

MIXED USE BUSINESS CENTER FOR LEASE

NORCO TOWN & COUNTRY CENTER

3230 Hamner Ave. , Norco, CA 92860



PRICE PER UNIT:

-

AVAILABLE SF:

1,100 - 16,720 SF

LEASE RATE:

Negotiable

LOT SIZE:

0 Acres

TOTAL BUILDING SIZE:

5,300 SF

PROPERTY OVERVIEW

The Norco Town & Country Center is a mixed use development allowing for medical or standard office, retail and restaurant uses. This property is able to accommodate a tenant as small as 500 square feet to as large as +/- 16,540 square feet of contiguous space.

PROPERTY FEATURES

- Ample free parking
- Pylon sign, signage, signalized intersection
- Multiple Tenant Office/Retail Park
- Median Household Income - 3 mile radius - \$94,029.00
- 15 minute drive to the Ontario Airport
- Close proximity to the 15 Freeway

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

DAVID NEAULT, CCIM
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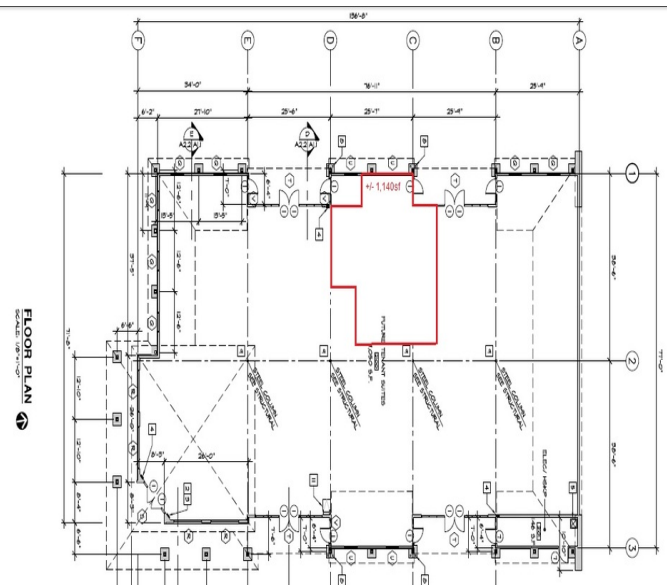
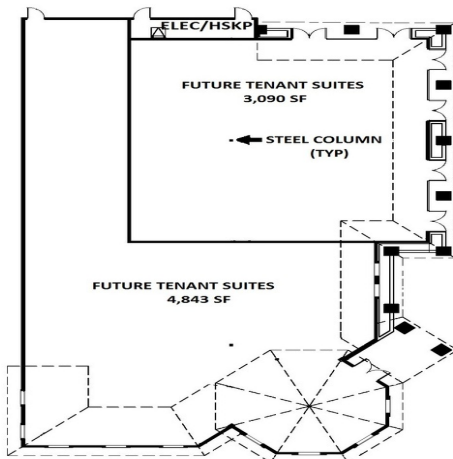
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
2 Story Office Building	Office Building	NEGOTIABLE	NNN	1,100 - 16,720 SF	VACANT
3230 Hamner Ave.	Street Retail	NEGOTIABLE	NNN	2,777 SF	VACANT
Retail Unit	Street Retail	NEGOTIABLE	NNN	1,100 SF	VACANT

