



GROUND LEASE DRIVE-THRU OPPORTUNITY

1439 - 1451 6TH STREET, NORCO, CA

CBRE



This brand-new retail development offers a prime ground lease opportunity for a 1,617 SF drive-thru pad just off the I-15 Freeway. Situated in the heart of "Horsetown USA", the site benefits from Norco's unique destination appeal, drawing visitors year-round for major country concerts, popular western-themed bars, and weekend entertainment.





PROPERTY HIGHLIGHTS

Brand New Retail Development:

Secure your business in a pristine, state-of-the-art retail center, offering a fresh and modern environment for customers

Prime Drive-Thru Opportunity:

Ground lease available for a highly coveted 1,617 SF drive-thru pad, perfect for quick-service restaurants or convenient retail concepts.

Heart of "Horsetown, USA":

Capitalize on the unique charm and strong community identity of Norco, CA, attracting both local residents and visitors drawn to its distinctive equestrian culture.

Immediate I-15 Freeway Access:

Benefit from unparalleled visibility and easy accessibility directly off the I-15 freeway, ensuring high traffic flow and commuter exposure.

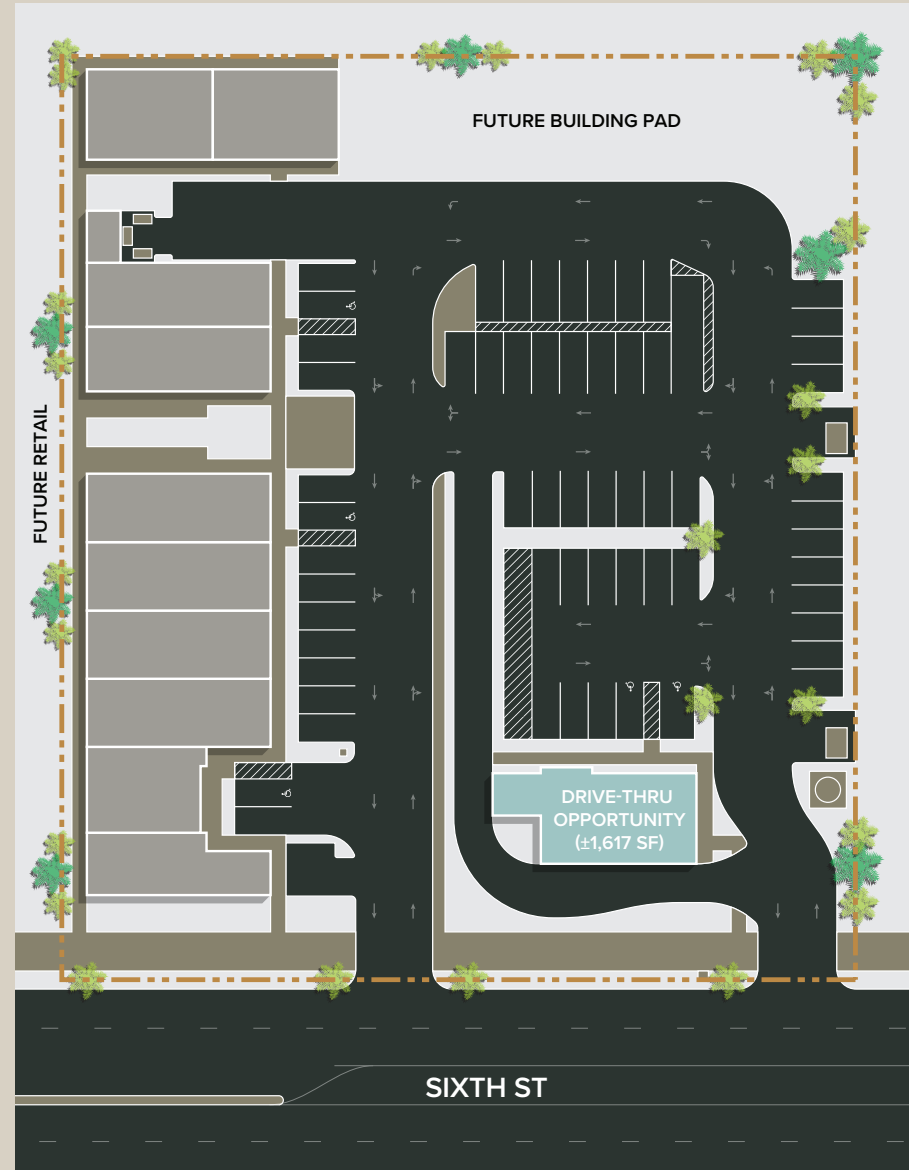
Event-Driven Customer Base:

Leverage the significant influx of visitors generated by Norco's annual country concerts and the consistent weekend crowds drawn to its iconic western bars from surrounding cities.

Strong Retail Synergy:

Located alongside a robust mix of national retailers, creating a powerful draw and increasing foot traffic to the development.

