

NORCO RIVER ROAD SHOPPING CENTER

JUNIOR ANCHOR SPACE AVAILABLE

1999 River Rd. #102
Norco, CA 92860



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

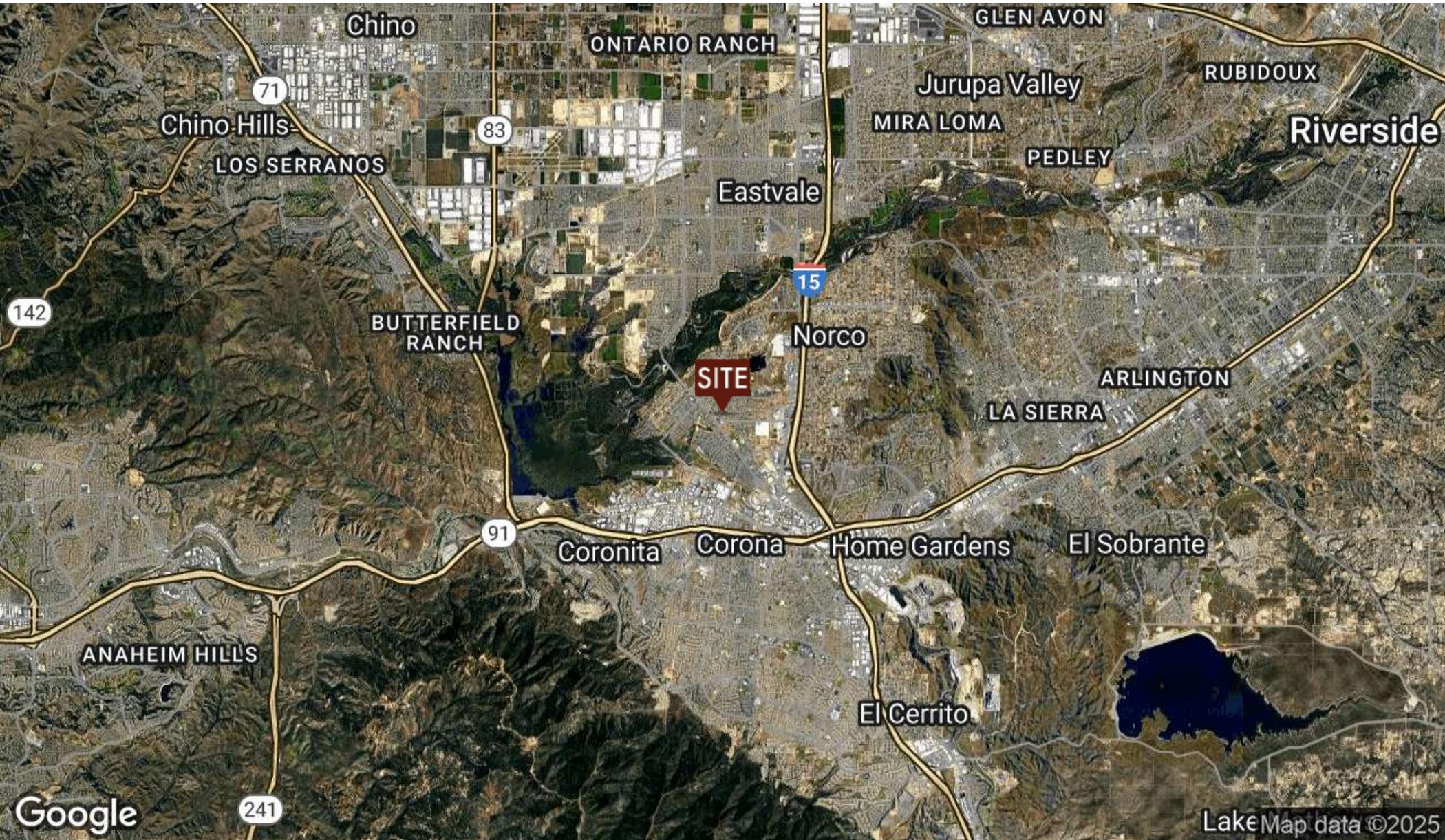
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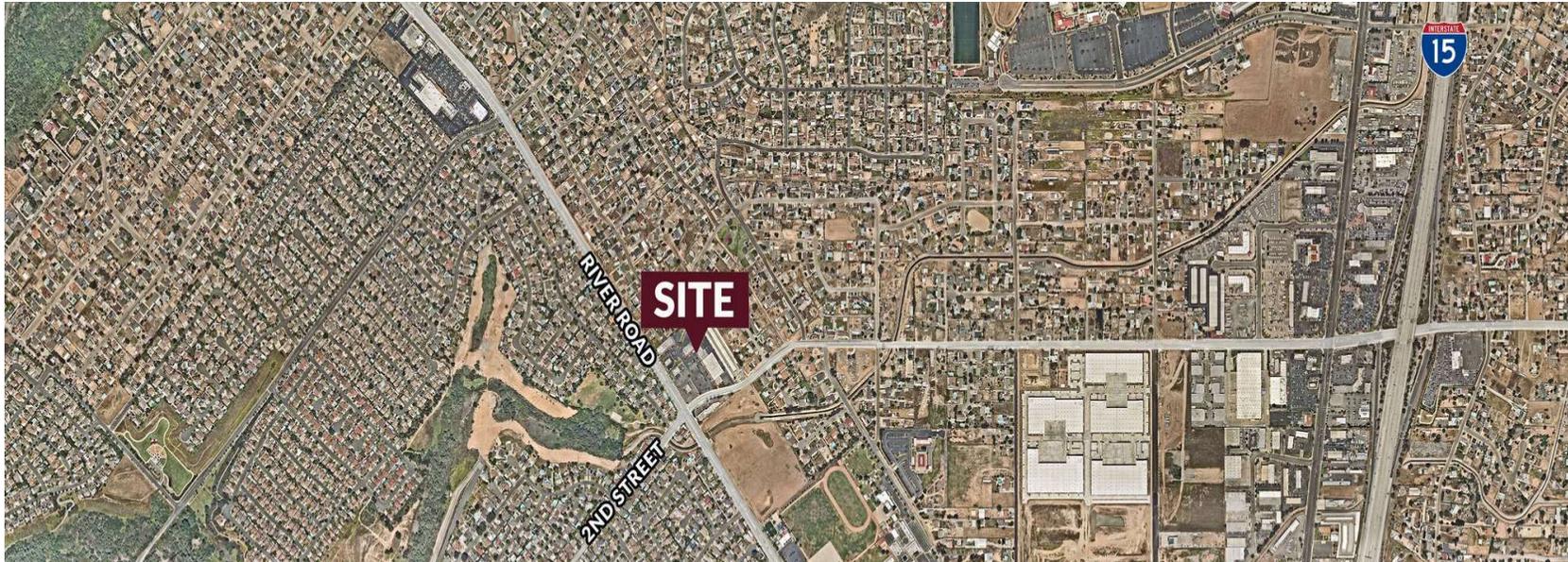
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

