

NORCO VILLAGE

CORNER OF RIVER ROAD & CORYDON STREET, NORCO, CA



PROJECT FEATURES

[Website](#) // [Facebook](#) // [Google](#)

- + Neighborhood center anchored by Stater Bros. and CVS
- + Strong existing population and well-positioned to capture future residential growth
- + Adjacent to the 11,980-unit master planned community of The Preserve
- + River Road is a major connector between communities
- + Easy access to Highway 91 and the I-15 Freeway
- + Serving the communities of Norco, Corona, Chino and Eastvale

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	30,306	81,718	257,396
Estimated Avg. HH Income	\$118,333	\$108,516	\$111,900



JEFF REENDERS
Lic. 01349955
T. 949-640-6678 x15
jeff@strategicretailadvisor.com



Lewis Retail Centers

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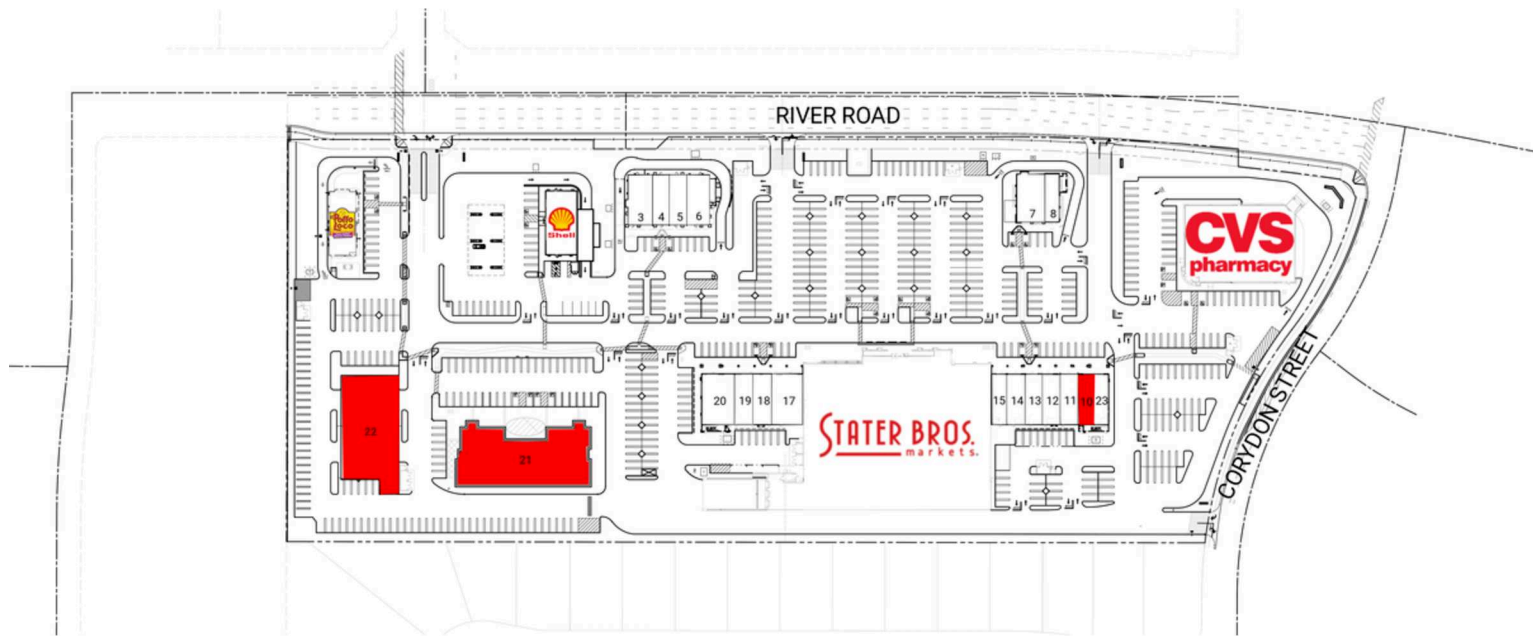
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TENANT	SQFT
1 El Pollo Loco	3,500
2 Shell	3,200
3 Miguel's Jr	2,253
4 Poke Town	1,260
5 WaBa Grill	1,575
6 Little Caesar's Pizza	1,370
7 Starbucks	2,030
8 Big Bites	1,500
9 CVS	14,500
10 Available	1,243
11 Club Pilates	1,323
12 Comfort Care Reflexology	1,260
13 The UPS Store	1,449
14 Great Clips	1,134
15 Sam's Cleaners	1,134
16 Stater Bros. Market	44,200
17 Nail & Spa	1,827
18 The Sandwich Spot	1,500
19 Critter Care	2,205
20 West Coast Dental	2,772
21 Available	12,500
22 Available	9,990
23 Golden Chopstix	1,292

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9156/-117.5904

RS1

River Rd

Norco, CA 92860

2 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	30,306	81,718	257,396
	2025 Projected Population	32,037	86,774	272,940
	2010 Census Population	28,120	70,088	218,855
	2000 Census Population	23,388	50,478	153,183
	Projected Annual Growth 2020 to 2025	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2020	1.5%	3.1%	3.4%
	2020 Median Age	36.3	34.2	34.4
HOUSEHOLDS	2020 Estimated Households	7,825	21,622	71,960
	2025 Projected Households	8,102	22,368	74,321
	2010 Census Households	7,050	18,432	60,718
	2000 Census Households	5,419	13,319	44,040
	Projected Annual Growth 2020 to 2025	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	2.2%	3.1%	3.2%
RACE AND ETHNICITY	2020 Estimated White	59.0%	52.9%	52.3%
	2020 Estimated Black or African American	9.3%	7.9%	7.8%
	2020 Estimated Asian or Pacific Islander	11.3%	12.0%	14.1%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2020 Estimated Other Races	19.6%	26.5%	25.0%
	2020 Estimated Hispanic	42.3%	51.4%	46.9%
INCOME	2020 Estimated Average Household Income	\$118,333	\$108,516	\$111,900
	2020 Estimated Median Household Income	\$101,514	\$89,884	\$94,810
	2020 Estimated Per Capita Income	\$32,290	\$29,374	\$31,626
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	6.8%	7.8%	6.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.8%	9.2%	7.7%
	2020 Estimated High School Graduate	24.1%	26.7%	25.5%
	2020 Estimated Some College	26.0%	22.8%	22.7%
	2020 Estimated Associates Degree Only	8.7%	8.4%	9.2%
	2020 Estimated Bachelors Degree Only	17.7%	17.4%	19.2%
	2020 Estimated Graduate Degree	7.9%	7.6%	9.1%
BUSINESS	2020 Estimated Total Businesses	1,312	4,308	8,912
	2020 Estimated Total Employees	14,074	41,767	79,220
	2020 Estimated Employee Population per Business	10.7	9.7	8.9
	2020 Estimated Residential Population per Business	23.1	19.0	28.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.