



## SHOPPING CENTER

1943-2057 RIVER ROAD  
NORCO, CA 92860

## RETAIL SPACE AVAILABLE FOR LEASE



### DESCRIPTION

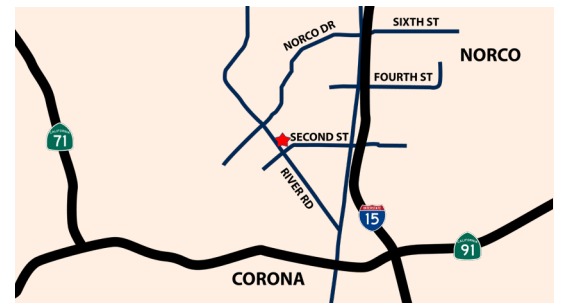
- Located on Signalized Intersection with Ample Parking
- Densely Populated in fill area with over 73,932 Residents and 99,613 employees within five miles
- ± 2,560 - 5,120 Square Feet Available

### DEMOGRAPHICS

2019 ESTIMATE	POPULATION	MED. HH INCOME
1-MILE	12,763	\$88,463
2-MILE	100,215	\$61,134
3-MILE	281,680	\$80,088

### TRAFFIC COUNTS

SECOND / HAMNER	21,286 VPD
RIVER / KIPS KORNER	17,900 VPD
I-15 / FOURTH	149,000 VPD



### CONTACT

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**AVAILABLE SPACE: 2,560 SQ FT**



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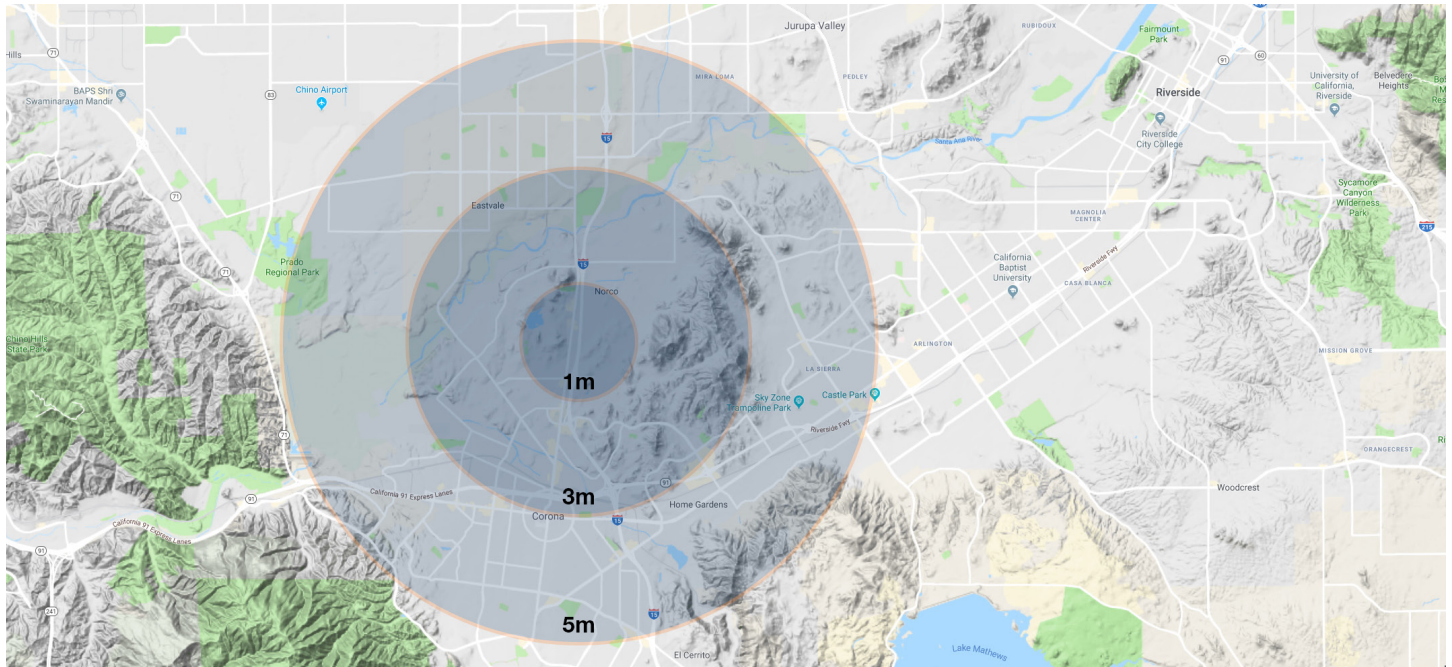
## TRADE AREA



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### DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,270	93,337	265,110
Female Median Age	36.70	33.70	35.00
Male Median Age	35.70	34.40	34.40
<b>HOUSE HOLDS AND INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,464	25,140	74,339
# of persons per HH	3.40	3.60	3.50
Average HH Income	\$99,062	\$82,693	\$96,759
<b>POPULATION BY HISPANIC ORIGIN (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Non-Hispanic Origin	53.42%	39.31%	50.06%
Hispanic Origin	46.58%	60.69%	49.94%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	82.67%	81.62%	73.40%
Black	5.63%	6.16%	7.15%
Asian	6.03%	6.94%	13.81%
American Indian	1.38%	1.95%	1.60%
Other	3.55%	2.92%	3.56%