REGIONAL MAP



PROPERTY HIGHLIGHTS



BULLETS HEADLINE

- Jr Anchor with approximately 11,469 SF available in Norco, in close proximity to Eastvale and Corona.
- This neighborhood shopping center is located at a signalized intersection with over $\pm 28,783$ cars per day.
- Tremendous average incomes of \$161,334 within a one-mile radius.
- Multiple points of ingress and egress for convenient access.
- Monument signage is available.
- Co-Tenants include Dollar Tree, Jack In The Box, and 7-Eleven.
- Norco is known for its equestrian community and rural atmosphere.

SITE PLAN



JUNIOR ANCHOR FOR LEASE | 1999 RIVER RD. # 102 NORCO, CA



±11,469 SF available for lease located at 1999 River Rd. # 102 Norco, CA



Loading Dock Available

RETAILER & TRAFFIC GENERATOR MAP



ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
<u>POPULATION</u>			
2025 Total Population	12,150	85,362	264,021
2025 Median Age	36.9	35.1	35.7
2025 Total Households	3,522	23,835	76,449
2025 Average Household Size	3.4	3.4	3.4
<u>INCOME</u>			
2025 Average Household Income	\$161,334	\$136,216	\$143,214
2025 Median Household Income	\$129,429	\$113,097	\$119,212
2025 Per Capita Income	\$46,780	\$38,077	\$41,527
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	312	4,547	10,397
2025 Total Employees	2,341	45,483	87,599

