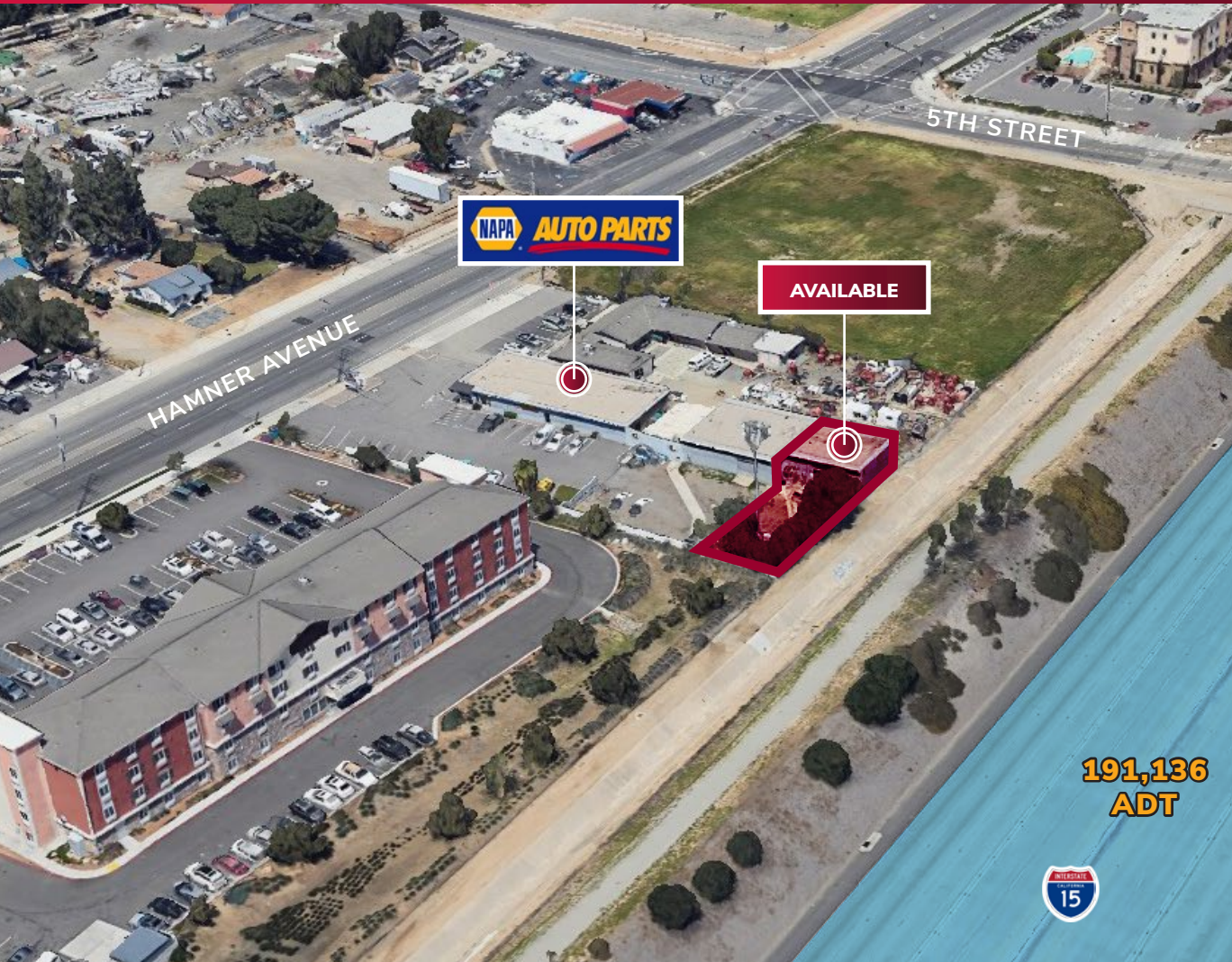


**±1,500 SF
FOR LEASE**

SMALL AUTOMOTIVE SHOP

3311 HAMNER AVENUE | NORCO, CA



PROPERTY HIGHLIGHTS

- » Small Automotive Shop
- » Attached to NAPA Auto Parts
- » One In-ground Hydraulic Lift
- » One Private Office
- » Bonus Upstairs Office/Storage not Included in Total Square Footage
- » Large Fenced Yard
- » I-15 Freeway Frontage & Signage

