

NORCO RIVER ROAD SHOPPING CENTER JUNIOR ANCHOR FOR LEASE

1999 River Rd. #102 Norco, CA 92860



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

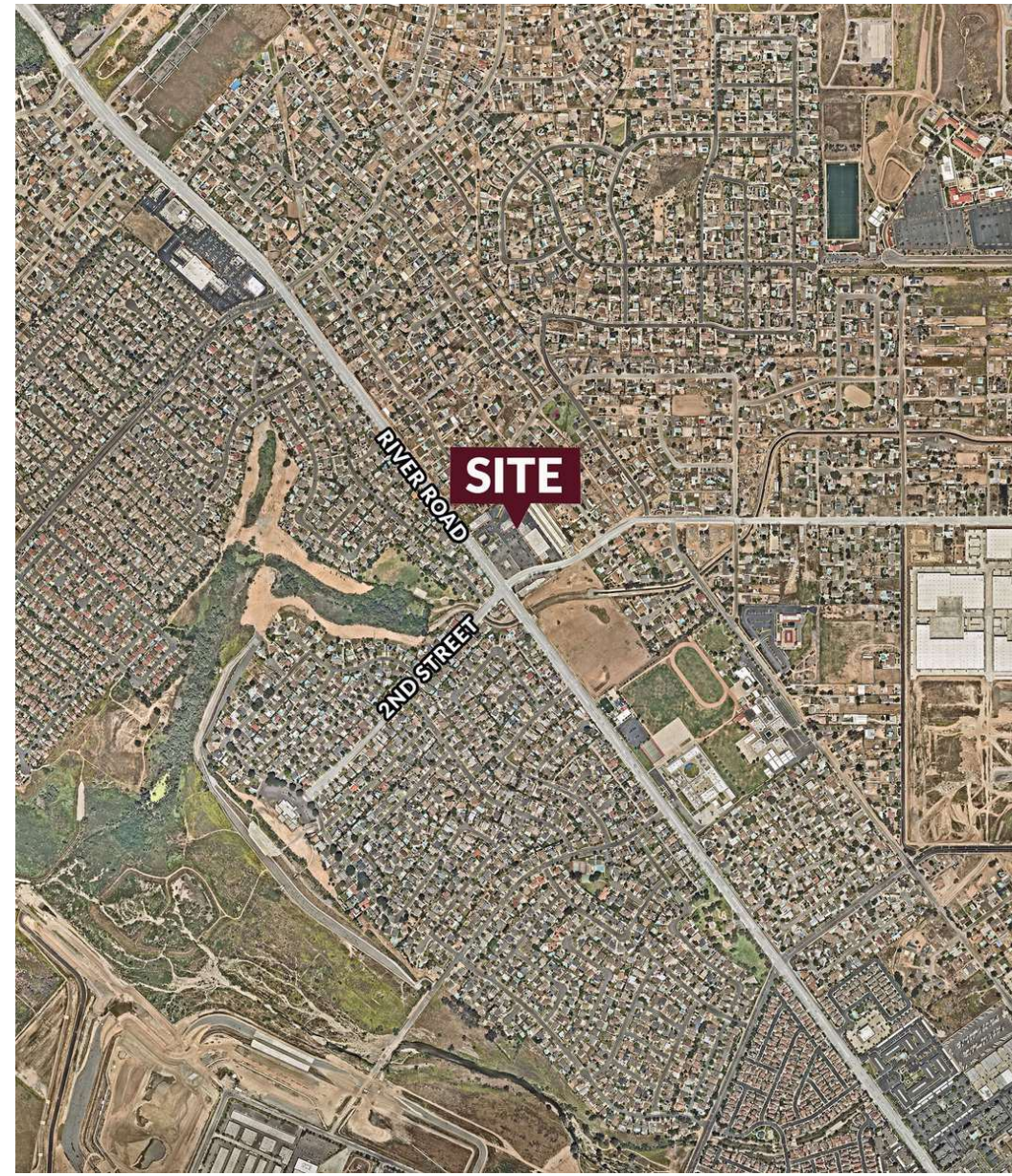
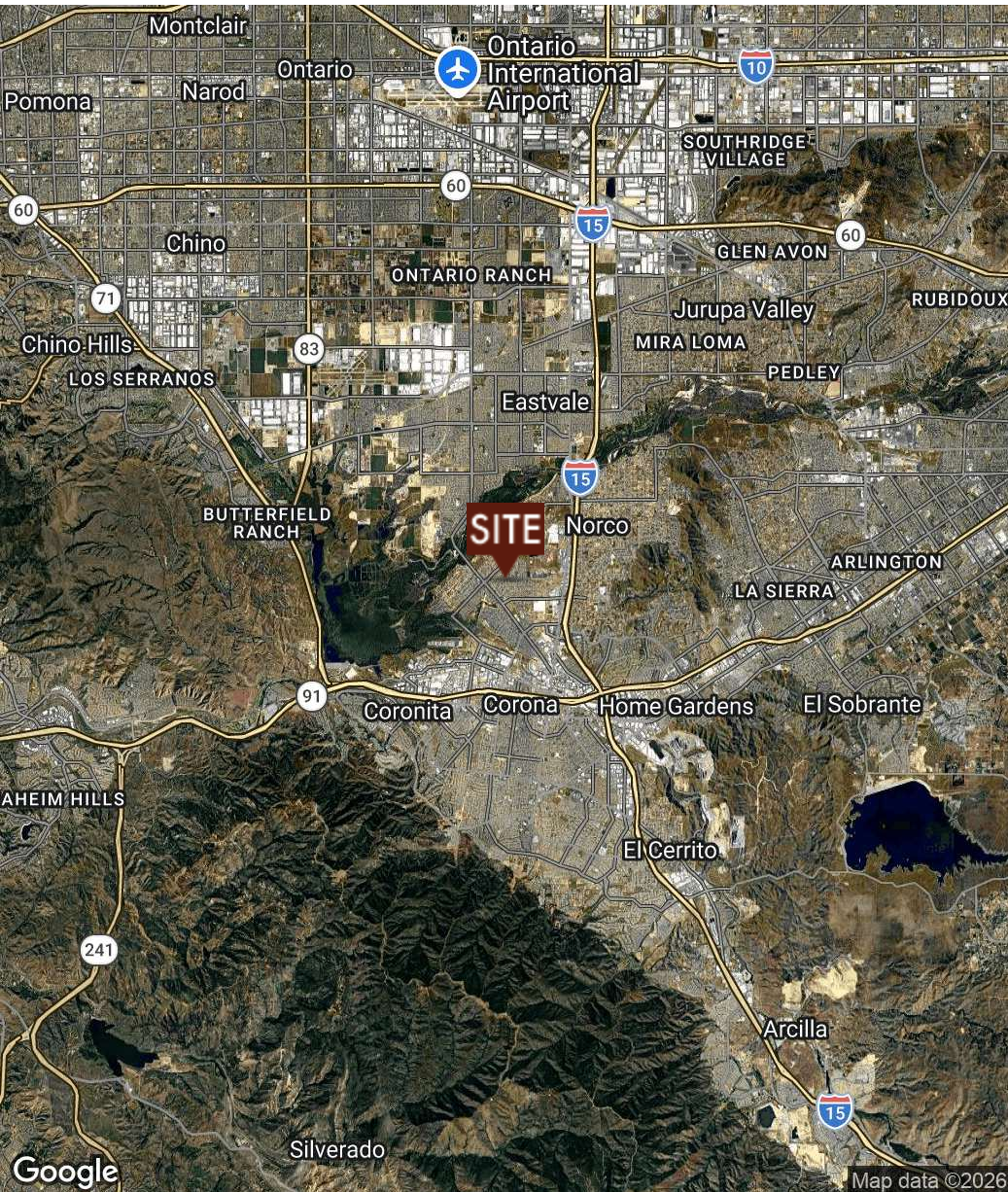
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

