

GATEWAY TOWN CENTER

SWC HAMNER AVE AND FIRST STREET, NORCO, CA



± 2,000 SF & 2,500 SF DRIVE-THRU PADS FOR LEASE

PROPERTY INFO

- Redevelopment of existing Denny's pad
- Creating two (2) approximate 2,200 SF freestanding drive-thru buildings
- Multi-tenant shopping center anchored by Target, WinCo Foods, and Staples
- Located in a dense, mature trade area just east of the 15 Freeway and north of the 91 Freeway on Hamner Ave and Mountain Ave
- Excellent ingress/egress located at signalized intersection
- Co-tenants include Verizon, O'Reilly, Taco Bell, KFC, Carl's Jr, Jimmy John's and more

TRAFFIC COUNTS

- Hidden Valley Pkwy - 37,319 CPD
- Hamner Avenue - 35,168 CPD
- First Street - 7,356 CPD
- 15 Freeway - 87,120 CPD

Barclay Harty

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Motti Farag

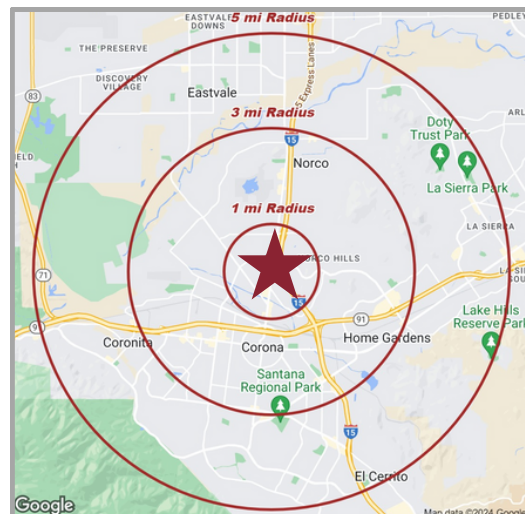
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,524	109,246	273,376
Avg. HH Income	\$116,077	\$128,401	\$150,162
Daytime Population	10,450	61,173	90,736



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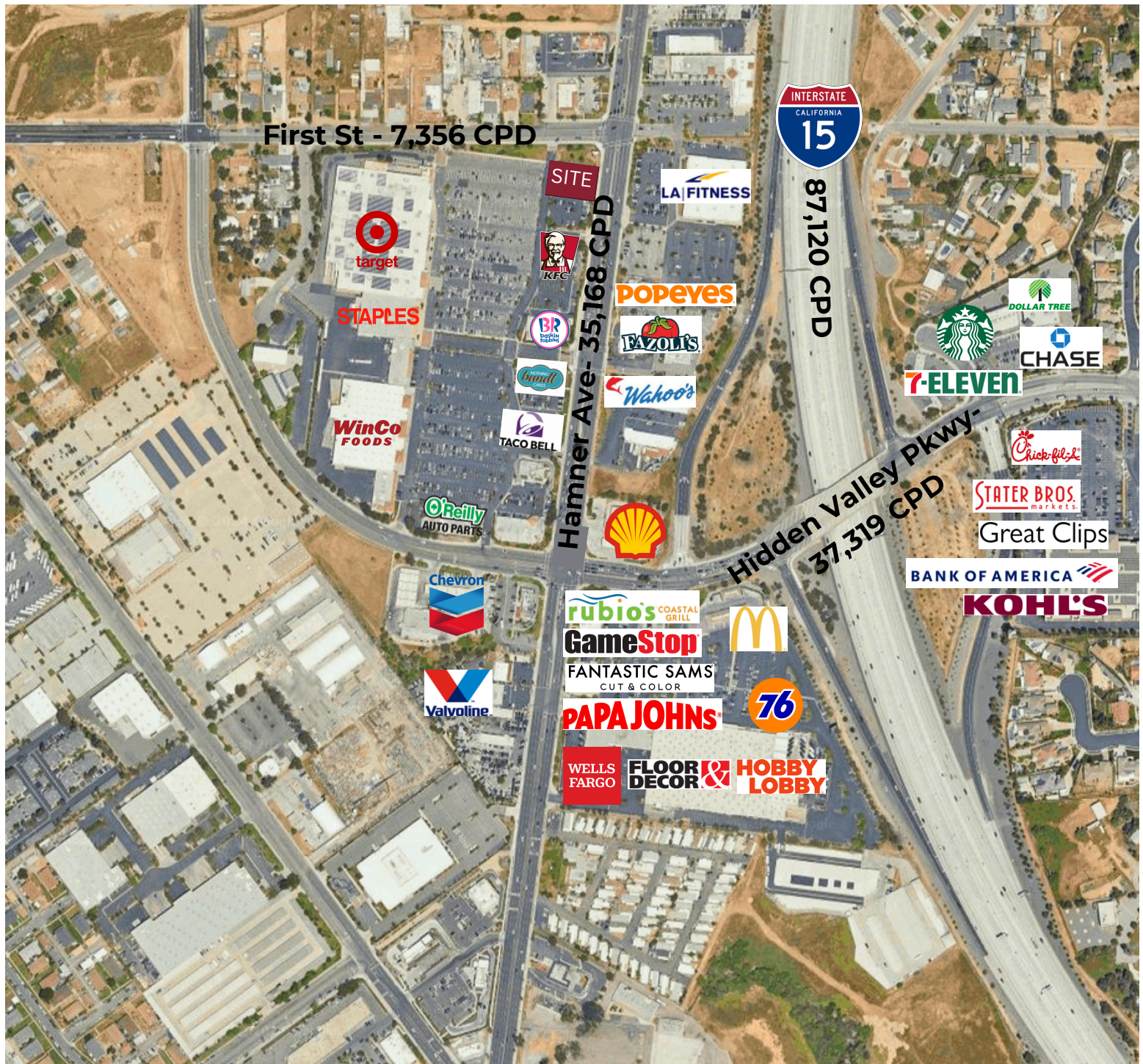
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Trade Area



