

NORCO VILLAGE

CORNER OF RIVER ROAD & CORYDON STREET, NORCO, CA



PROJECT FEATURES

- + 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
- + Pad and shop space available

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	30,172	79,920	248,116
Estimated Avg. HH Income	\$ 114,169	\$ 100,332	\$ 103,723



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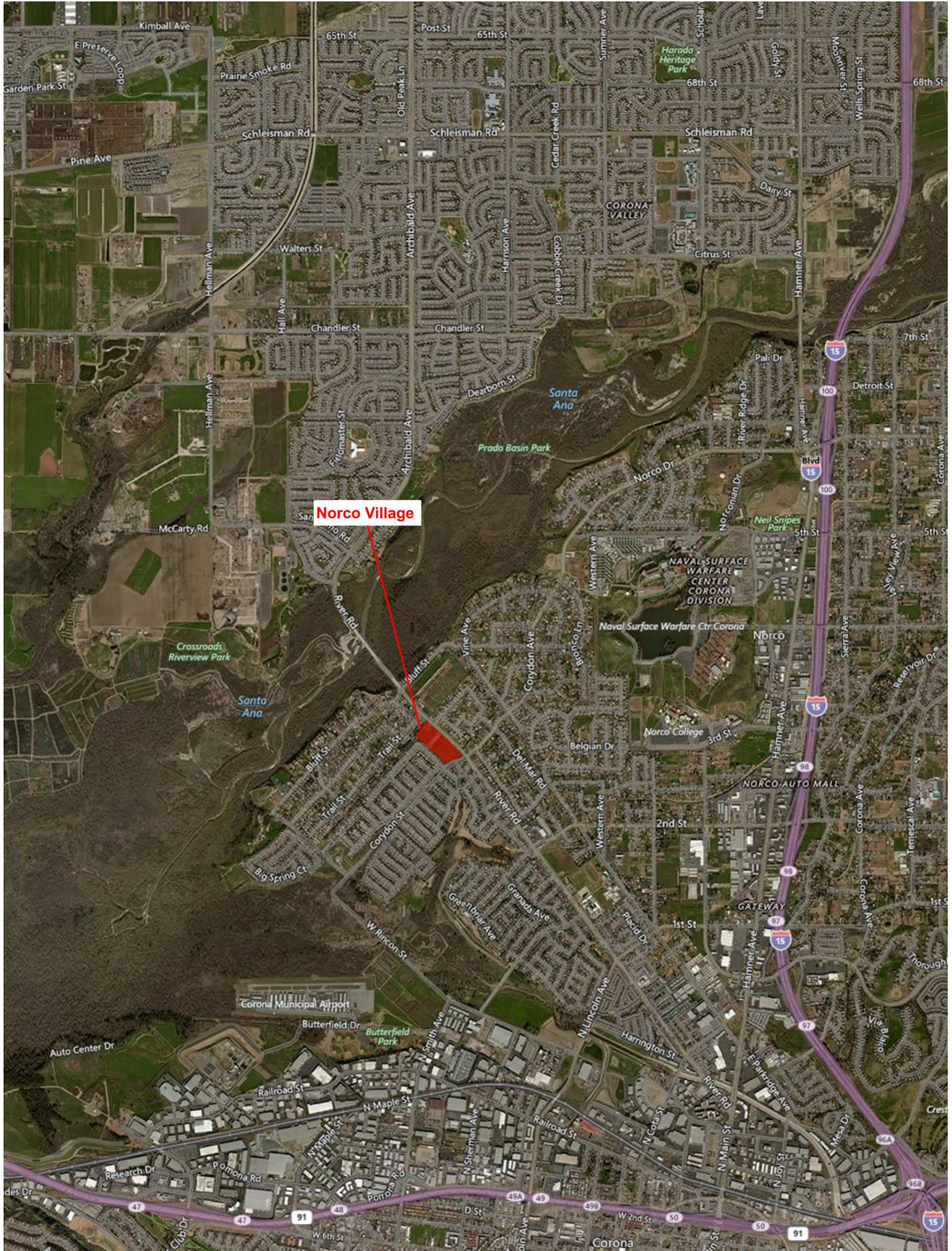


