

Property Summary

1825 Hamner Avenue, Norco, CA 92860

FOR LEASE



PROPERTY DESCRIPTION

±1,830 SF end-cap retail/restaurant space at the Hamner Center on Hamner Ave in Norco, CA. Previously operated as a Pizza Hut, with much of the existing restaurant equipment left in place, allowing for a faster and more cost-effective build-out. The suite offers strong frontage, excellent visibility, and exposure to approximately 28,000 vehicles per day, making it ideal for QSR or retail users. NNN lease, terms negotiable.

PROPERTY HIGHLIGHTS

- ±1,830 SF end-cap retail / restaurant space
- Former Pizza Hut location
- Many existing restaurant / kitchen equipment items remain
- Excellent street frontage and visibility
- Ideal for QSR or retail users

OFFERING SUMMARY

Lease Rate:	\$3/sqft/mo + NNN
Available SF:	1,830
Building Size:	20,174 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	265	1,544
Total Population	92	864	5,196
Average HH Income	\$152,431	\$148,528	\$140,042

Matthew Masoud

909.494.5282

matthew.masoud@expcommercial.com



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Location Map

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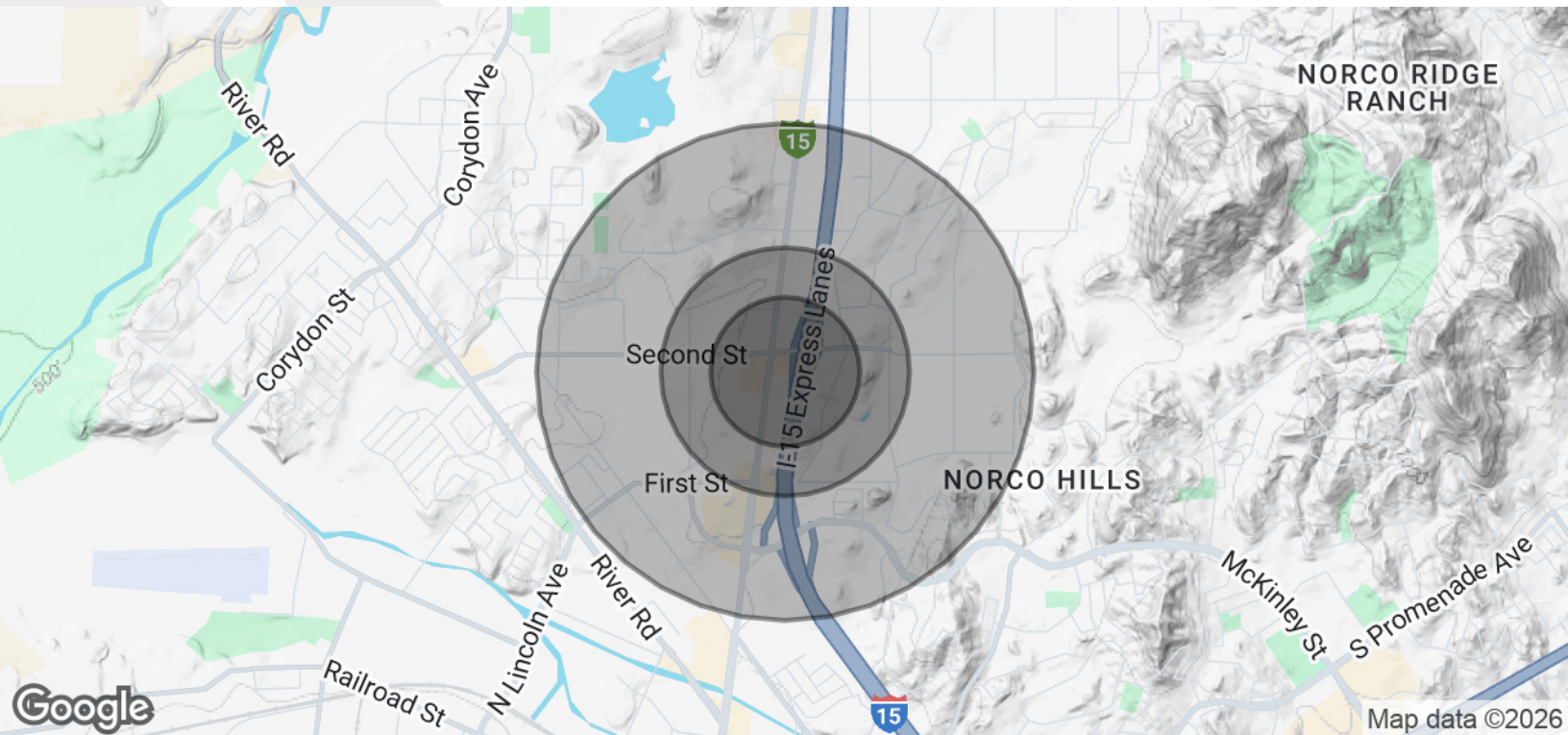


