ground directly on it.

The parcel competes not on what it might become but on where it already is: seen every day by everyone who passes. For an owner-operator, developer or investor who thinks in exposure, footprint and access, this is where the flag goes.

A diligence room opens to qualified principals as documents are confirmed.

THE GROUND

0.77 AC · VACANT · LOVEKIN FRONTAGE



Overhead view. Boundary drawn by the photographer; illustrative and conceptual, not a survey.



Due diligence. Lot size per title report (10/27/2026). Zoning per the City of Blythe; buyer to verify zoning, permitted uses, utilities, access, lot dimensions, boundaries and suitability for intended use with the City and independent professionals. Information deemed reliable but not guaranteed. Proof of funds required with every offer.

JASON KNIGHT
THE KNIGHT GROUP AT COMPASS · DRE# 02133297

COMPASS

FOR INQUIRIES
310-409-7242