

PROPOSED | Retail & Pad Drive-Thru Opportunities

# 5-ACRE NEW RETAIL DEVELOPMENT



NORCO  
VALLEY  
SQUARE

THIRD ST & HAMNER AVE • NORCO, CA 92860



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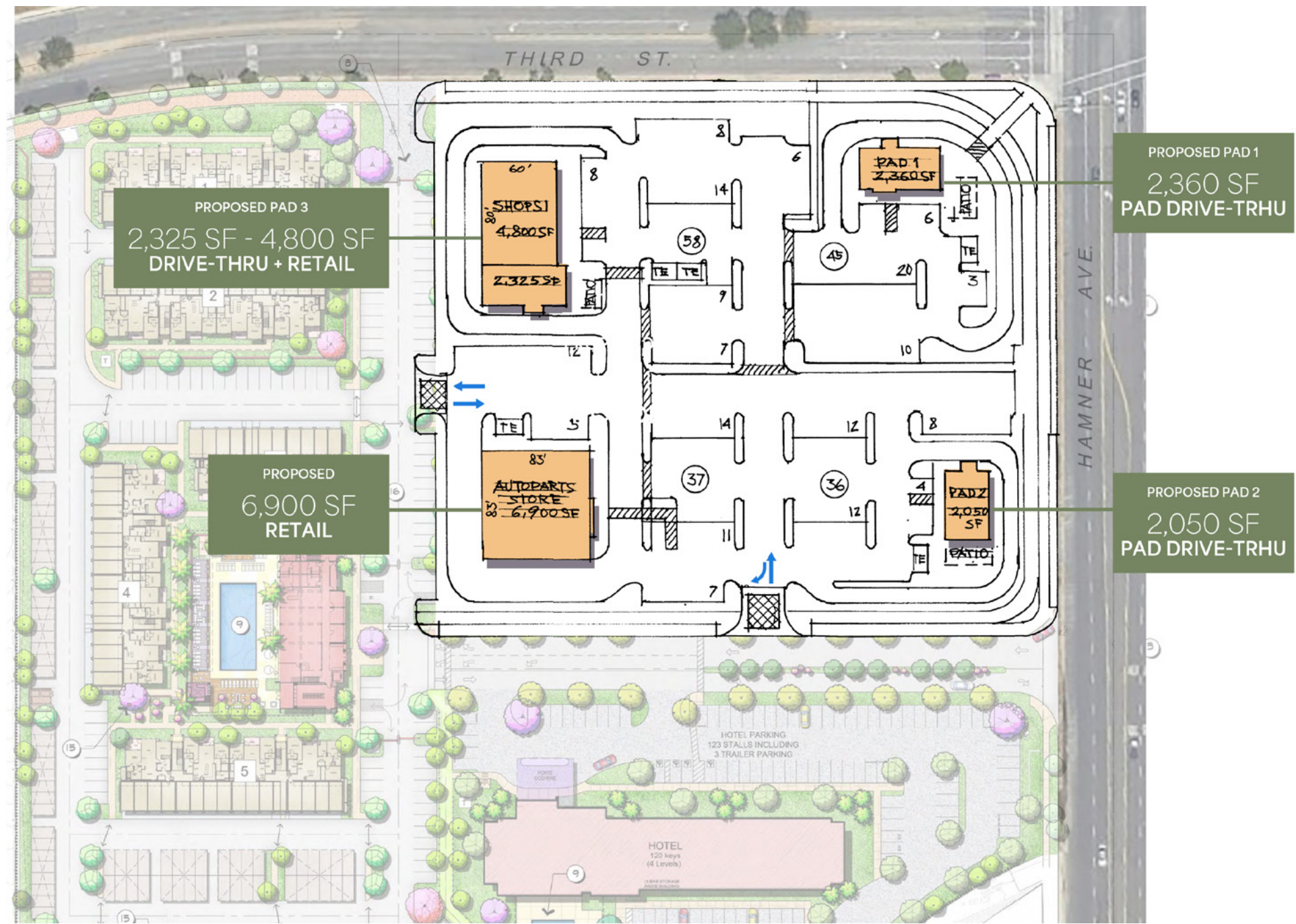
## 5-ACRE NEW RETAIL DEVELOPMENT

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\*CONCEPTUAL RENDERING

### SITE OVERVIEW

- New 5 acre retail development with approved ± 320 residential units and hotel coming soon!
- Retail and pad drive-thru leasing opportunities in the heart of Norco & Corona markets
- Excellent visibility from interstate 15 freeway (over 172,000 CPD) with convenient on-ramp & off-ramp accessibly
- Caters to greater Norco, Corona & Eastvale communities providing a dense residential and industrial customer base
- Strong demographics with high disposable incomes in surrounding area (over \$129,000 average HH income within 1,3 & 5 mile radius)



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# RETAIL PROJECT OVERVIEW

## PROJECT SUMMARY

		SF
RETAIL	Proposed Retail	±6,900
PAD 1	Proposed Drive-Thru + Patio	±2,360
PAD 2	Proposed Drive-Thru + Patio	±2,050
PAD 3	Proposed Drive-Thru + Retail	± 2,325 SF - ±4,800 SF
<b>PROPOSED TOTAL AREA</b>		<b>±18,432</b>
<b>PROPOSED PARKING</b>		<b>176</b>



**\*CONCEPTUAL RENDERING | APPROVED RESIDENTIAL**



**Site**  
 Third St & Hamner Ave  
 Norco, CA 92860

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# TRADE AREA & DEMOGRAPHICS

\*SOURCE: ESRI • COSTAR • DATAUSA

## 2023 DEMOGRAPHIC

	EST. POPULATION	EST. DAYTIME POPULATION	AVG. HH INCOME
1 MILE	4,916	8,635	\$129,317
3 MILE	90,837	39,992	\$129,369
5 MILE	301,620	93,849	\$129,866

**40.8**  
 2023 median age

**\$129,544**  
 2023 avg HH income

## 2023 DRIVE-TIME

	EST. POPULATION	AVG. HH INCOME	DAYTIME POPULATION	MEDIAN AGE
5 MIN	16,555	\$116,275	9,621	37
10 MIN	169,688	\$129,629	78,437	33
15 MIN	426,480	\$131,022	130,557	34

**\$828,000**  
 2023 median property value

**2.2%**  
 2023 job market increase over the last year

SILVERLAKES • Norco's Silver Lakes Concerts, Sports Complex & Events Center - **1.5 million visitors (2019)**

NAVAL COMMAND CENTER • 1/2 mile distance north - **2,000 employees**

CORONA-NORCO UNIFIED SCHOOL DISTRICT • 1/2 mile distance north - **1,200 employees**

NORCO CAMPUS OFFICE PARK • footsteps away from 72K SF of medical & business offices - **4 acre master-planned, mixed-use business park**

NORCO COLLEGE • walking distance • **500 faculty & staff**

PALOMINO BUSINESS PARK • 1 mile south (1MSF completed; another 1MSF under construction) - **112 acre master-planned industrial campus**



NORCO  
VALLEY  
SQUARE

FOR MORE LEASING  
INFORMATION  
CONTACT

TERRISON QUINN / 949.698.1107

[terrison.quinn@srsre.com](mailto:terrison.quinn@srsre.com)

CA License No. 01789657

TONY VUONA / 949.270.8211

[tony.vuona@srsre.com](mailto:tony.vuona@srsre.com)

CA License No. 02046746

