

FOR SALE

\$2,700,000



3841 Hamner Ave Norco, CA 92860

Tavern on Corner Lot



COLDWELL BANKER
LEADERS

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size (acres):	0.66
Zoning:	C-G
Sq.Ft.+-	3,568
Year Built:	1935
Parcel:	131191012

- Includes Cell Tower Lease
- Legacy recognition in the community
- Proximity to equestrian trails and community event traffic
- Opportunity to rebrand or restore
- High visibility location

Position your business at the gateway of Norco's thriving commercial corridor. "Maverick" is a highly visible corner lot with unmatched exposure on Hamner Ave — a main artery for local residents, equestrian traffic, and visitors to the SilverLakes Sports Complex, a nationally recognized tournament venue.

Cell Tower Lease Abstract:

- **19 Years remaining**
- **\$48,000 Annual Rent**

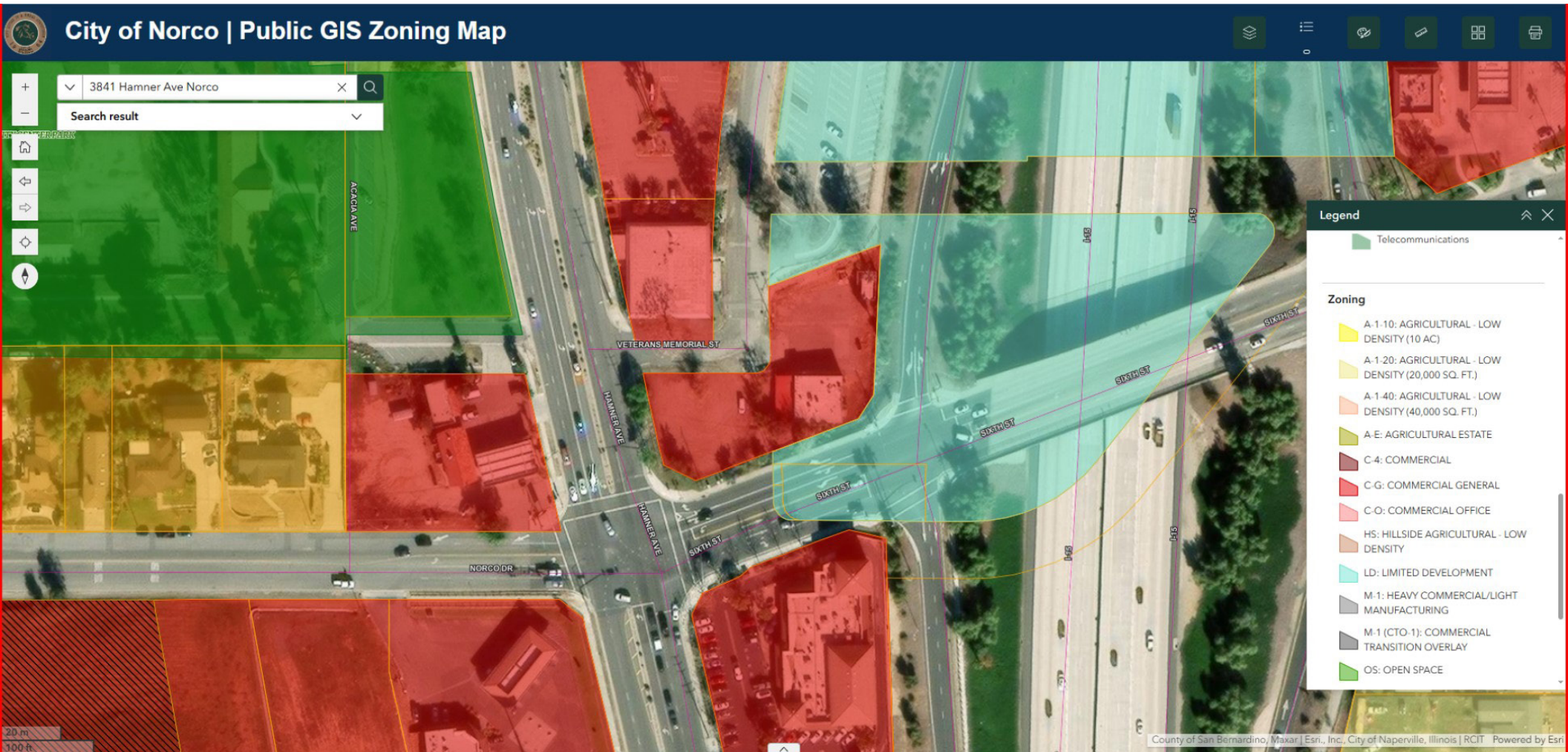
INTERSECTION





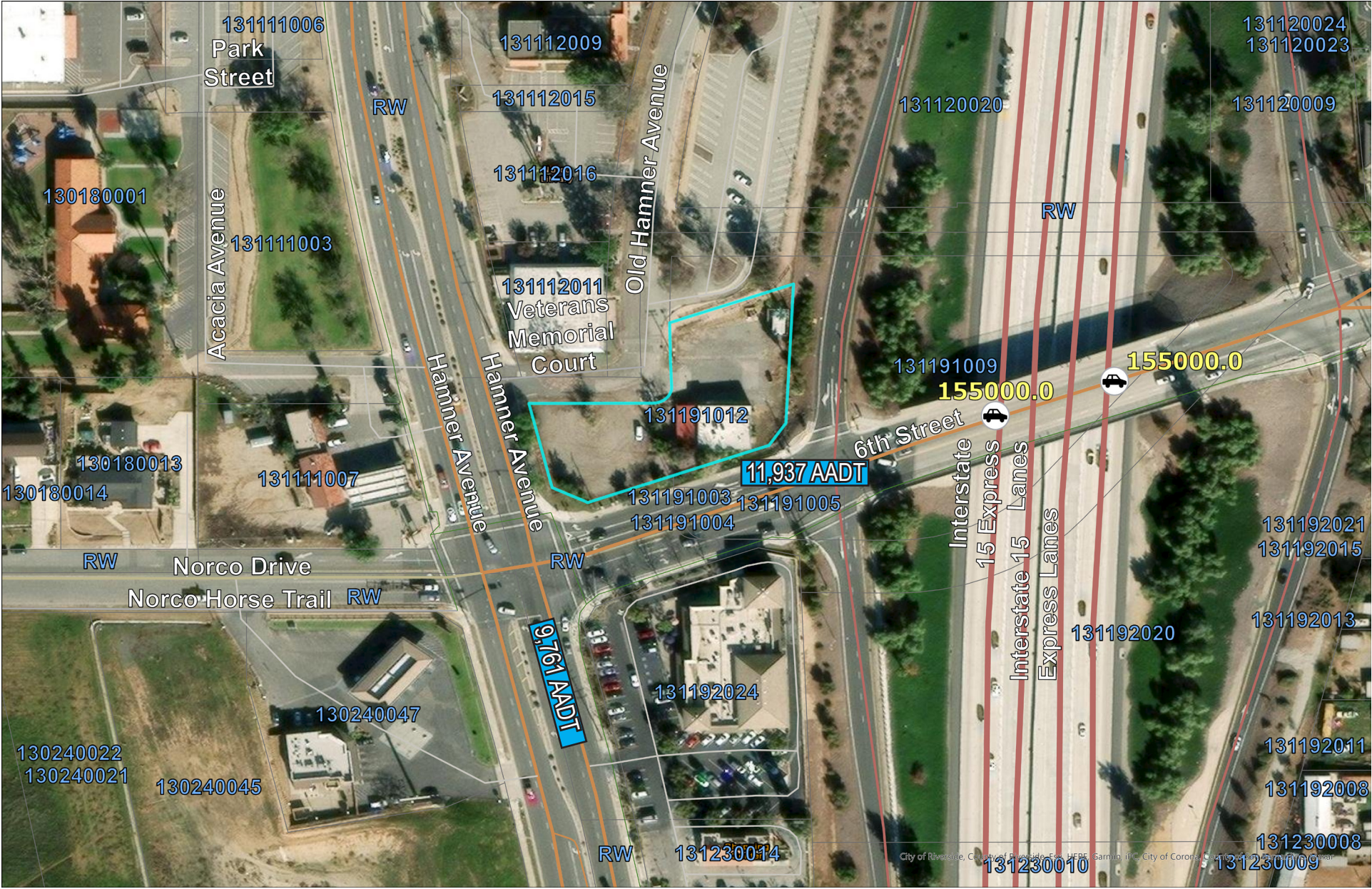


ZONING

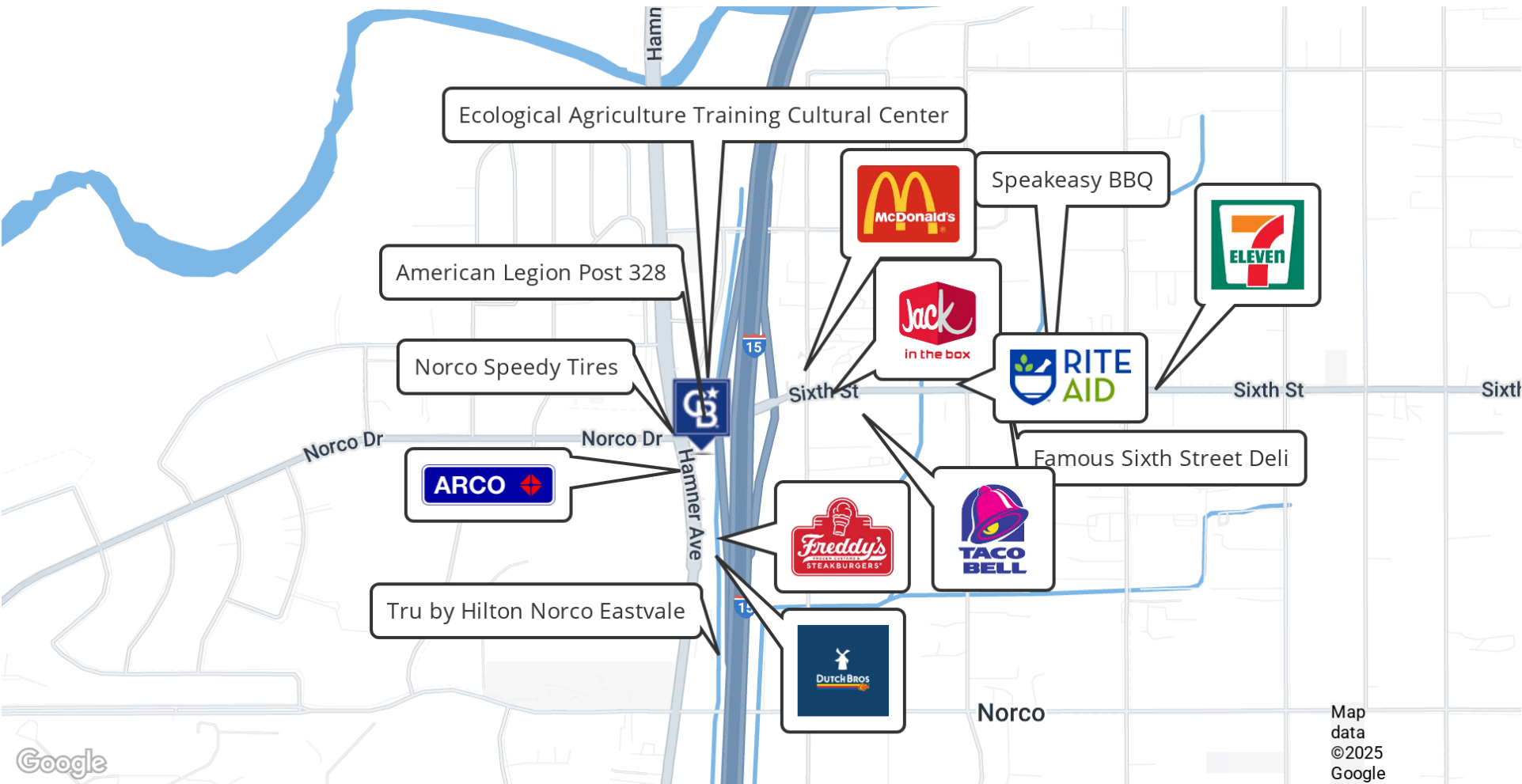


<https://experience.arcgis.com/experience/241e93986c664a34a920ec8cb9b5df95>

LOCAL AREA AND VEHICLE TRAFFIC



RETAILERS



ABOUT NORCO

Discover Norco, “Horsetown USA”

A Unique Equestrian Identity

Norco, nestled 40 miles inland in Riverside County, delights as a one-of-a-kind horse-centric city—officially chartered in 1964 but with roots dating back to 1923 [norcoareachamber.org+11en.wikipedia.org+11cowgirlmagazine.com+11](#). With over 400 acres of parks, nearly 100 miles of horse trails, and ordinances requiring a rustic Western aesthetic, equine culture literally shapes daily life here—sidewalks are often horse trails, businesses offer hitching posts, and even crosswalk buttons are rider-height [norcoareachamber.org+3cowgirlmagazine.com+3priceselfstorage.com+3](#).

Scenic, Community First Lifestyle

Scatterings of ranches, corrals, and riding paths merge with charming storefronts and flag adorned Sixth Street, leading to a spirited Veterans Memorial Plaza . Residents cherish a safe, small town sense of belonging, volunteerism, and pride—“Sportstown USA”—fostered through rodeos, chili cook offs, and community parades [norcoareachamber.org+1norcoareachamber.org+1](#).

