

# 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

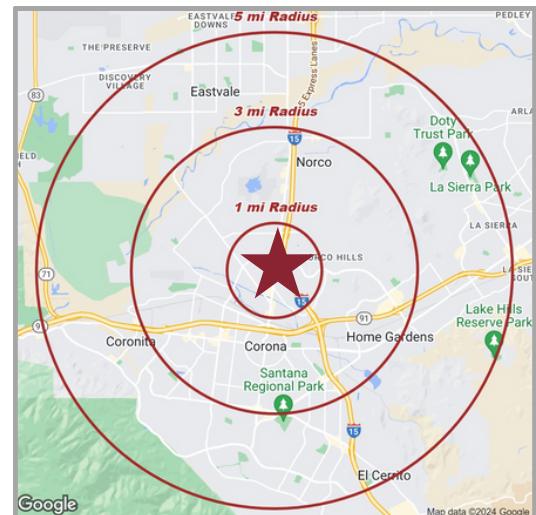
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### Motti Farag

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## DEMOGRAPHICS

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



### J. Matthew Spector

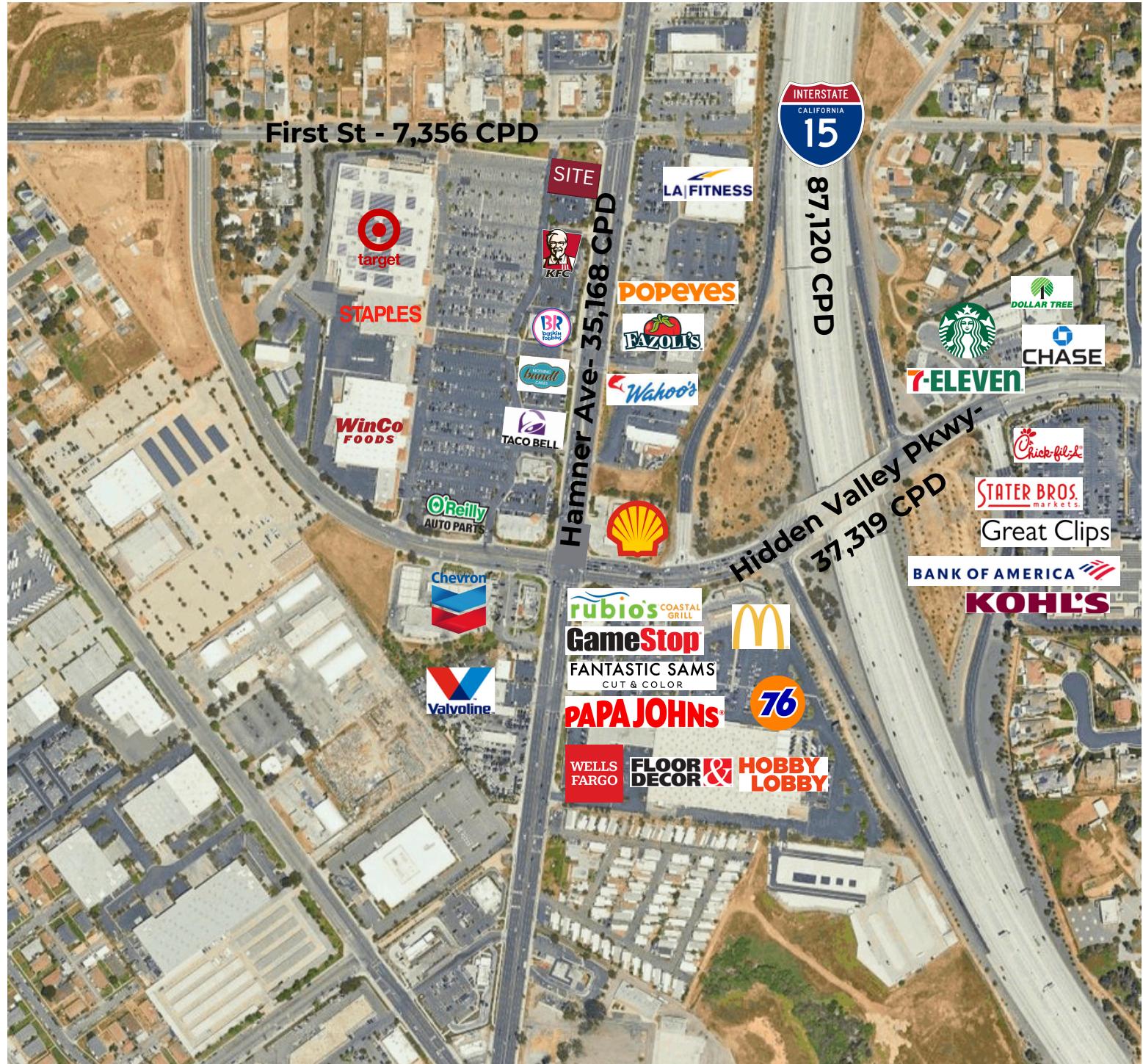
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## Trade Area



