

NORCO RIVER ROAD SHOPPING CENTER

JUNIOR ANCHOR SPACE AVAILABLE

1999 River Rd. #102
Norco, CA 92860



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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.

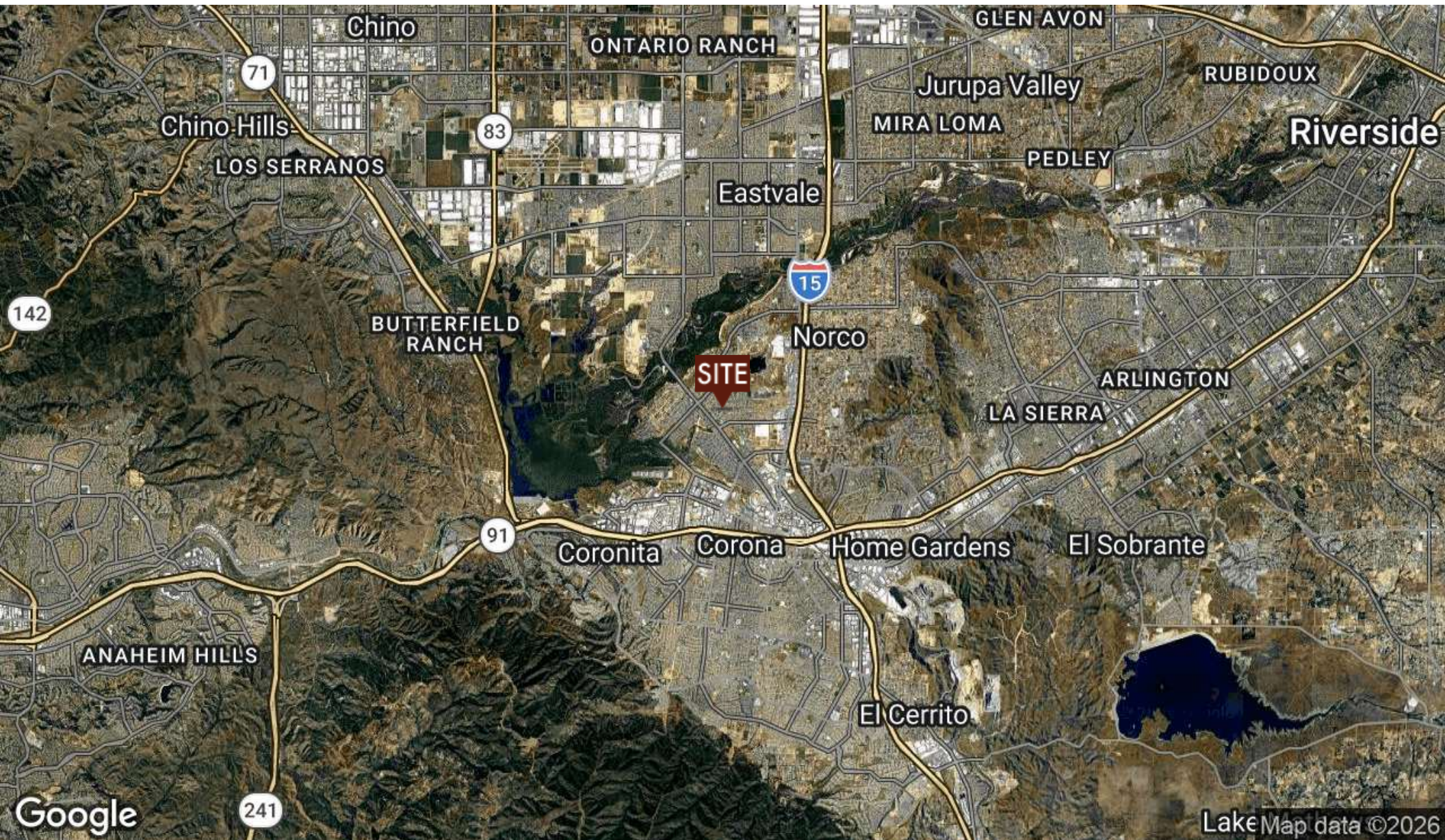
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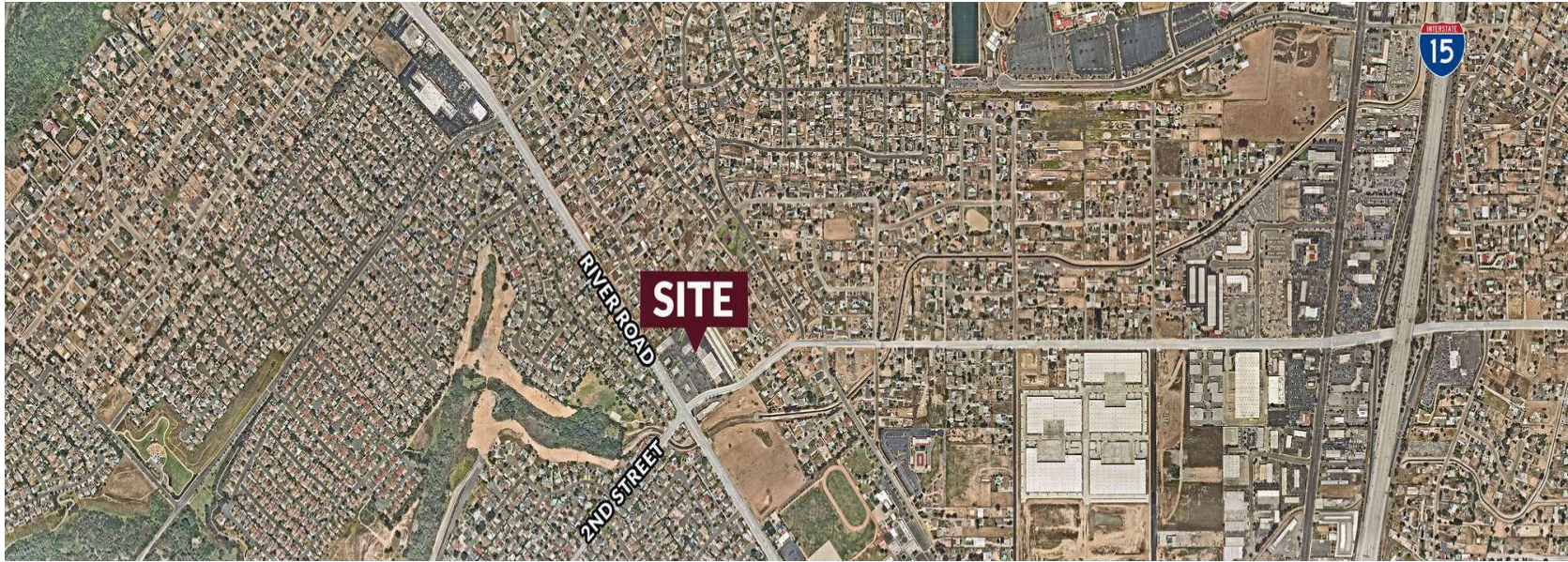
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REGIONAL MAP