SITE PLAN



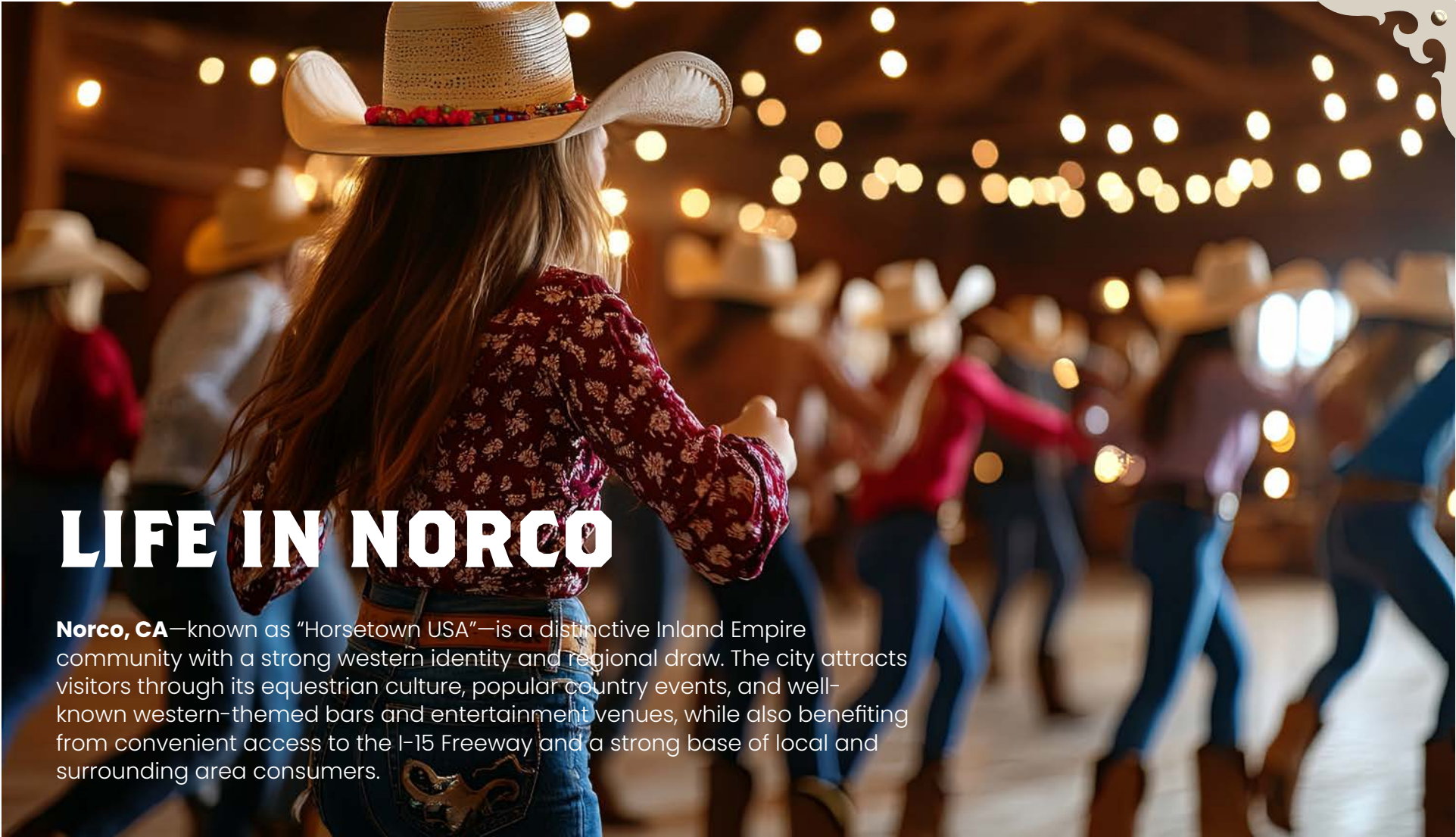
*CONCEPTUAL SITE PLAN FOR ILLUSTRATIVE PURPOSES. SITE PLAN SUBJECT TO CHANGE.



WELCOME TO HORSETOWN USA!

Enjoy convenient access to the I-15 freeway, ideal for morning commuters. The area boasts a vibrant selection of local restaurants, bars, and distinctive western-themed retail. Essential grocery stores and everyday services are just moments away, along with various rodeo and equestrian venues.





LIFE IN NORCO

Norco, CA—known as “Horsetown USA”—is a distinctive Inland Empire community with a strong western identity and regional draw. The city attracts visitors through its equestrian culture, popular country events, and well-known western-themed bars and entertainment venues, while also benefiting from convenient access to the I-15 Freeway and a strong base of local and surrounding area consumers.

483,000

Annual Visitors to Norco

\$169,734

Annual Household Income (3 Miles)

2025	1 Mile	3 Miles	5 Miles
Population	5,203	94,865	297,696
Daytime Population	6,133	78,330	261,871
Households	1,695	25,079	83,800
Avg. Household Income	\$135,088	\$169,734	\$140,777

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