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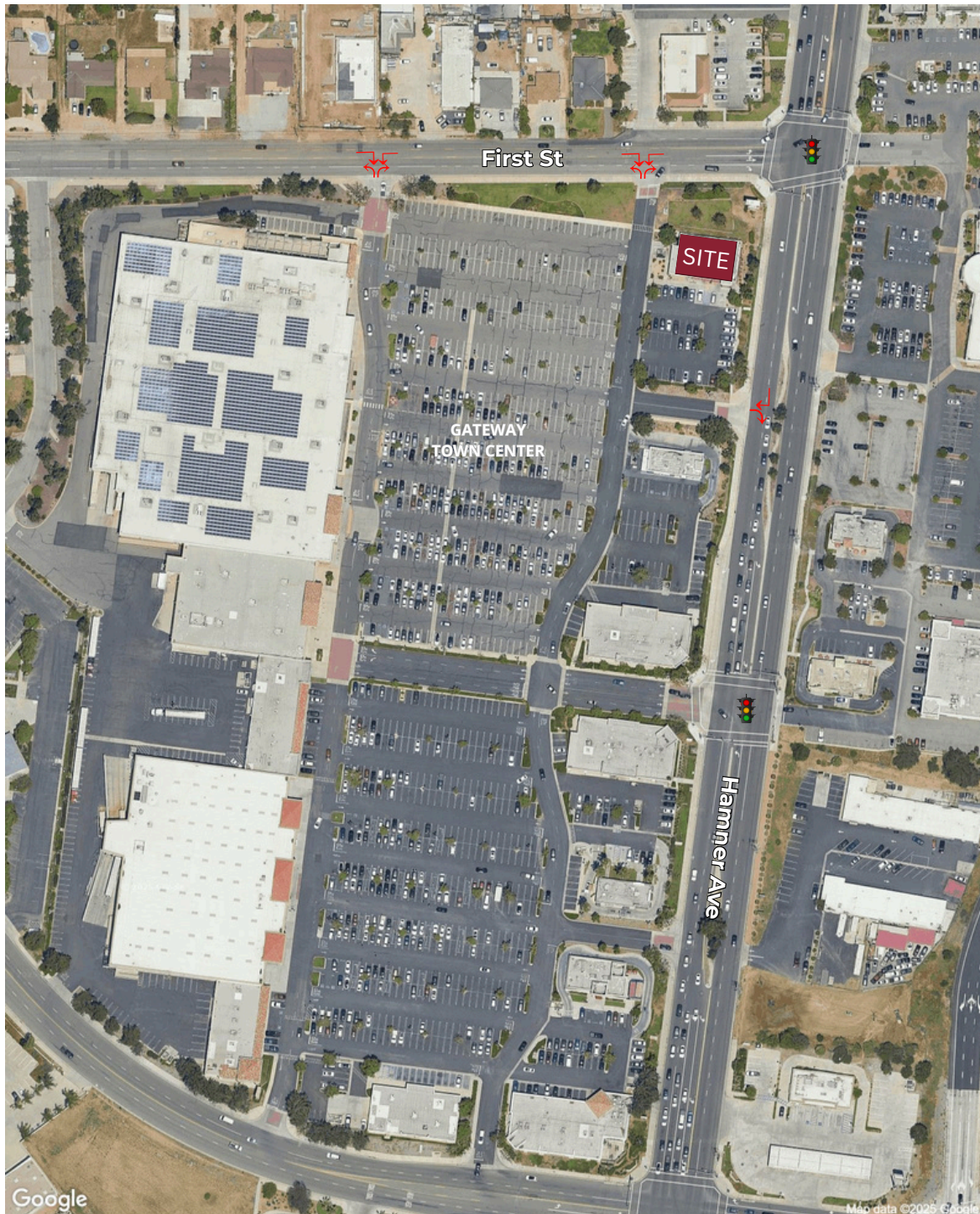
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Ingress/Egress



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Building Plan



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