

NORCO RIVER ROAD SHOPPING CENTER

JUNIOR ANCHOR SPACE AVAILABLE

1999 River Rd. #102
Norco, CA 92860



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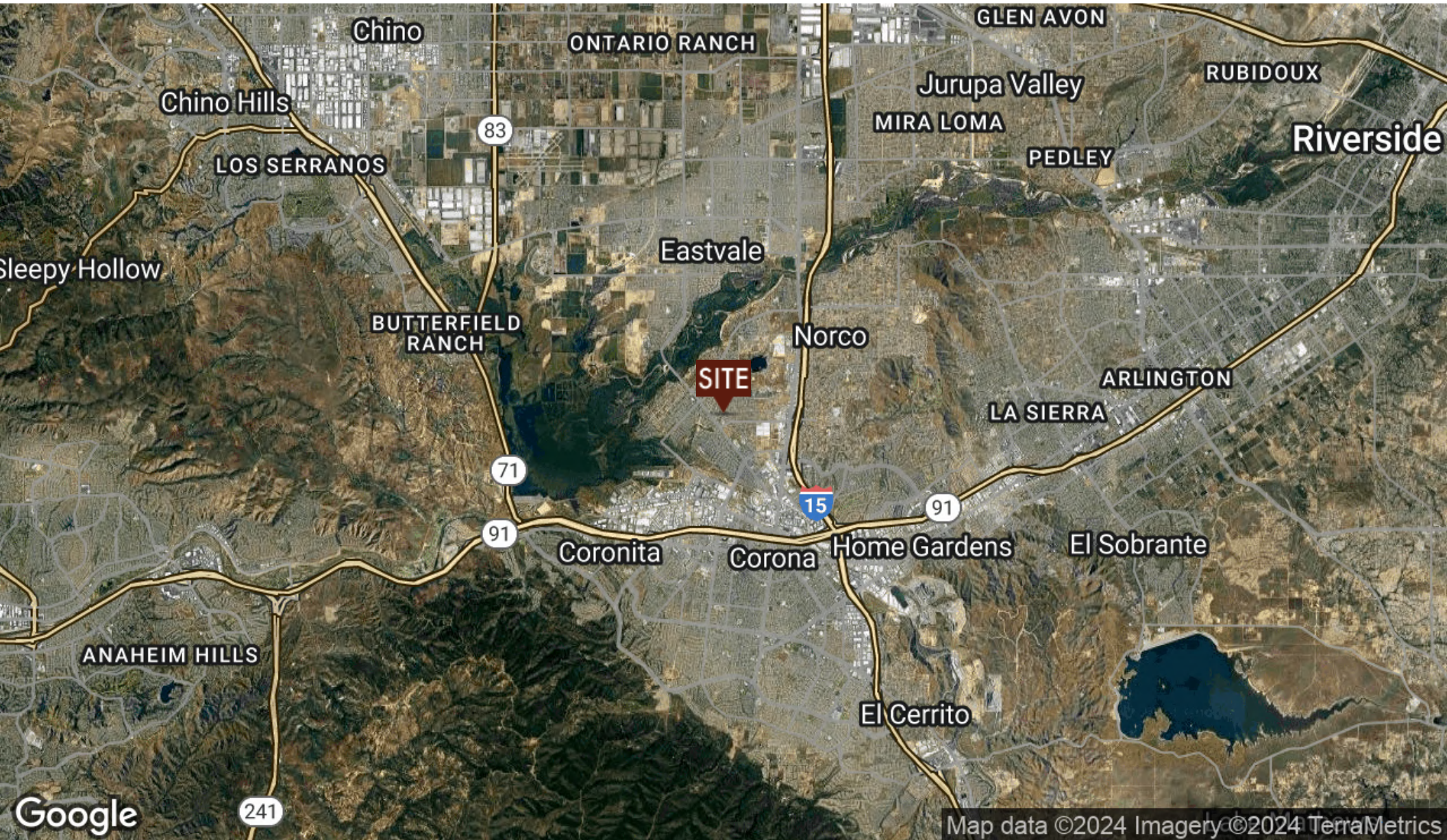
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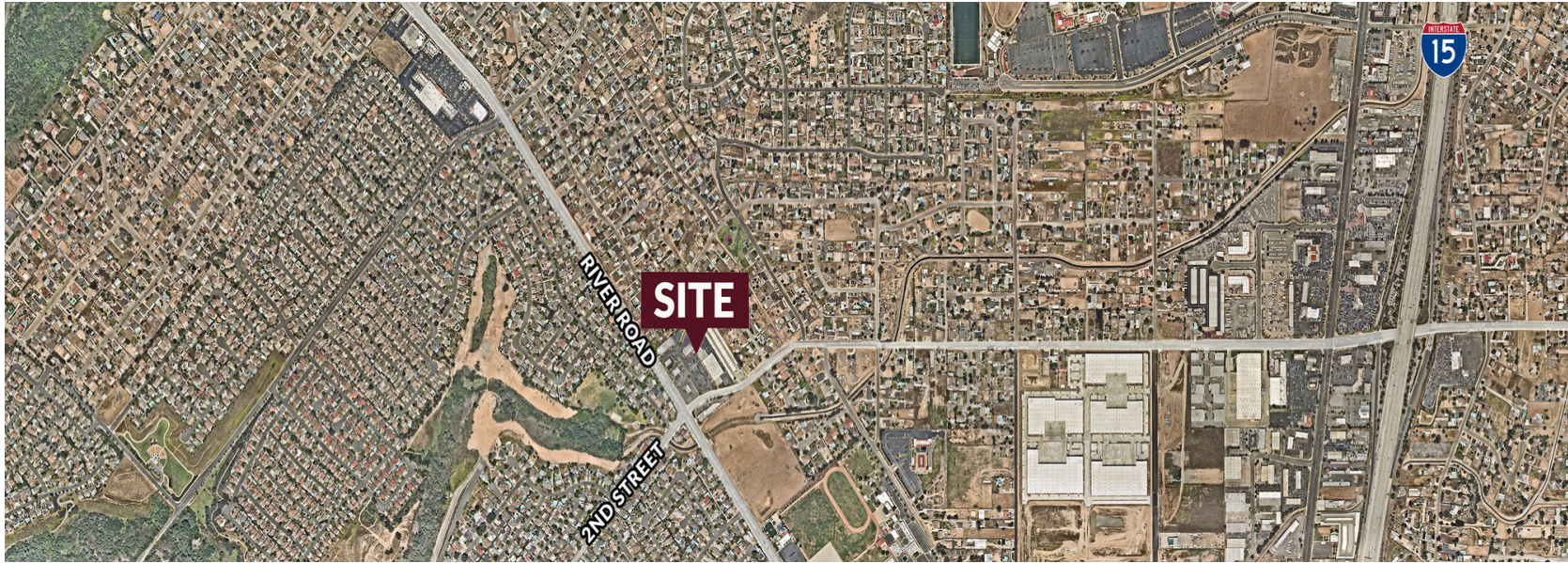
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REGIONAL MAP



PROPERTY HIGHLIGHTS



- 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 37,990 cars per day.
- Tremendous average incomes of \$144,384 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



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ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
<u>POPULATION</u>			
2023 Total Population	11,558	90,008	271,754
2023 Median Age	36.8	34.6	34.8
2023 Total Households	3,503	25,309	79,396
2023 Average Household Size	3.2	3.4	3.3
<u>INCOME</u>			
2023 Average Household Income	\$144,384	\$127,768	\$139,451
2023 Median Household Income	\$118,063	\$102,719	\$112,460
2023 Per Capita Income	\$44,187	\$36,656	\$41,102
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	296	4,468	10,230
2023 Total Employees	2,051	46,683	87,642

