

FOR SALE OR LEASE

17,272 SF Available

Former Rite Aid


1325 6TH STREET
NORCO, CA




NEWMARK
PACIFIC

Property Features

- Freestanding Pad Building on almost 2 acres
- Close access to 15 freeway.
- Drive Thru
- Parking: 72 parking stalls (with potential to add additional stalls if drive-thru is removed)
- Monument Signage
- 26,400 Vehicles per day on 6th Street
- 152,000 Vehicles per day on 15 Fwy

 **131-140-0387**
Parcel ID

 **1.76 Acres**
Land Size (Acres)

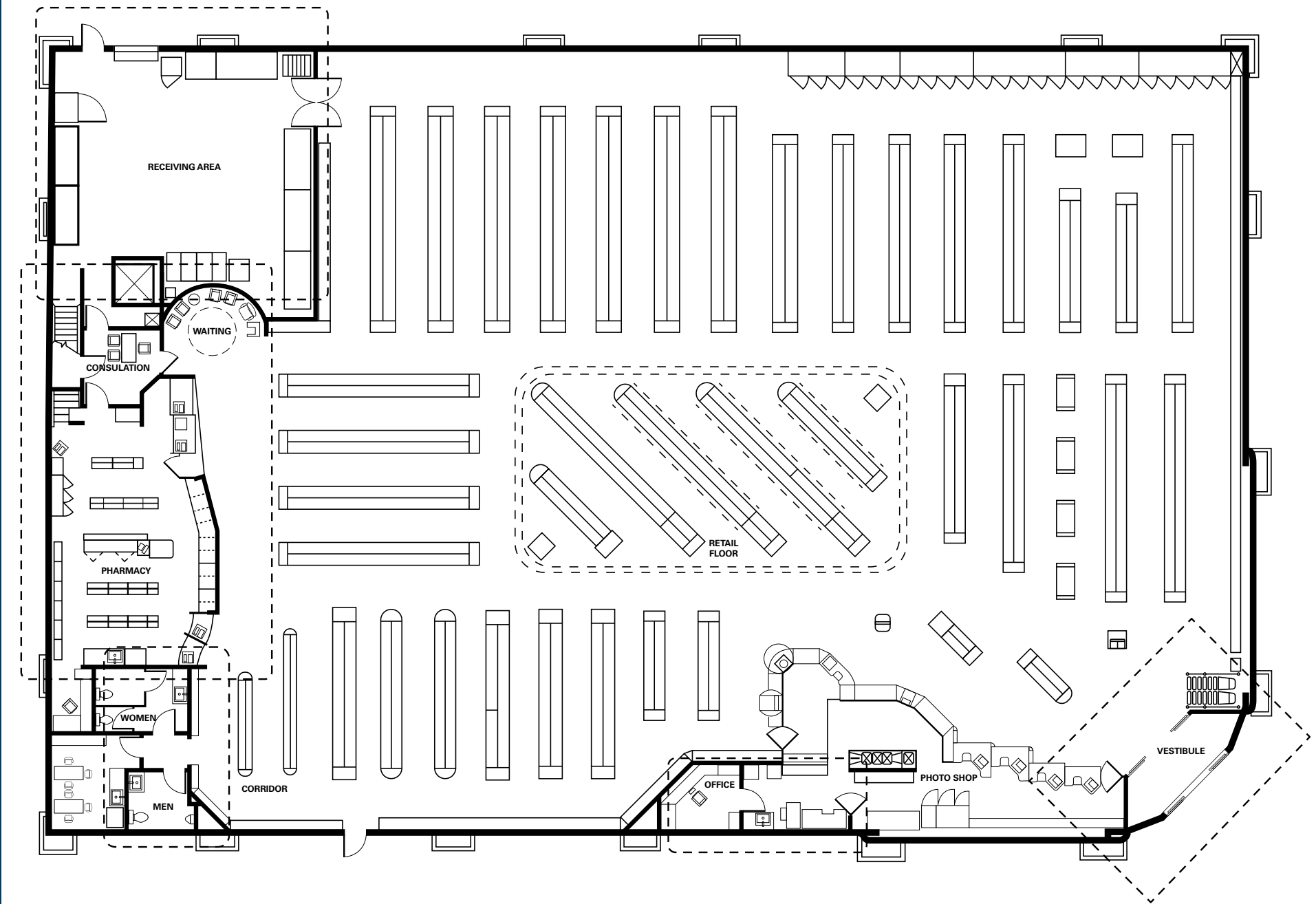
 **11,440 SF**
Building Size