**191,136
ADT**

EXCLUSIVELY
MARKETED
BY:

JIM RIDENS
D (909) 373-2718
jridens@lee-assoc.com
DRE #0097478

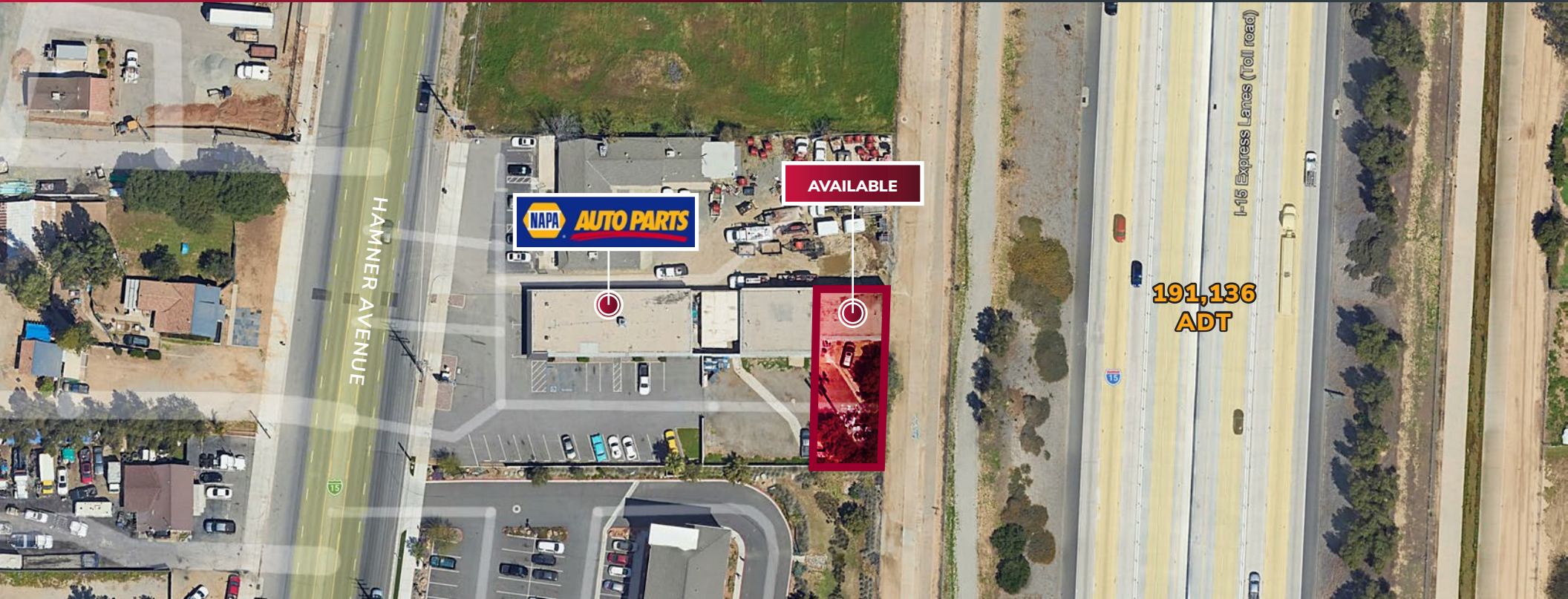
NEIL RIDENS
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AERIAL VIEW

