

BUILDING: ± 5,200 SF | LOT: ± 20,908 SF

NEW OFFICE IN BEAUTIFUL NORCO

633 SIXTH ST. NORCO CA 92860

COMMERCIAL BUILDING

FOR LEASE/ SALE



Traffic Count: ± 32,000
VPD

INVESTMENT HIGHLIGHTS

- Excellent Owner User or Investment Opportunity
- High Traffic Count Per Day
- Located in the downtown Norco area
- Lack of Inventory for Retail, Office, and Residential Spaces in the Market
- Ample Parking
- In Close Proximity to Norco College



PROPERTY DESCRIPTION

Property Address: 633 Sixth St Norco
CA 92860

County: Riverside

Total Building Size: ± 5,200 SF

Lot Size: ± 20,908 SF

Corner Streets: Hillside Ave and
Sixth St

Year Built: 2024

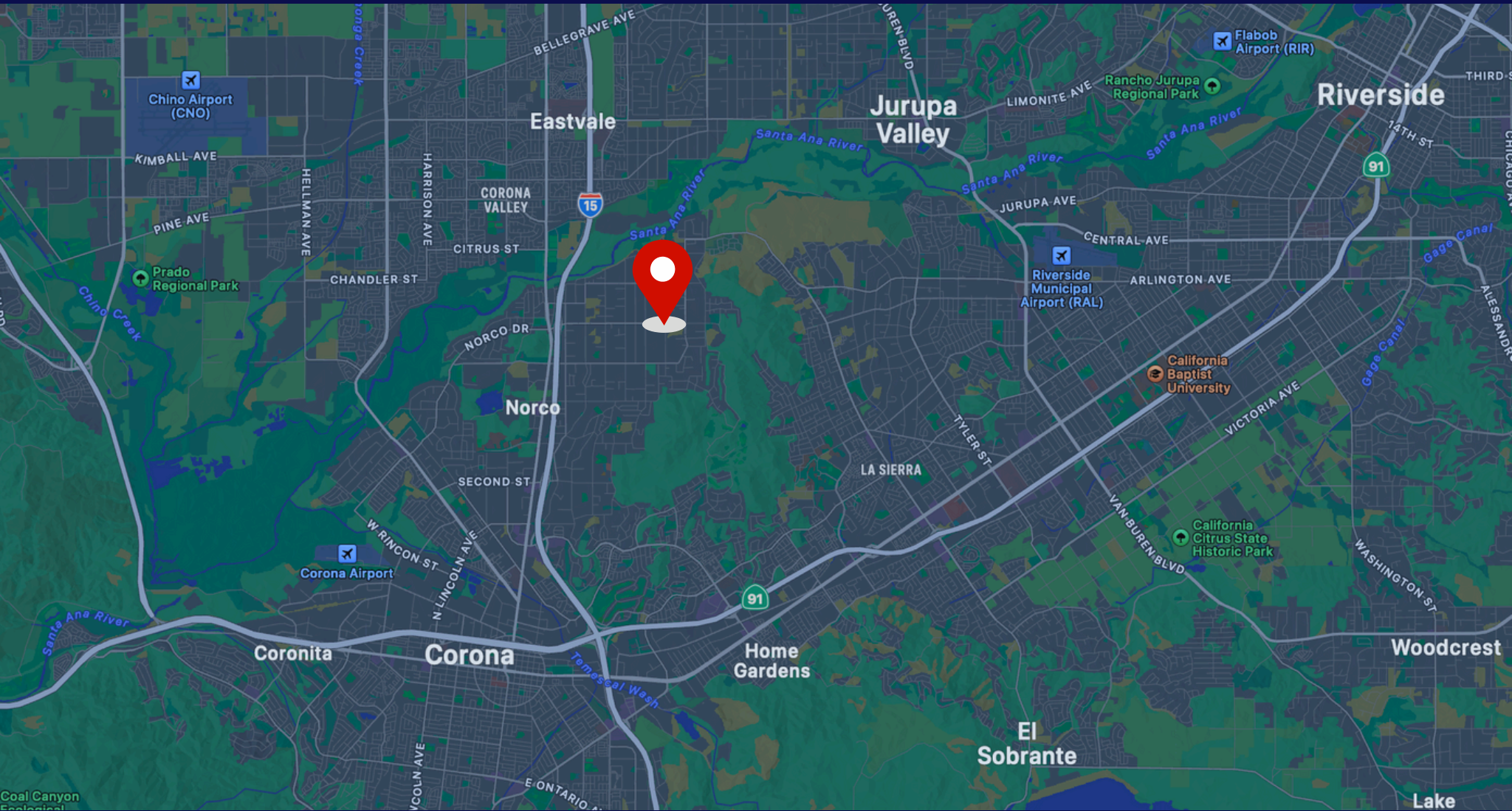
Zoning: C4

Property Type: Commercial Mix-Use

APN: 133-150-027

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LOCATION MAP



DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
21,574	203,233	485,772

EMPLOYEES

1 Mile	3 Miles	5 Miles
6,468	68,812	186,547

AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$97,209	\$101,716	\$120,080,

FAMILIES

1 Mile	3 Miles	5 Miles
4,823	45,760	282,196

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
5,907	60,852	75,201

TRAFFIC COUNTS

SIXTH ST 32,000



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BRAND NEW BUILT CLASS A BUILDING AVAILABLE FOR LEASE/ SALE



PLEASE CONTACT:

KRISTINE DELGADO
Senior Associate
t: 909-835-7265
CA RE Lic # 02157220
kristine.delgado@remax.net

TANIA WILLIAMS
Senior Associate
t: 909-782-8421
CA RE Lic #01860419
taniawilliams@remax.net

JORGE YAMZON
Director /Senior Vice President
t: 626-786-5869
CA RE Lic# 01359483
jorgeyamzon@remax.net

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