

LAND FOR SALE

NORCO FREEWAY RETAIL CENTER

Hamner Ave. & Chaparral Center Dr., Norco, CA 92860



LOT SIZE: 0.91 Acres

APN #: 131-230-019

CROSS STREETS: Hamner Ave. & Chapparral Center

PRICE PER ACRE: -

PROPERTY OVERVIEW

Ideally located just south of the intersection of Hamner Ave. and 6th Street. This fully improved parcel has easy on and of ramp access to the 15 Freeway. Any future business located at this site, will benefit from the tremendous visibility from both the 15 freeway and Hamner Ave. as well as its strategic location between Eastvale and Corona. Neighboring businesses within a two minute walk include Bob's Big Boy, Starbucks, Wienerschnitzel Hot Dog, KW Commercial, Keller Williams Realty, Arco AM/PM as well as the newly constructed Marriott Fairfield Inn & Suites.

AREA EMPLOYERS

- Riverside Community College - Approx. 252 Faculty
- Senior citizen housing - 400 residents
- Corona-Norco School District - 300 Employees
- Riverside Social Services Dept. - 130 Employees

KW COMMERCIAL - KW SOCIAL
8250 White Oak Avenue,
Suite 102
Rancho Cucamonga, CA 91730

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,395	84,010	228,269
MEDIAN AGE	37.8	33.4	31.6
MEDIAN AGE (MALE)	39.3	33.4	31.2
MEDIAN AGE (FEMALE)	37.0	33.4	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,979	21,472	61,070
# OF PERSONS PER HH	3.7	3.9	3.7
AVERAGE HH INCOME	\$82,535	\$101,669	\$85,267
AVERAGE HOUSE VALUE	\$573,324	\$513,176	\$456,667
RACE	1 MILE	3 MILES	5 MILES
% WHITE	73.1%	59.4%	58.3%
% BLACK	6.6%	8.0%	6.5%
% ASIAN	3.0%	12.4%	9.5%
% HAWAIIAN	0.1%	0.2%	0.5%
% INDIAN	1.0%	1.5%	1.3%
% OTHER	14.1%	14.3%	19.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	29.0%	37.9%	49.2%

* Demographic data derived from 2010 US Census

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PROPERTY NAME: Norco Freeway Retail Center

LOCATION: NEC Hamner Ave. & Chaparral Center
in Norco, California

TRAFFIC COUNT: 157,000 cars per day
on the 15 Freeway

**AVERAGE HH
INCOME:** \$101,689 - 3 mile radius

FAIRFIELD INN: Over 100 Rooms, plus employees

CITY: Historic Old Town Norco is One Block
Away

MARKETPLACE: Part of The Corona/Eastvale Marketplace

RECREATIONAL: Very Large Soccer Stadium Just North of
6th Street



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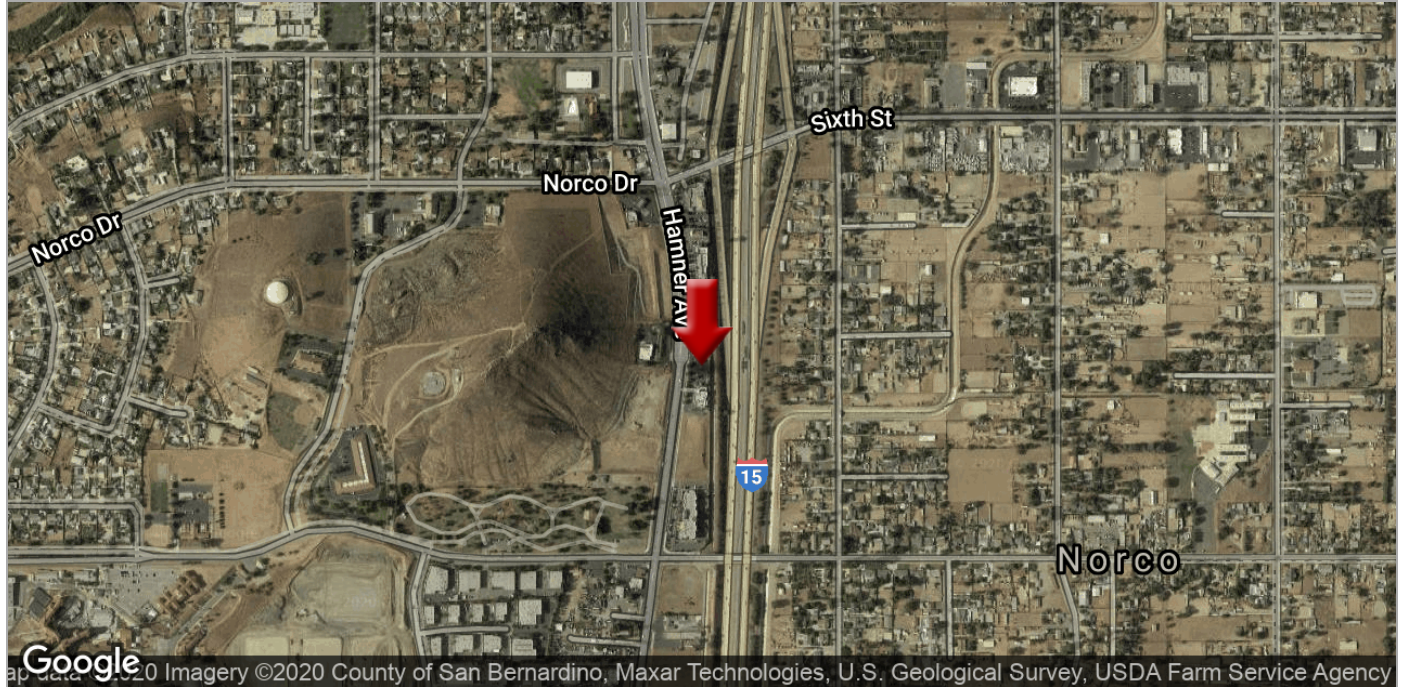
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