Local Attractions & Events

Key destinations include the George A. Ingalls Equestrian Event Center, Pumpkin Rock Trail, Hidden Valley Wildlife Area, historic Norconian Hotel & Resort, and SilverLakes complex [en.wikipedia.org+4norco.ca.us+4norco.ca.us+4](#). Annual events like Horseweek, PRCA Rodeo, Norco Fair, ranch tours, and Fourth of July trail rides showcase lively celebration of place homes [.com+4norco.ca.us+4norcoareachamber.org+4](#).

Education & Growth

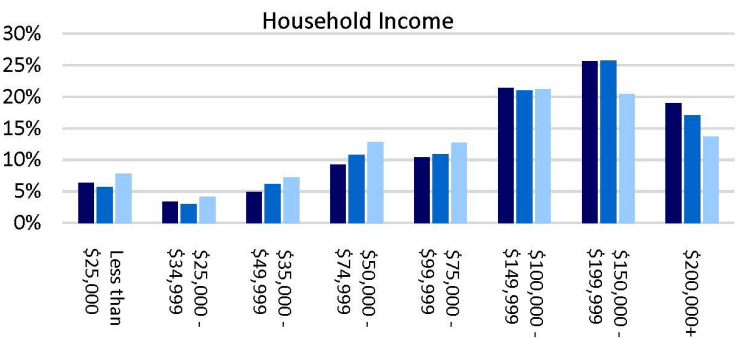
A family friendly haven, Norco is served by the strong Corona Norco Unified School District (a 2019 California Exemplary District) and hosts Norco College—a community college with nearly 9,000 students, originally on resort land near the historic Norconian ([norcoareachamber.org+10en.wikipedia.org+10norcoareachamber.org+10](#)).

Residential & Economic Appeal

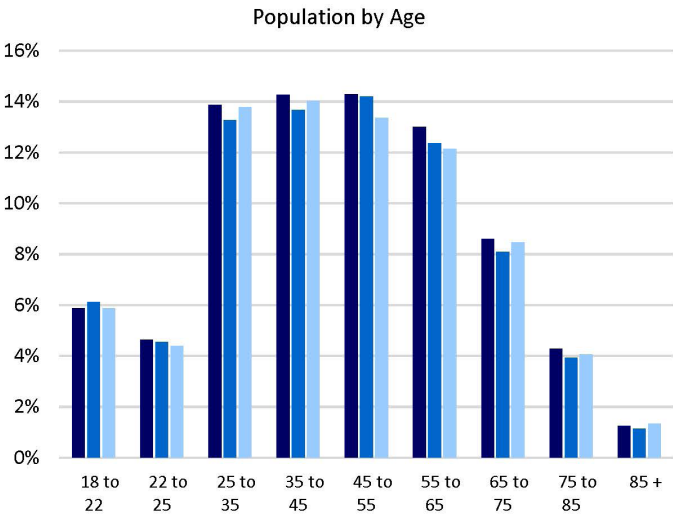
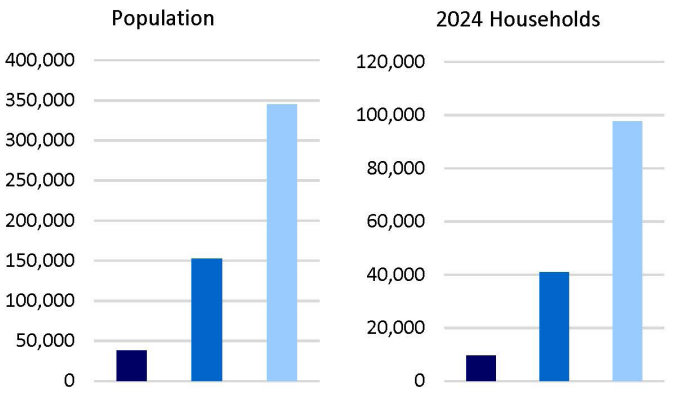
Properties typically sit on half acre lots or more, offering spacious ranch-style living in contrast to the urban sprawl nearby . The city emphasizes community-based development, with new builds preserving Western charm. ([norcoareachamber.org+5en.wikipedia.org+5priceselfstorage.com+5](#)). Its strategic location—less than an hour to Los Angeles—is ideal for both families and businesses.

