



**FOR SUBLEASE | ±64,800 SF WAREHOUSE**

**1800 MOUNTAIN AVE.**

**NORCO | CA**

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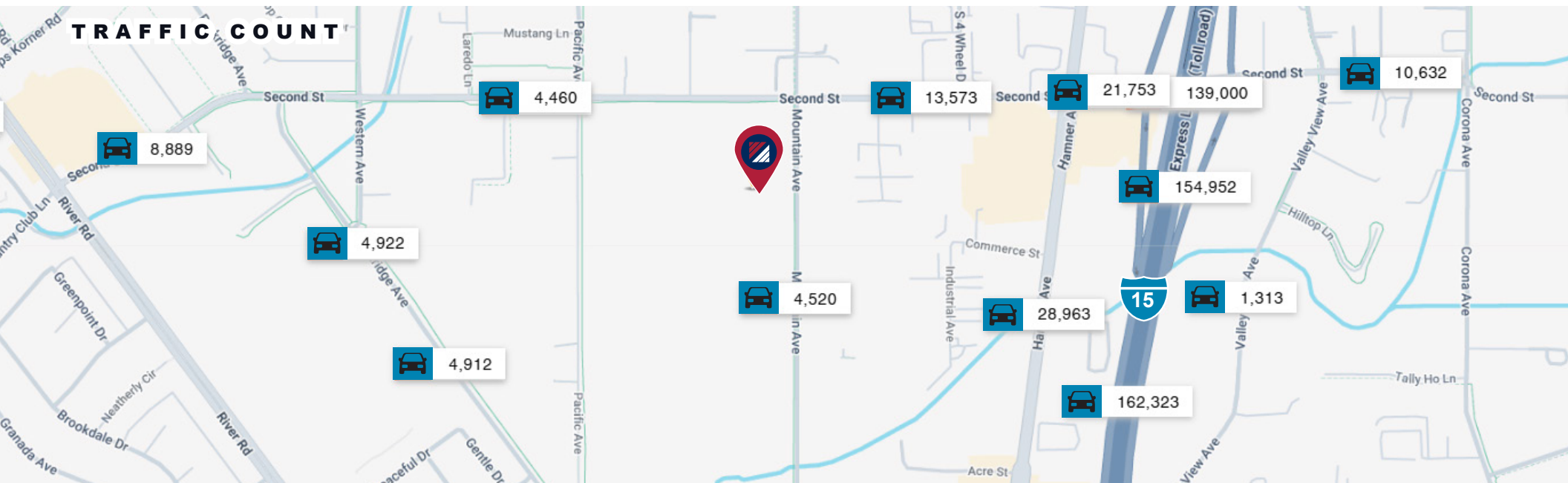
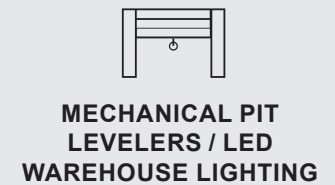
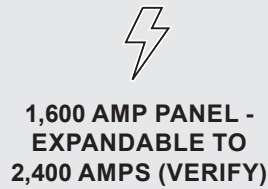
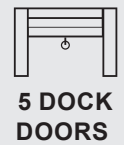


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**PROPERTY HIGHLIGHTS**



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**PHOTOS**



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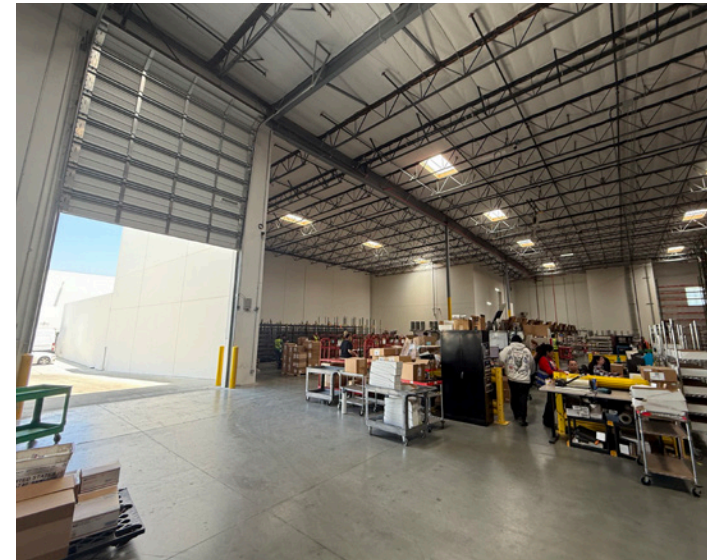
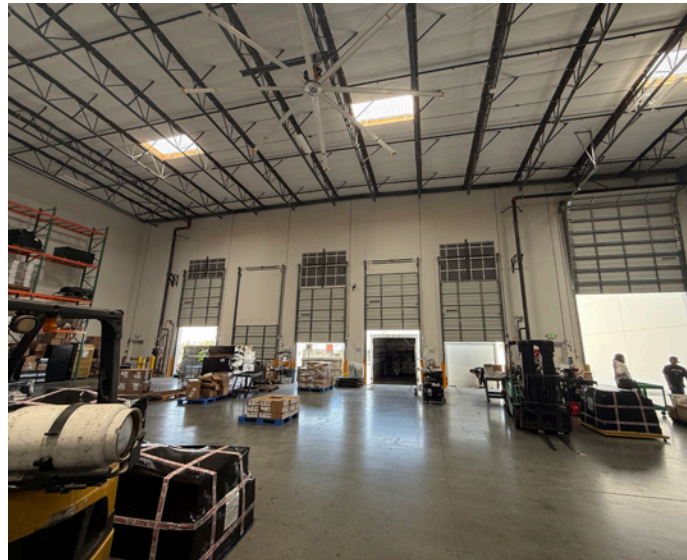
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PHOTO & AERIAL



