



±1,028-3,256 SQ FT

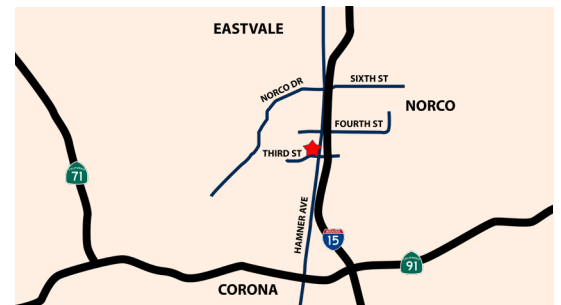
1665 THIRD STREET  
NORCO, CA 92860

# RETAIL SPACE AVAILABLE FOR LEASE



## DESCRIPTION

- SIGNALIZED INTERSECTION OF HAMNER AVE & 3RD STREET
- ADJACENT TO NORCO COLLEGE STEM CENTER
- CLOSE PROXIMITY TO INTERSTATE 15
- CLOSE PROXIMITY TO NAVAL SEA SYSTEMS COMMAND



## DEMOGRAPHICS

| 2018A ESTIMATE | POPULATION | MED. HH INCOME |
|----------------|------------|----------------|
| 1-MILE         | 9,428      | \$70,749       |
| 2-MILE         | 91,220     | \$77,059       |
| 3-MILE         | 292,712    | \$73,951       |

## TRAFFIC COUNTS

|                |             |
|----------------|-------------|
| HAMNER / 3RD   | 29,360 VPD  |
| HAMNER / NORCO | 37,000 VPD  |
| I-15 / FOURTH  | 149,000 VPD |

## CONTACT

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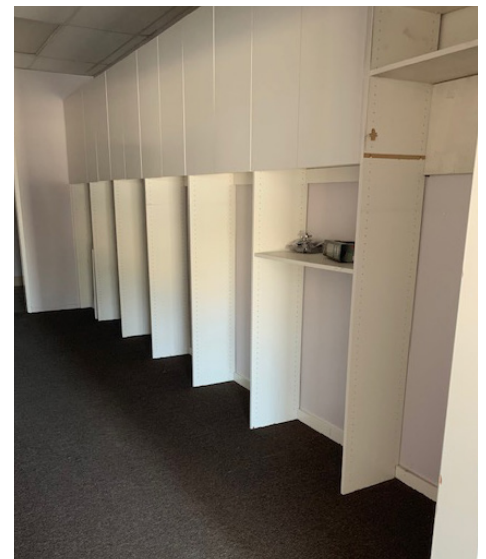
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## AERIAL SITE PLAN





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**TRADE AREA**



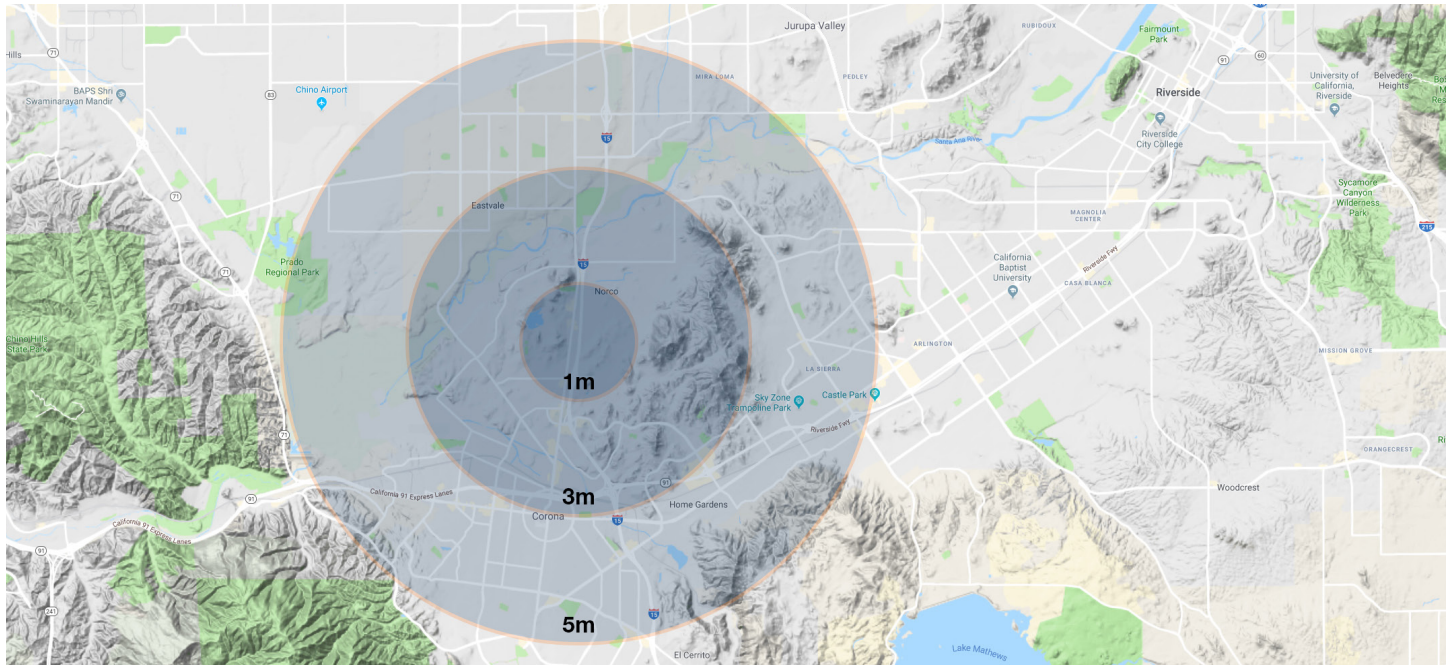




# ±1,665 SQUARE FEET

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## DEMOGRAPHICS



| <b>POPULATION</b>             | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|-------------------------------|---------------|----------------|----------------|
| Total Population              | 9,428         | 91,220         | 292,712        |
| % Female                      | 29.18%        | 48.28%         | 50.17%         |
| % Male                        | 70.82%        | 51.72%         | 49.83%         |
| Median Age                    | 39.2          | 34.4           | 33.4           |
| <b>HOUSE HOLDS AND INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households              | 1,716         | 25,109         | 80,270         |
| # of persons per HH           | 3.120         | 3.398          | 3.459          |
| Average HH Income             | \$95,376      | \$98,653       | \$93,838       |
| <b>ETHNICITY (%)</b>          | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Hispanic                      | 40.1%         | 45.7%          | 52.2%          |
| <b>RACE (%)</b>               | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| White                         | 70.3%         | 54.7%          | 51.2%          |
| Black                         | 17.1%         | 8.4%           | 6.9%           |
| Asian                         | 1.3%          | 12.5%          | 12.5%          |
| American Indian               | 0.8%          | 0.8%           | 0.9%           |
| Other                         | 10.5%         | 23.6%          | 28.5%          |