Lewis Retail Centers

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NORCO VILLAGE

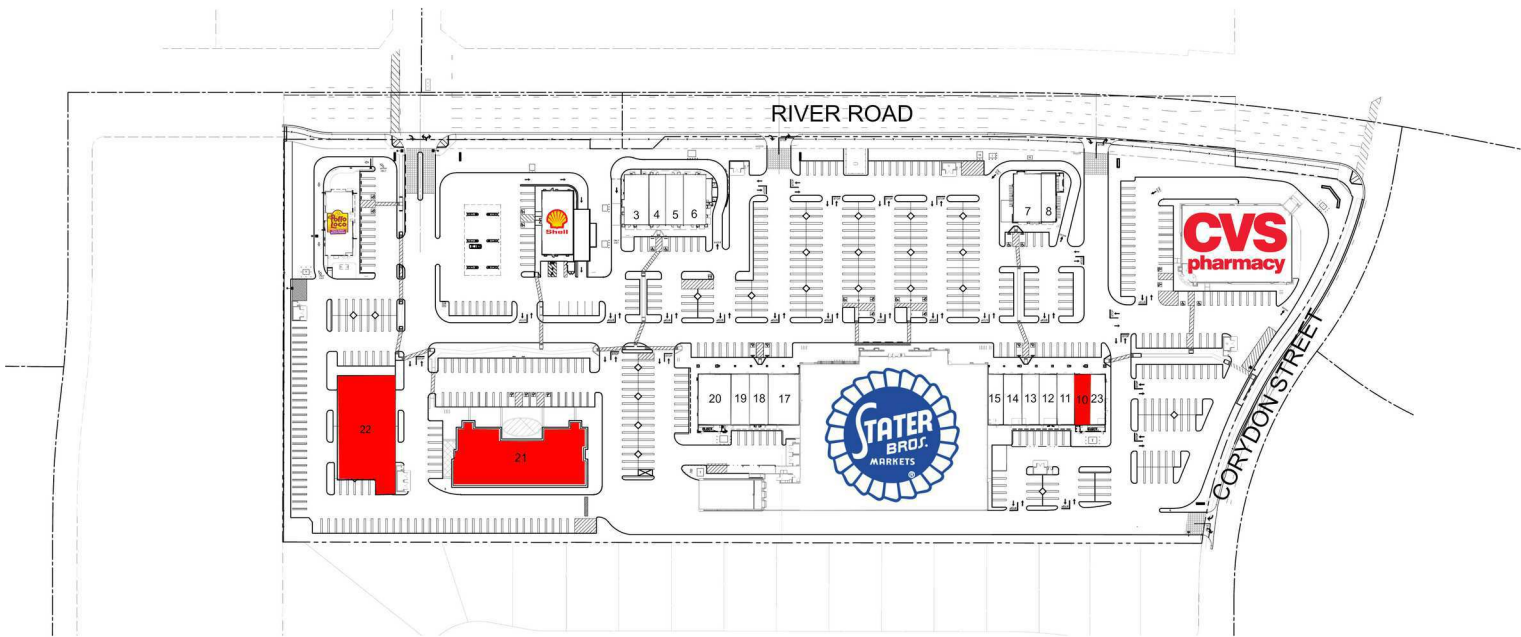
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TENANT	SQFT
1 El Pollo Loco	3,500
2 Shell	3,200
3 Miguel's Jr	2,253
4 Poke Town	1,260
5 WaBa Grill	1,575
6 Little Caesar's Pizza	1,370
7 Starbucks	2,030
8 Burgerim	1,500
9 CVS	14,500
10 Available	1,323
11 Club Pilates	1,323
12 Comfort Care Reflexology	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	
22 Available	
23 Yobe Yogurt	



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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9156/-117.5906

RS1

2440 River Rd		2 mi radius	3 mi radius	5 mi radius
Norco, CA 92860				
POPULATION	2018 Estimated Population	30,172	79,920	248,116
	2023 Projected Population	31,905	84,909	263,442
	2010 Census Population	27,979	70,014	218,098
	2000 Census Population	23,284	50,381	152,816
	Projected Annual Growth 2018 to 2023	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	1.6%	3.3%	3.5%
	2018 Median Age	35.9	33.8	33.9
HOUSEHOLDS	2018 Estimated Households	7,642	20,942	68,695
	2023 Projected Households	7,996	21,911	71,798
	2010 Census Households	6,987	18,416	60,508
	2000 Census Households	5,390	13,294	43,922
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	2.3%	3.2%	3.1%
RACE AND ETHNICITY	2018 Estimated White	60.6%	54.8%	53.3%
	2018 Estimated Black or African American	8.9%	7.2%	7.5%
	2018 Estimated Asian or Pacific Islander	10.7%	11.5%	14.0%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2018 Estimated Other Races	19.1%	25.7%	24.4%
	2018 Estimated Hispanic	41.3%	49.7%	45.9%
INCOME	2018 Estimated Average Household Income	\$114,169	\$100,332	\$103,723
	2018 Estimated Median Household Income	\$93,657	\$82,150	\$86,337
	2018 Estimated Per Capita Income	\$30,816	\$27,023	\$29,099
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	7.1%	8.9%	7.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	9.5%	10.7%	9.0%
	2018 Estimated High School Graduate	25.2%	25.5%	24.1%
	2018 Estimated Some College	25.0%	22.2%	23.2%
	2018 Estimated Associates Degree Only	9.9%	8.7%	9.2%
	2018 Estimated Bachelors Degree Only	16.4%	16.6%	18.7%
	2018 Estimated Graduate Degree	6.9%	7.6%	8.3%
BUSINESS	2018 Estimated Total Businesses	1,186	3,818	7,561
	2018 Estimated Total Employees	15,241	44,622	81,070
	2018 Estimated Employee Population per Business	12.8	11.7	10.7
	2018 Estimated Residential Population per Business	25.4	20.9	32.8

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