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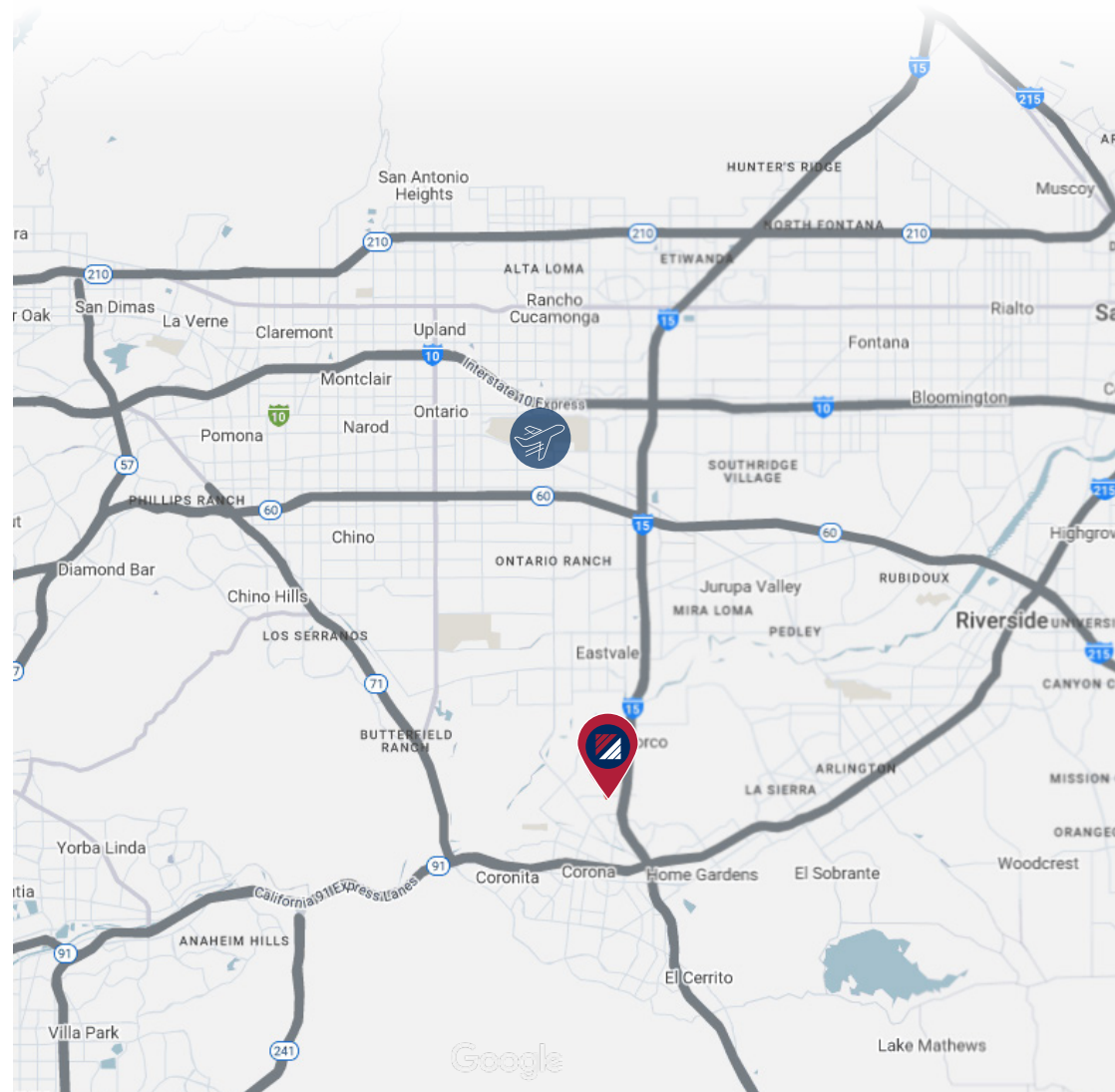
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**LOCATION MAP**



**DEMOGRAPHICS**

	3 Mile	5 Miles	10 Miles
2020 Population	96,427	282,130	700,010
2024 Population	94,727	278,450	700,936
2029 Population Projection	99,335	292,013	731,239
2020 Households	27,701	80,798	202,886
2024 Households	26,515	77,894	199,541
2029 Household Projection	27,681	81,338	207,375
Total Specified Consumer Spending (\$)	\$1B	\$3.3B	\$8.4B
Avg Household Income	\$107,868	\$121,904	\$119,281
Median Household Income	\$88,013	\$101,928	\$99,098

**TRAFFIC COUNTS**

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Mountain Ave	2nd St N	4,520	2025	0.14 mi
2nd St	S Four Wheel Dr E	13,573	2025	0.24 mi
2nd St	Cherokee Ave W	4,400	2025	0.28 mi
Hamner Ave	Commerce St N	28,963	2025	0.38 mi
1st St	Mountain Ave E	8,515	2025	0.40 mi
Parkridge Ave	Lullaby Ln SE	4,850	2025	0.42 mi
2nd St	Hamner Ave W	21,495	2025	0.44 mi
Parkridge Ave	Western Ave NW	4,854	2025	0.47 mi
15	Acre St W	162,323	2025	0.51 mi
15	Hilltop Ln E	154,952	2024	0.51 mi

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