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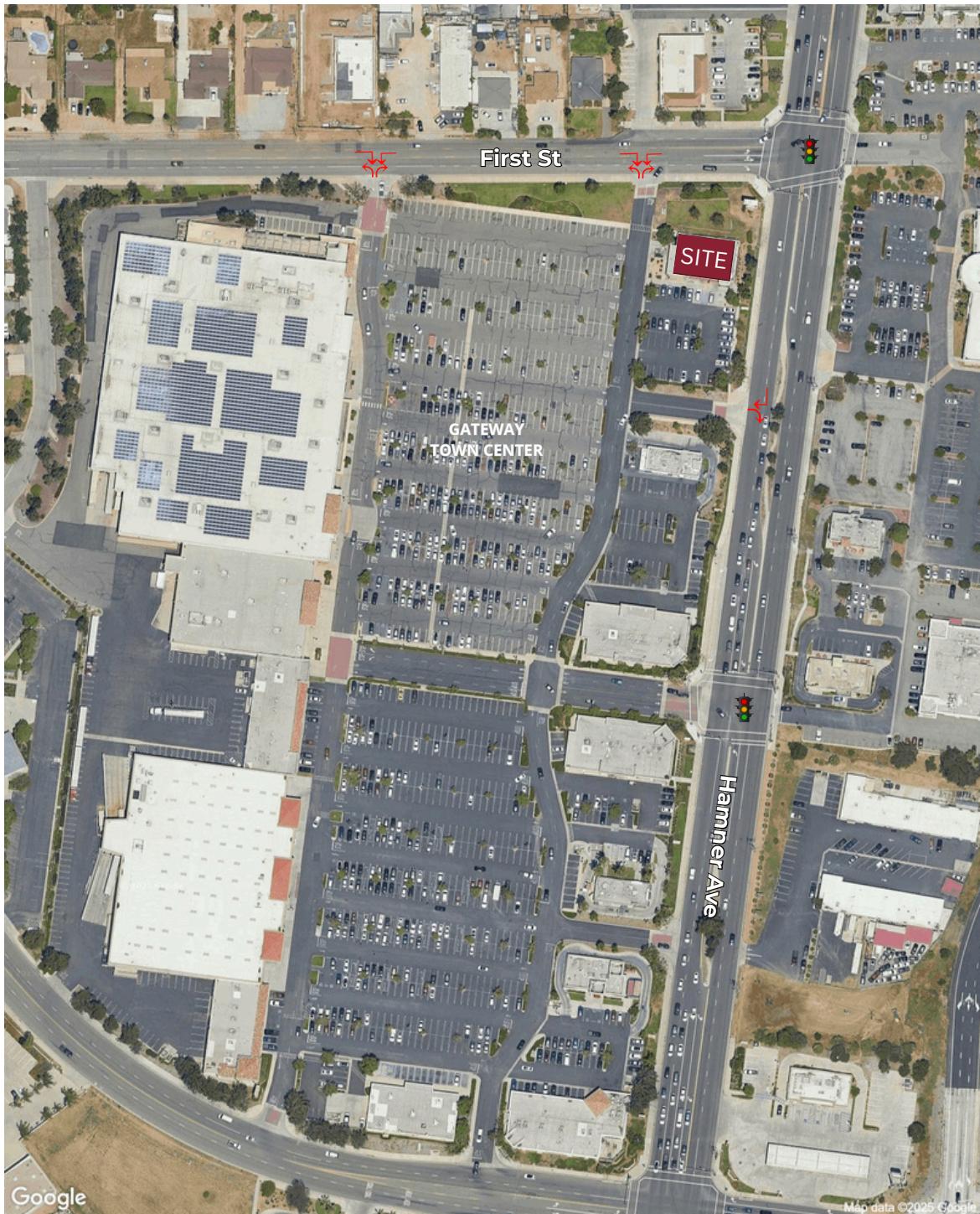
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## Ingress/Egress