REGIONAL MAP

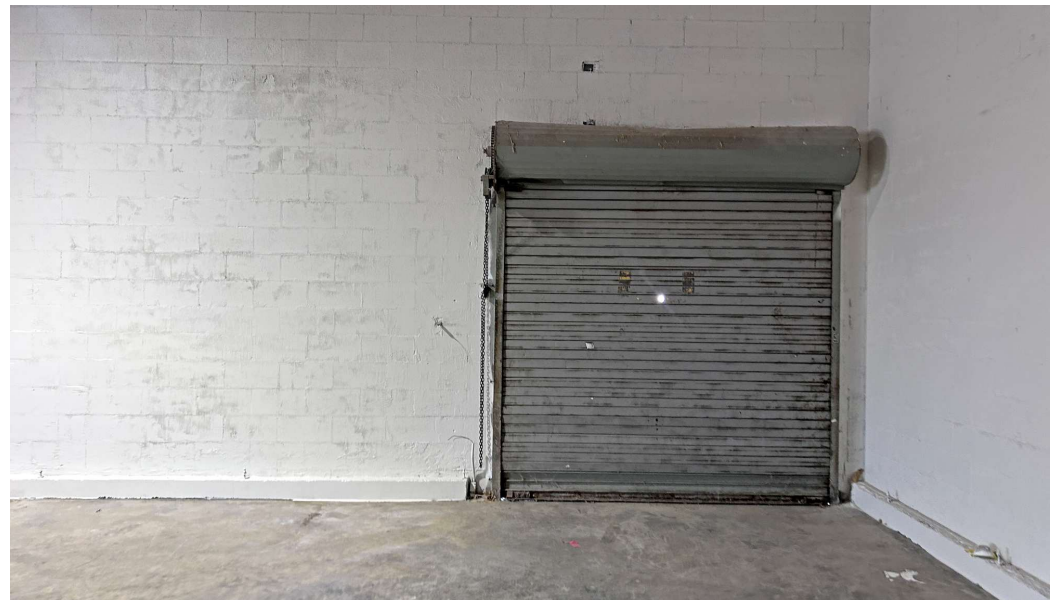
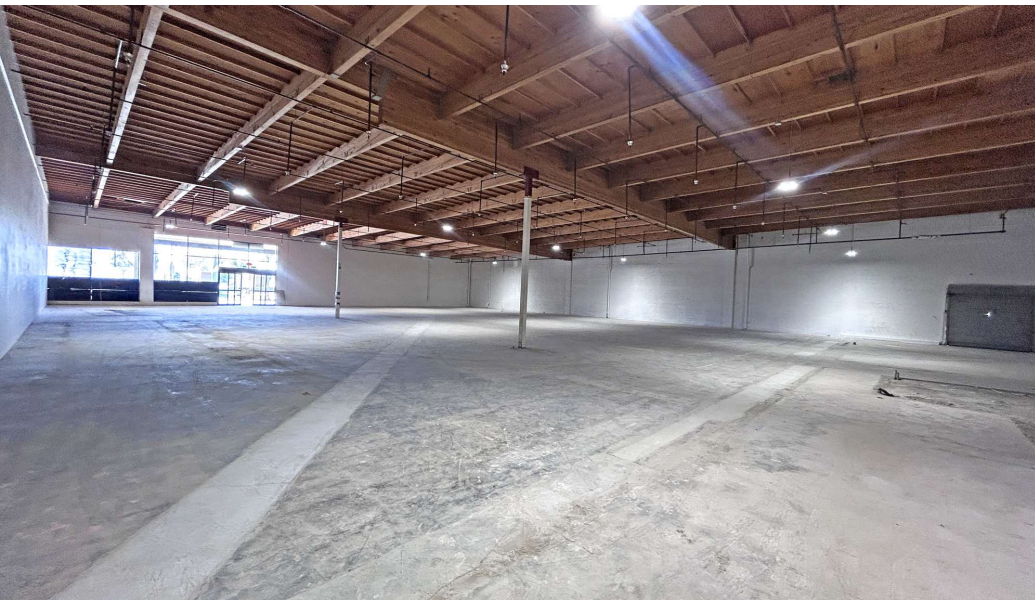


PROPERTY HIGHLIGHTS



- **Prime Jr. Anchor Opportunity:** ±11,469 SF box equipped with a dedicated loading dock, fresh paint, and updated lighting.
- **Strategic Tri-City Reach:** Positioned in Norco with immediate access to adjacent high growth trade areas in Eastvale and Corona.
- **High-Traffic River Road Location:** Situated along River Road, a major regional arterial connector linking Norco to Corona and Eastvale, at a busy signalized intersection boasting over 37,990 cars per day.
- **Affluent Surrounding Demographics:** Strong local purchasing power with average household incomes reaching \$144,384 within a one-mile radius.
- **Optimized Access & Visibility:** Features four customer points of ingress/egress, additional back delivery access, and prominent monument signage.
- **Fresh Paint & New Lights:** Upgraded interior finishes paired with bright, modern lighting fixtures throughout.

INTERIOR PHOTOS



SITE PLAN



LOADING DOCK AVAILABLE



RETAILER & TRAFFIC GENERATOR MAP



ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
<u>POPULATION</u>			
2025 Total Population	12,150	85,362	264,021
2025 Median Age	36.9	35.1	35.7
2025 Total Households	3,522	23,835	76,449
2025 Average Household Size	3.4	3.4	3.4
<u>INCOME</u>			
2025 Average Household Income	\$161,334	\$136,216	\$143,214
2025 Median Household Income	\$129,429	\$113,097	\$119,212
2025 Per Capita Income	\$46,780	\$38,077	\$41,527
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	312	4,547	10,397
2025 Total Employees	2,341	45,483	87,599