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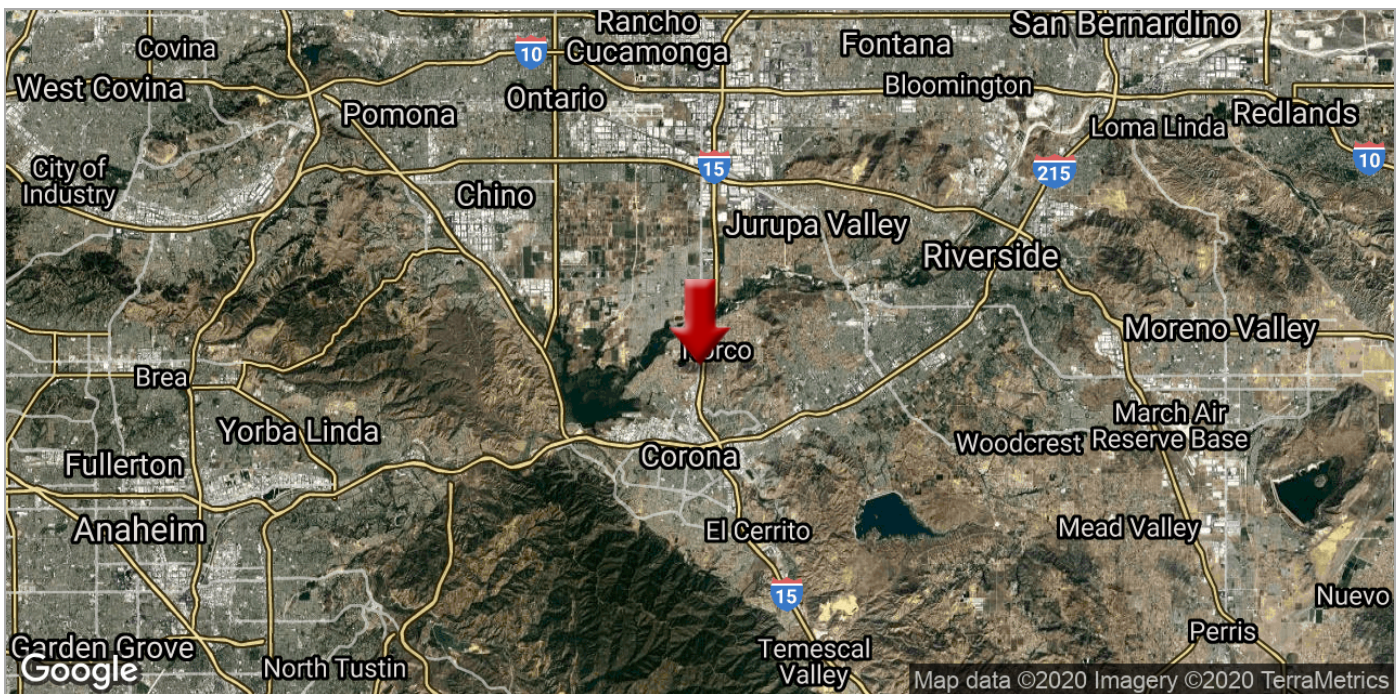
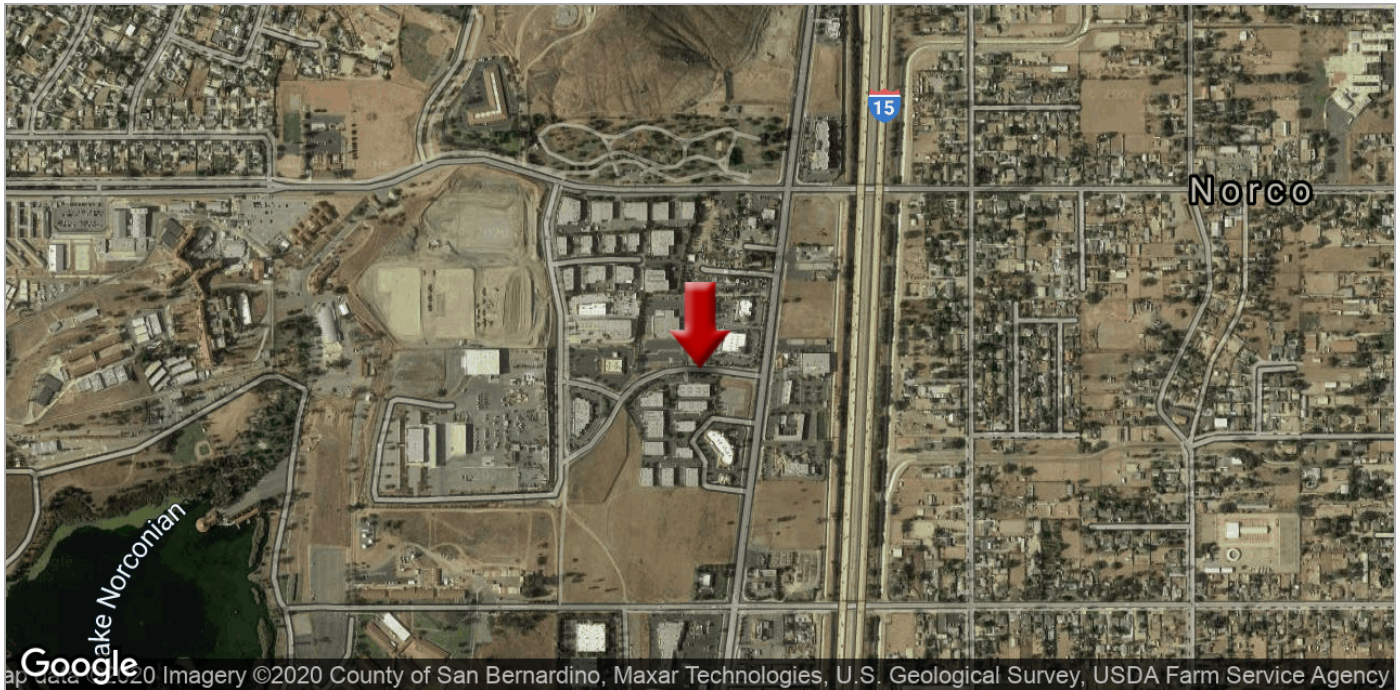