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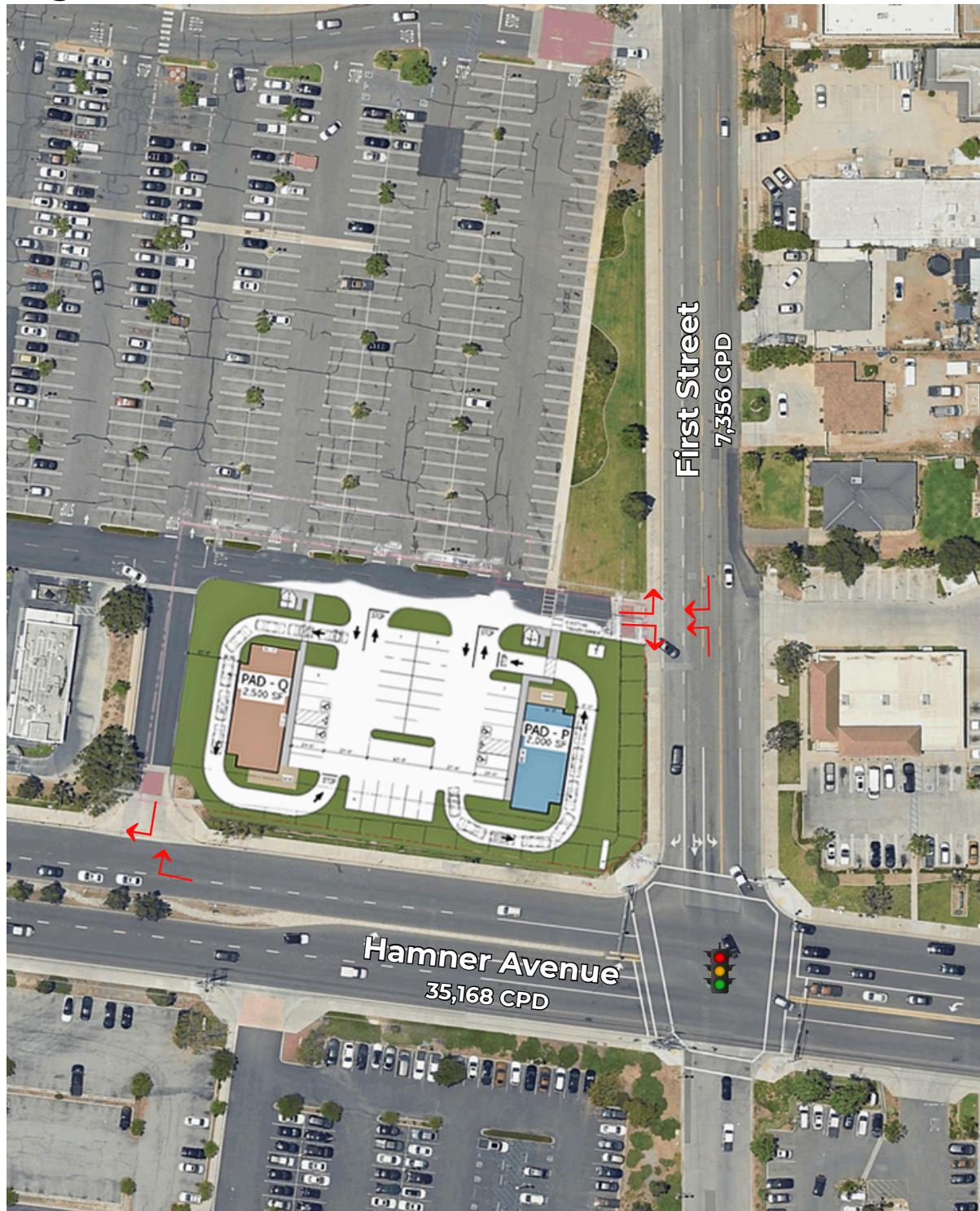
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## Building Plan



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