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	92	864	5,196
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	265	1,544
# of Persons per HH	3.2	3.3	3.4
Average HH Income	\$152,431	\$148,528	\$140,042
Average House Value	\$770,995	\$759,518	\$727,429

Demographics data derived from AlphaMap

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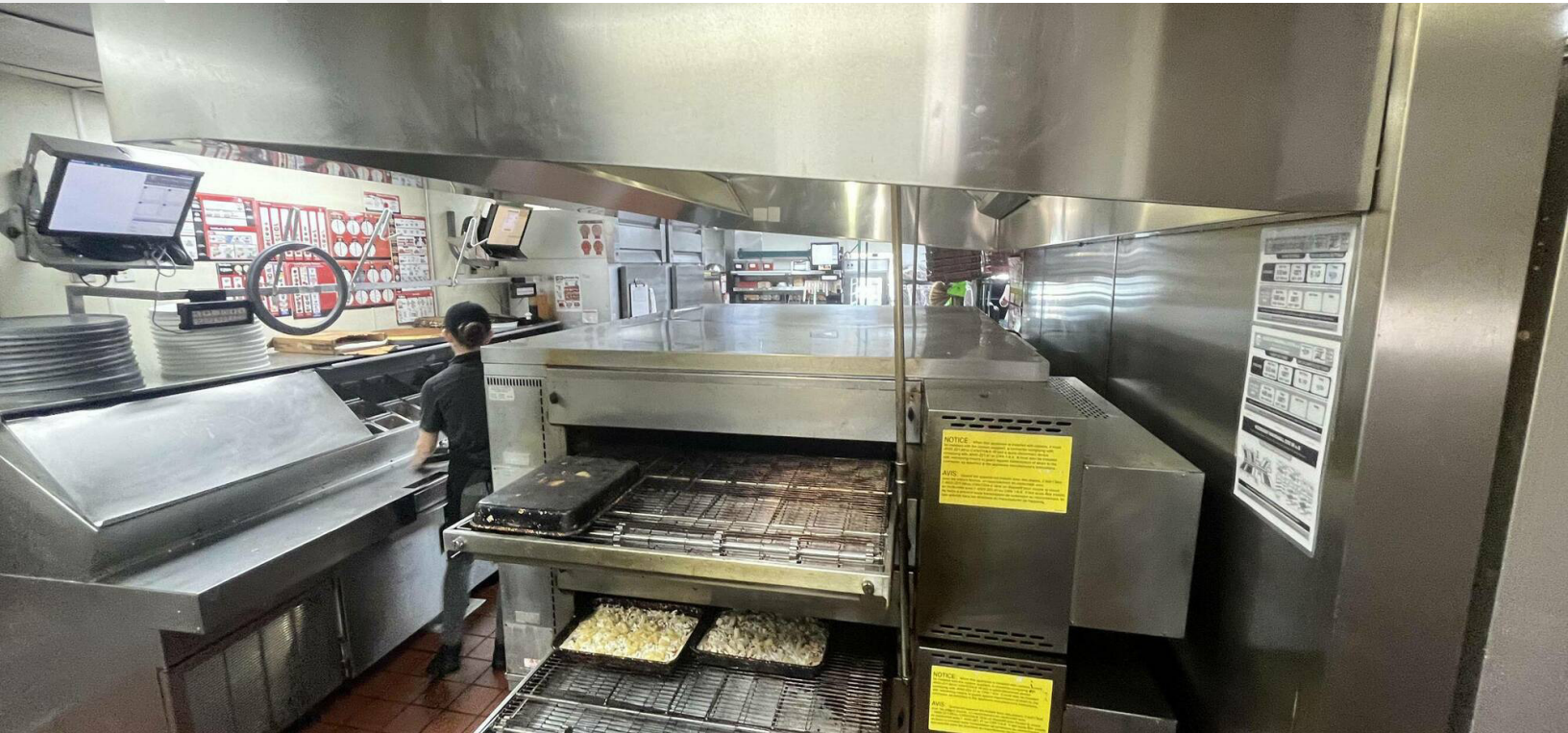


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Lease Spaces

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FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,830	Lease Rate:	\$3/sqft/mo + NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite X	-	1,830 SF	NNN	\$3.00 SF/month	-

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