 **76,665 SF**
Land SF

 **C4**
Zoning



Floor Plan





Demographics



POPULATION

1 mile

5,657

3 miles

91,478

5 miles

300,990



EMPLOYEES

1 mile

2,157

3 miles

20,968

5 miles

83,076



HH INCOME

1 mile

\$136,285

3 miles

\$170,606

5 miles

\$137,627



HOUSEHOLDS

1 mile

1,827

3 miles

23,921

5 miles

83,175



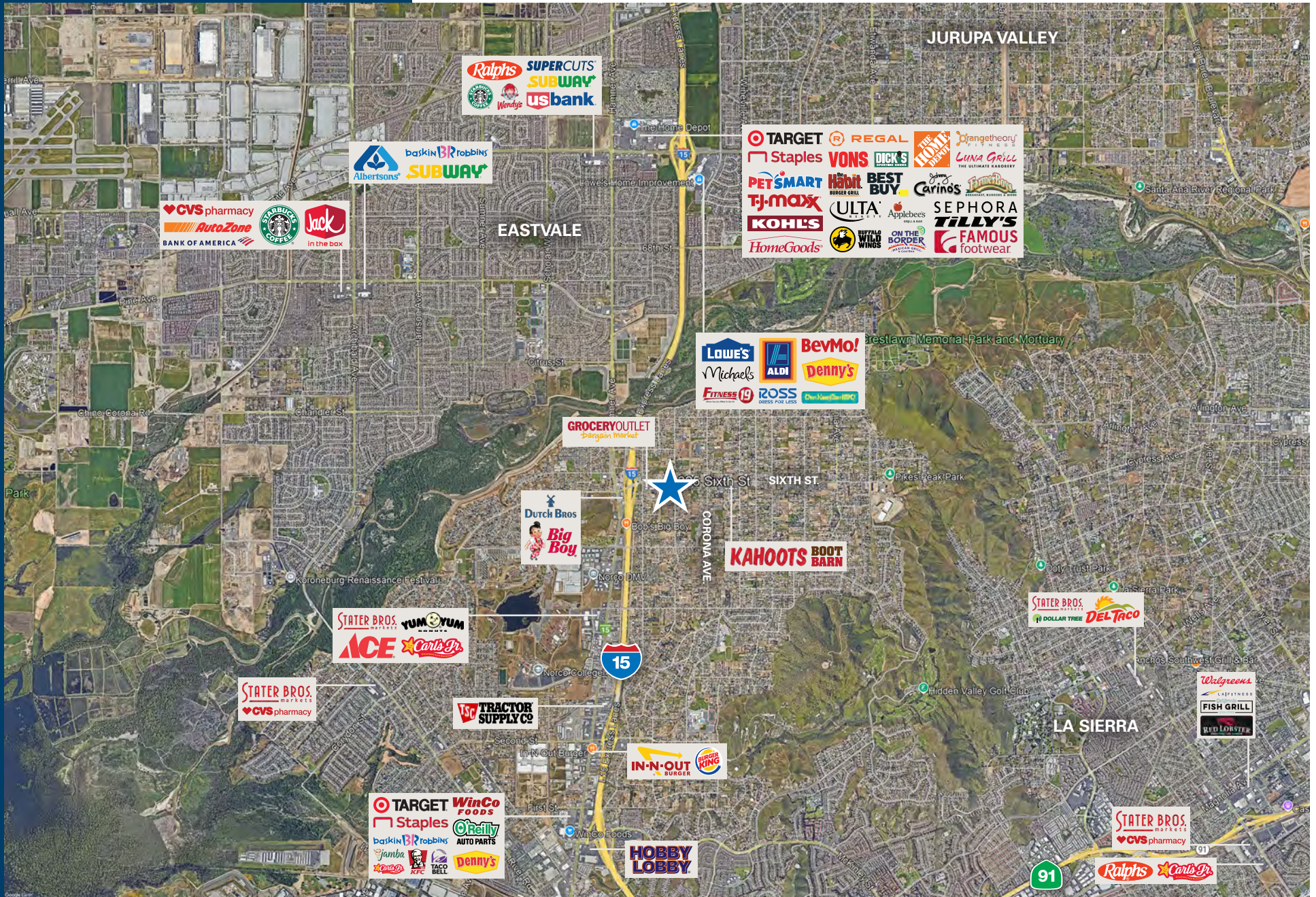
Sixth St.

26,400 ADT

Interstate-15

152,000 ADT

Regional Aerial



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PACIFIC

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