DEMOGRAPHICS

	5 Min		10 Min		15 Min	
Current	Drive		Drive		Drive	
2024 Population	38,124	---	152,357	---	345,282	---
2029 Projected Population	38,872	---	159,113	---	367,939	---
Pop Grow th (%)	2.0%	---	4.4%	---	6.6%	---
2024 Households	9,649	---	40,860	---	97,703	---
2029 Projected Households	9,843	---	42,698	---	104,523	---
HH Grow th (%)	2.0%	---	4.5%	---	7.0%	---
Census Year						
2010 Population	33,959	---	124,674	---	287,858	---
2020 Population	37,994	---	147,420	---	330,683	---
Pop Grow th (%)	11.9%	---	18.2%	---	14.9%	---
2010 Households	8,413	---	32,903	---	79,183	---
2020 Households	9,616	---	39,475	---	93,138	---
HH Grow th (%)	14.3%	---	20.0%	---	17.6%	---



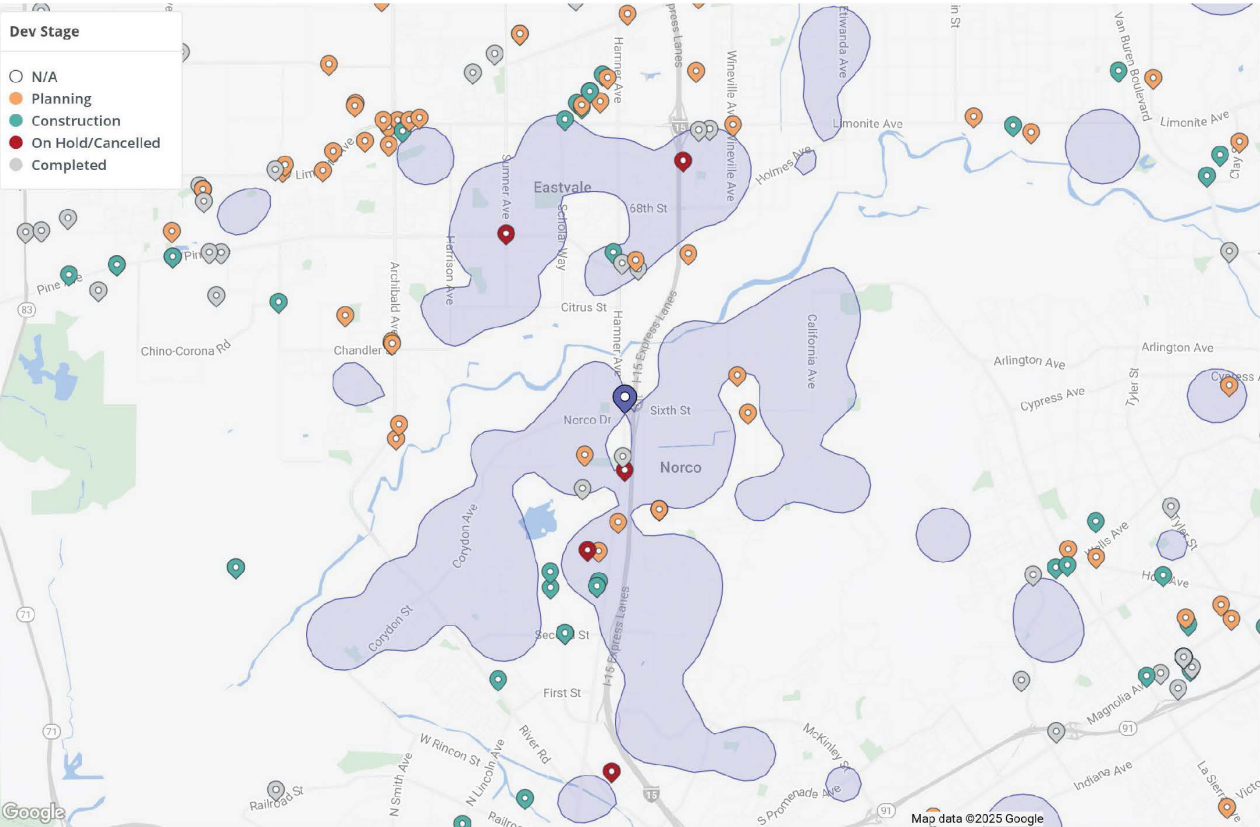
Household Income (2024)						
Per Capita Income	\$38,849	---	\$40,529	---	\$37,296	---
Average HH Income	\$153,493	---	\$151,124	---	\$131,803	---
Median HH Income	\$137,049	---	\$131,388	---	\$111,199	---



PLANNED DEVELOPMENT

Planned Development

The Maverick Saloon
3841 Hamner Ave, Norco, CA 92860



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jun 1st, 2024 - May 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





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