



OFFERING MEMORANDUM



**1204 6TH ST
NORCO, CA**



Affiliated Business Disclosure

This is to give notice that The L3 Real Estate ("The L3") has a business relationship with several affiliated business entities. These entities may include, but are not limited to, mortgage companies, home warranty companies, insurance agencies, and home inspection companies ("Affiliated Companies"). Because of this relationship, a referral to these Affiliated Companies might provide The L3 a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the listed providers and, with exception of our relationship, are free to shop around to determine that you are receiving the best services and the best rate for these services.

- Home Inspection Company: \$250-\$500
- Mortgage Financing Company: Costs may vary depending on the loan type and the credit score of the buyer.
- Home Warranty Company: \$300-\$600 annually
- Insurance Agency: Costs may vary depending on the property and coverage selected.

In all instances, however, The L3 and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. The L3 and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strict confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or The L3 Real Estate ("L3"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or The L3 Real Estate.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to The L3 Real Estate.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information included estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footage, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither The L3 Real Estate nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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INVESTMENT SUMMARY AND HIGHLIGHTS

1204 & 1210-1214 6th St, Norco, CA presents an ideal opportunity for an **owner-user** or **redevelopment project** in a **high-traffic** location on 6th Street, **Norco's main commercial corridor**. The **35,719 SF** lot features **approximately 2,622 SF of building space**, currently occupied by a **thrift store and dog rescue**. The property's **C4 - Commercial zoning** allows for a wide range of **business and redevelopment opportunities**.

Prime Visibility – 126 feet of street frontage on 6th Street, ensuring high exposure.

Steady Income – Gross scheduled income of \$42,600 with tenants paying all utilities.

Minimal Expenses – Operating expenses of \$4,000 annually, yielding a \$38,600 NOI.

Flexible Access – Two curb cuts for easy ingress/egress and multiple commercial uses.

C4 - Commercial Zoning – Suitable for various business types or redevelopment.

Additional Income Potential – The back lot generates income from boat storage rentals.



LOCATION OVERVIEW

Norco, CA A Growing Commercial Hub

Norco, known as "Horsetown USA," blends rural charm with commercial growth. 6th Street serves as Norco's primary business corridor, attracting steady traffic from residents, visitors, and business owners.

KEY LOCATION ADVANTAGES

High-Traffic Commercial Corridor – Ensures consistent customer flow.

Pro-Business Zoning (C4) – Encourages commercial expansion and investment.

Growing Market Demand – Norco's real estate sector continues to see strong demand.

Accessible & Convenient – Near major highways and surrounded by local businesses.

Surrounding Amenities – Close to retail shops, restaurants, and service providers.



FINANCIAL ANALYSIS

CATEGORY	AMOUNT
Net Operating Income (NOI)	\$38,600
Operating Expenses	\$4,000
Gross Scheduled Income	\$42,600
Cap Rate	3.09%

Expense Breakdown

Property Tax: \$1,600

Insurance: \$2,400

Total Annual Expenses: \$4,000

Utilities Paid by Tenants