SMALL AUTOMOTIVE SHOP

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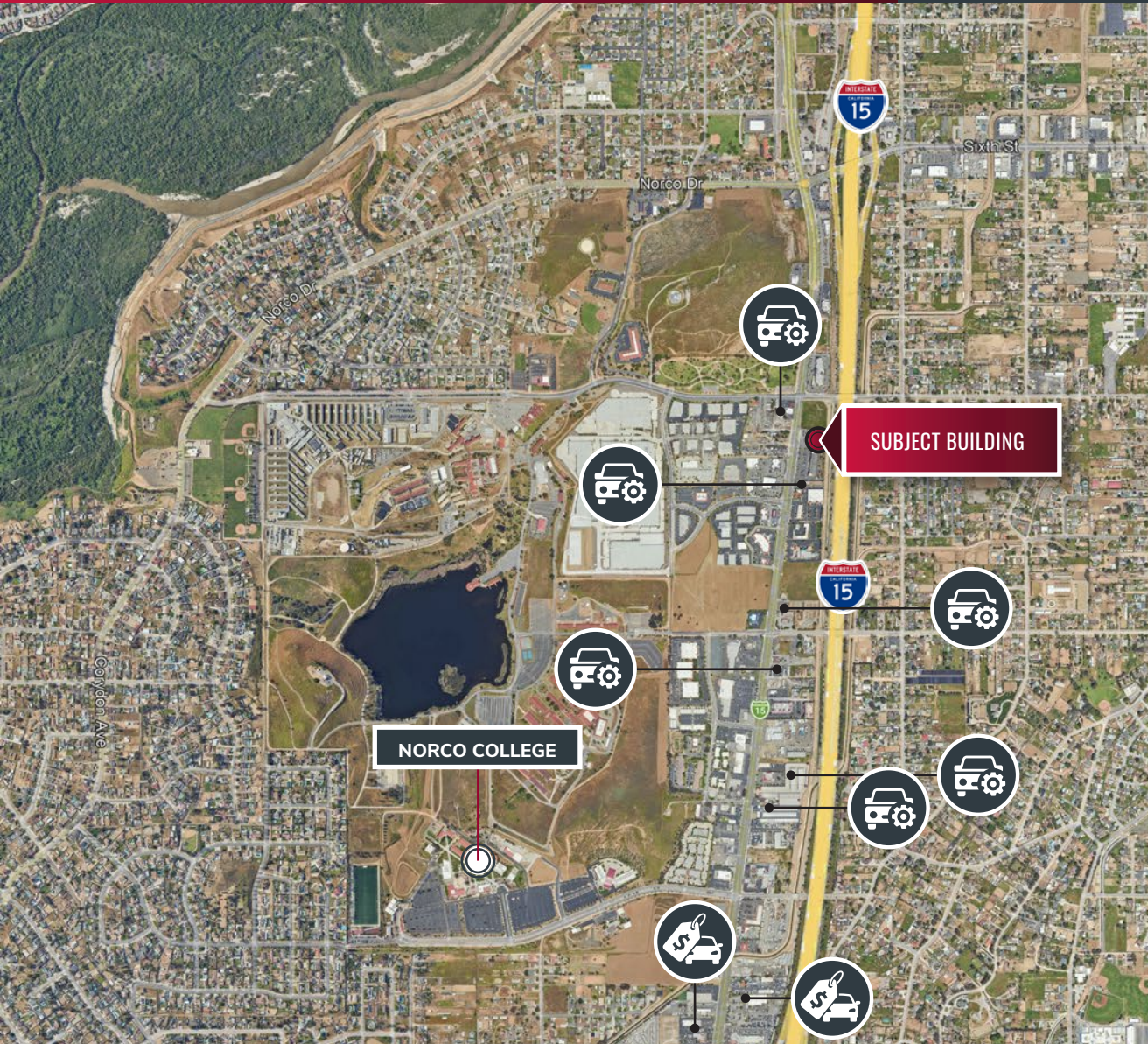
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LEE & ASSOCIATES
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LOCATION MAP

SMALL AUTOMOTIVE SHOP

3311 HAMNER AVENUE | NORCO, CA



5 MILE DEMOGRAPHICS

ESTIMATED POPULATION

291,162

AVERAGE HOUSEHOLD INCOME

\$139,572

MEDIAN HOME VALUE

\$649,074

TOTAL BUSINESSES

10,511

TOTAL EMPLOYEES

86,821

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COMMERCIAL REAL ESTATE SERVICES
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