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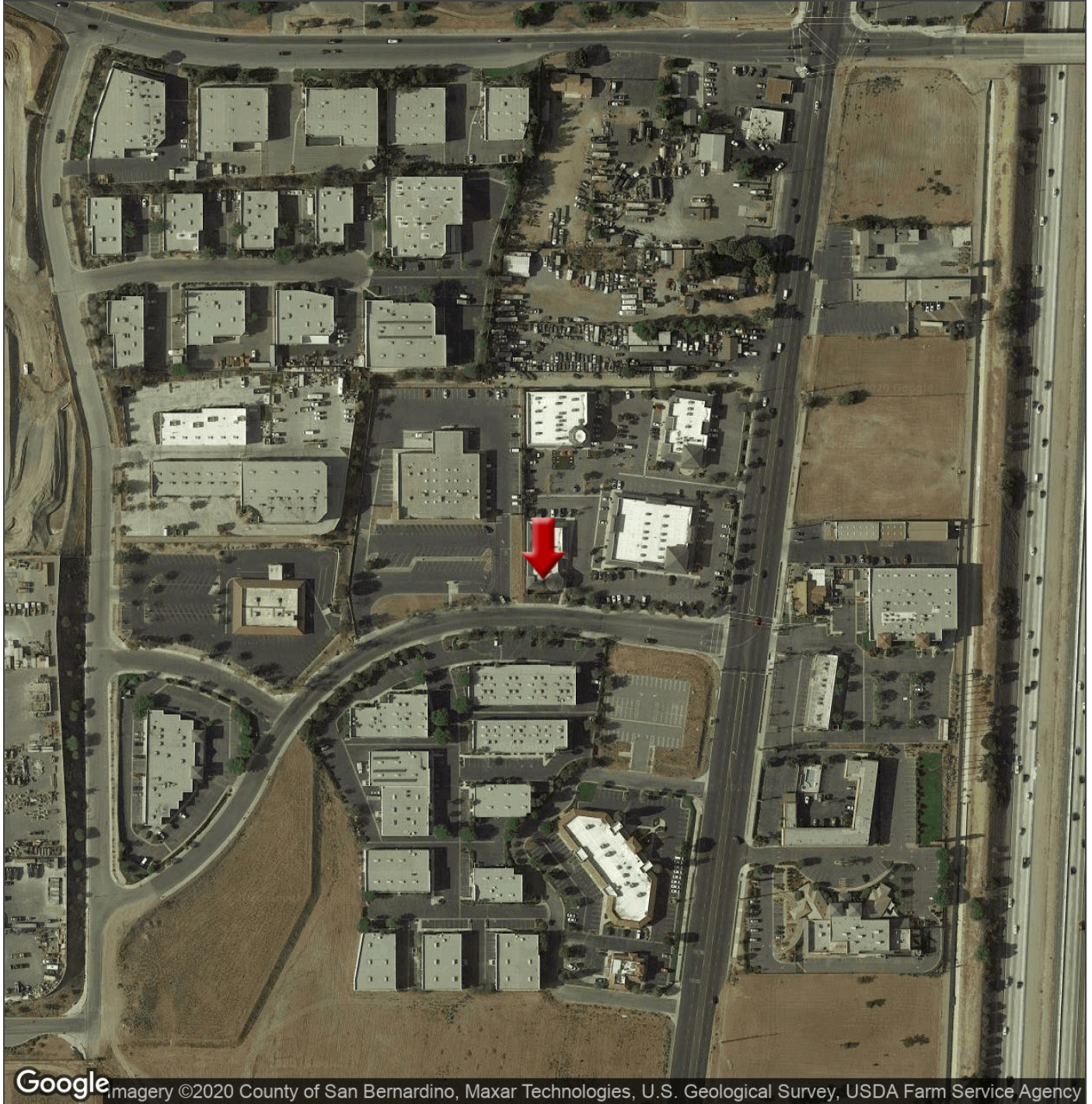
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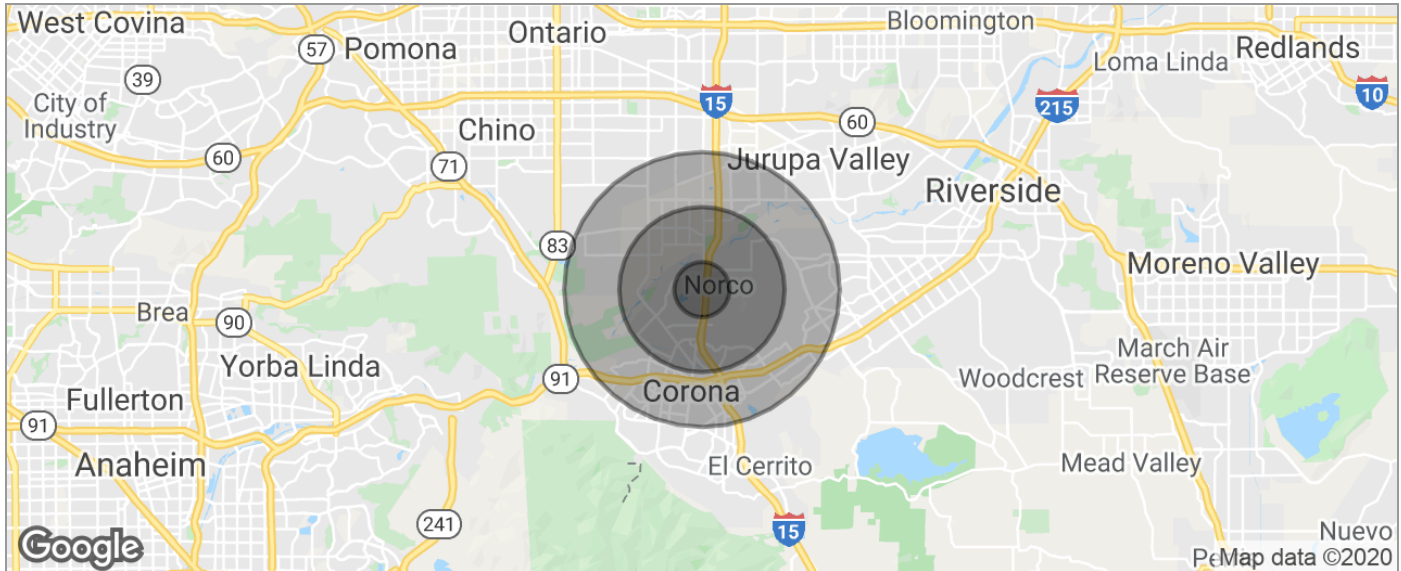
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,414	84,990	236,436
MEDIAN AGE	37.9	33.6	31.7
MEDIAN AGE (MALE)	39.1	33.5	31.2
MEDIAN AGE (FEMALE)	37.3	33.7	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,861	22,012	63,756
# OF PERSONS PER HH	4.5	3.9	3.7
AVERAGE HH INCOME	\$80,946	\$99,415	\$84,741
AVERAGE HOUSE VALUE	\$683,594	\$508,968	\$445,499
RACE	1 MILE	3 MILES	5 MILES
% WHITE	69.4%	60.8%	59.3%
% BLACK	10.8%	7.7%	6.4%
% ASIAN	1.7%	11.6%	9.1%
% HAWAIIAN	0.1%	0.3%	0.5%
% INDIAN	1.5%	1.5%	1.3%
% OTHER	13.2%	13.9%	19.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	30.3%	37.7%	49.1%

* Demographic data derived from 2010 US Census

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