

FOR LEASE

GATEWAY TOWN CENTER

1030-1260 HAMNER AVENUE, NORCO, CA 92860

CORELAND
COMPANIES



PROPERTY HIGHLIGHTS

- 850 SF - 2,965 SF Available
- Well-Established Power Center, Prime Location
- Excellent demographics drawing from dense surrounding residential community;
- Ideal location off the I-15; Positioned at the busy intersection of Hidden Valley Parkway and Hamner Avenue
- Anchored by Target, WinCo Foods and Staples, and featuring a diverse mix of fast casual dining options and service retailers.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,448	115,322	289,444
Average HH Income	\$94,097	\$94,693	\$107,689
Total Households	4,261	32,558	82,220

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Ono Hawaiian BBQ	1030-A	1,722	Expedia CruiseShip Travel	1160-G	1,200
Supercuts	1030-B	1,200	Jamba Juice	1160-H	1,200
AVAILABLE	1030-C	1,476	Verizon Go Wireless	1180-A/B	2,386
SchoolsFirst FCU	1030-D	4,774	Domino's	1180-C	1,140
O'Reilly Auto Parts	1050	7,000	AVAILABLE	1180-D	2,060
Leslie's Pool Supplies	1080-A/D	4,000	Jimmy John's	1180-E	2,100
Solus Clothing	1080-E	3,500	Staples	1210	24,192
WinCo	1100	62,082	Baskin Robbins	1260-A	1,309
Carl's Jr.	1120	3,060	Interdent Dental	1260-B/D	3,917
Taco Bell	1140	2,121	ManPower Staffing	1260-E	1,236
Nail Spot	1160-A	935	H&R Block	1260-F	1,236
AVAILABLE	1160-B	850	Target	1290	116,031
AVAILABLE	1160-C/D	2,115	KFC	1330	2,387
Kut & Beauty	1160-E	1,500	Denny's	1360	5,500
GNC	1160-F	1,500			

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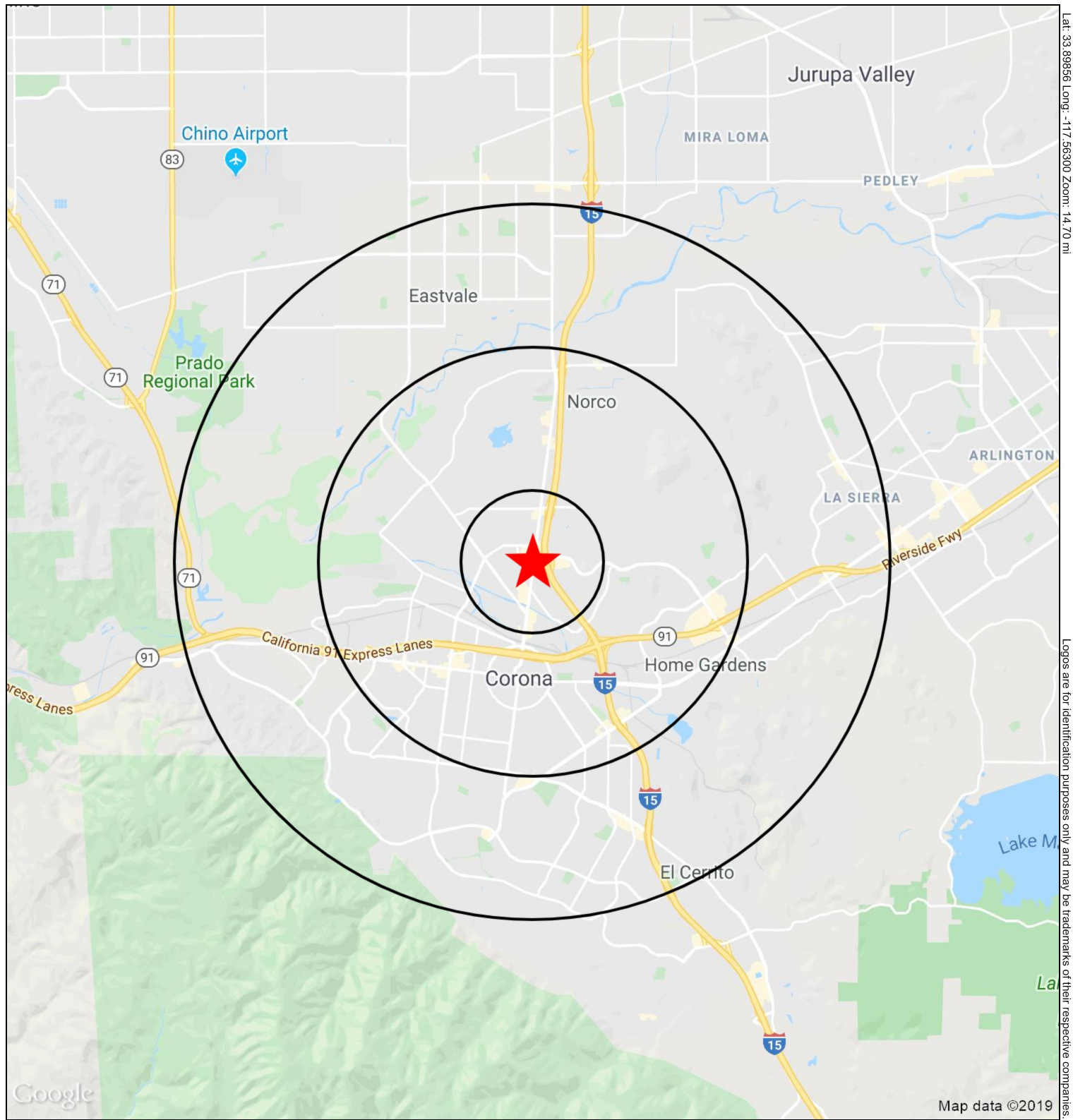
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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8987/-117.5629