PROPERTY HIGHLIGHTS



- Jr Anchor with approximately 11,469 SF available in Norco, in close proximity to Eastvale and Corona.
- This neighborhood shopping center is located at a signalized intersection with over $\pm 28,783$ cars per day.
- Tremendous average incomes of \$161,334 within a one-mile radius.
- Multiple points of ingress and egress for convenient access.
- Monument signage is available.
- Co-Tenants include Dollar Tree, Jack In The Box, and 7-Eleven.
- Norco is known for its equestrian community and rural atmosphere.

SITE PLAN



JUNIOR ANCHOR FOR LEASE | 1999 RIVER RD. # 102 NORCO, CA



±11,469 SF available for lease located at 1999 River Rd. # 102 Norco, CA

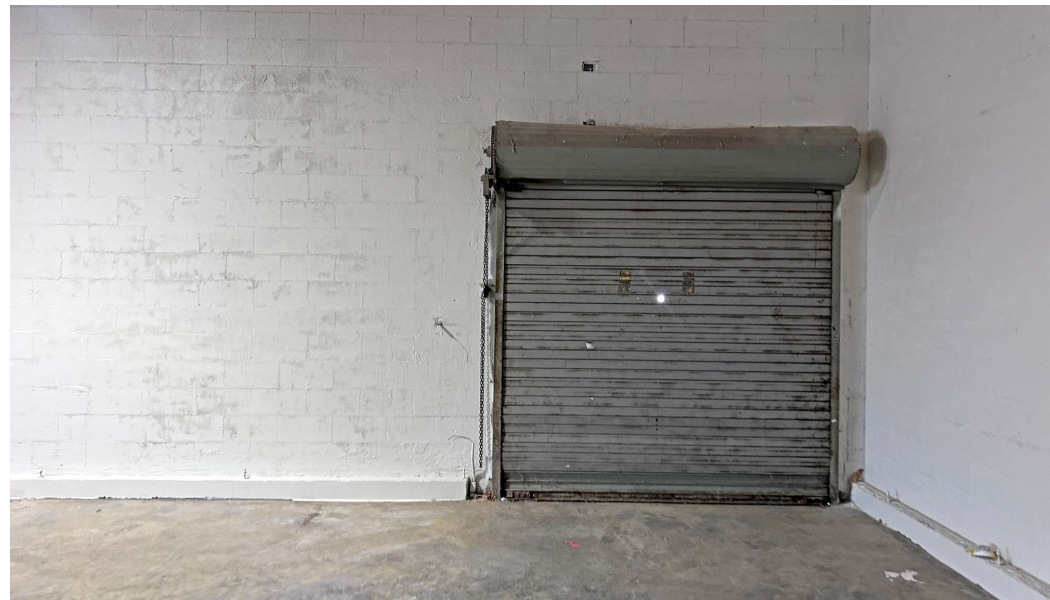
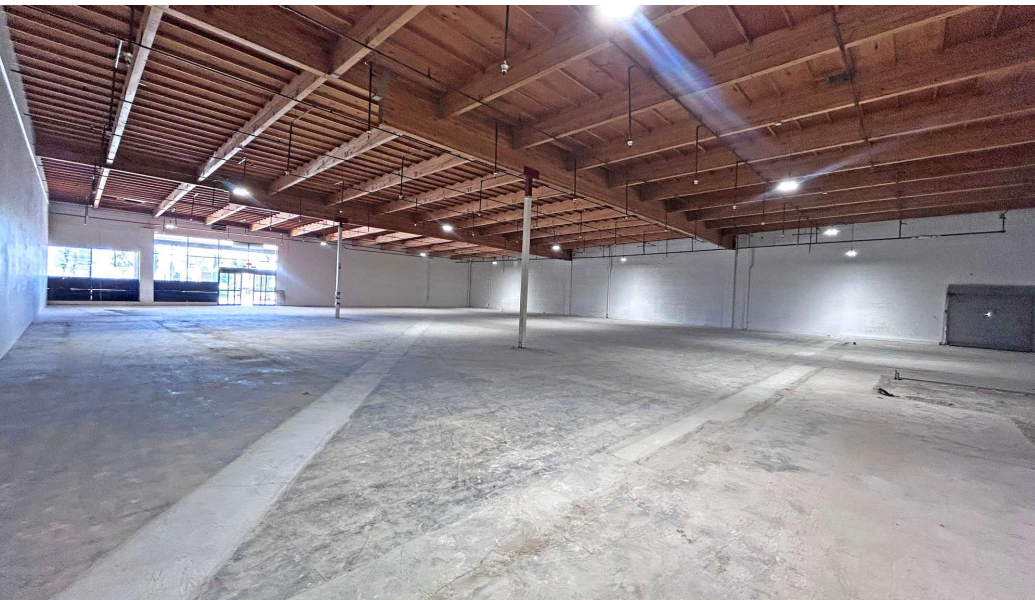


Loading Dock Available

RETAILER & TRAFFIC GENERATOR MAP



INTERIOR PHOTOS



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