RS1

Gateway Town Center

1000-1360 Hamner Ave, Norco, CA 92860

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	14,448	115,322	289,444
	2024 Projected Population	15,376	122,662	308,094
	2010 Census Population	10,721	106,440	258,242
	2000 Census Population	9,230	99,243	194,572
	Projected Annual Growth 2019 to 2024	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019	3.0%	0.9%	2.6%
	2019 Median Age	34.7	34.0	34.4
HOUSEHOLDS	2019 Estimated Households	4,261	32,558	82,220
	2024 Projected Households	4,431	33,871	85,487
	2010 Census Households	3,395	29,820	72,894
	2000 Census Households	2,691	28,171	57,172
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	3.1%	0.8%	2.3%
RACE AND ETHNICITY	2019 Estimated White	55.5%	55.8%	54.2%
	2019 Estimated Black or African American	8.1%	6.7%	7.2%
	2019 Estimated Asian or Pacific Islander	10.4%	7.8%	12.4%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.8%
	2019 Estimated Other Races	25.3%	28.7%	25.4%
	2019 Estimated Hispanic	50.5%	55.0%	48.2%
INCOME	2019 Estimated Average Household Income	\$94,097	\$94,693	\$107,689
	2019 Estimated Median Household Income	\$76,204	\$75,694	\$89,804
	2019 Estimated Per Capita Income	\$27,789	\$27,266	\$30,834
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	9.5%	8.8%	7.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.9%	10.4%	8.2%
	2019 Estimated High School Graduate	28.5%	30.1%	26.5%
	2019 Estimated Some College	23.7%	22.4%	22.7%
	2019 Estimated Associates Degree Only	8.6%	8.3%	8.8%
	2019 Estimated Bachelors Degree Only	15.5%	13.6%	17.9%
	2019 Estimated Graduate Degree	7.3%	6.4%	8.7%
BUSINESS	2019 Estimated Total Businesses	1,014	6,559	10,553
	2019 Estimated Total Employees	10,365	64,413	92,569
	2019 Estimated Employee Population per Business	10.2	9.8	8.8
	2019 Estimated Residential Population per Business	14.3	17.6	27.4