

NORCO RIVER ROAD SHOPPING CENTER

JUNIOR ANCHOR AND SHOP SPACE AVAILABLE

1999 River Rd. #102 & 2027 River Rd.
Norco, CA 92860



ROXY KLEIN

Vice President, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Vice President, Retail Leasing & Sales

T 909.576.4259 | C 909.576.4259

roxy@progressiverep.com

CaDRE #01264392

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.

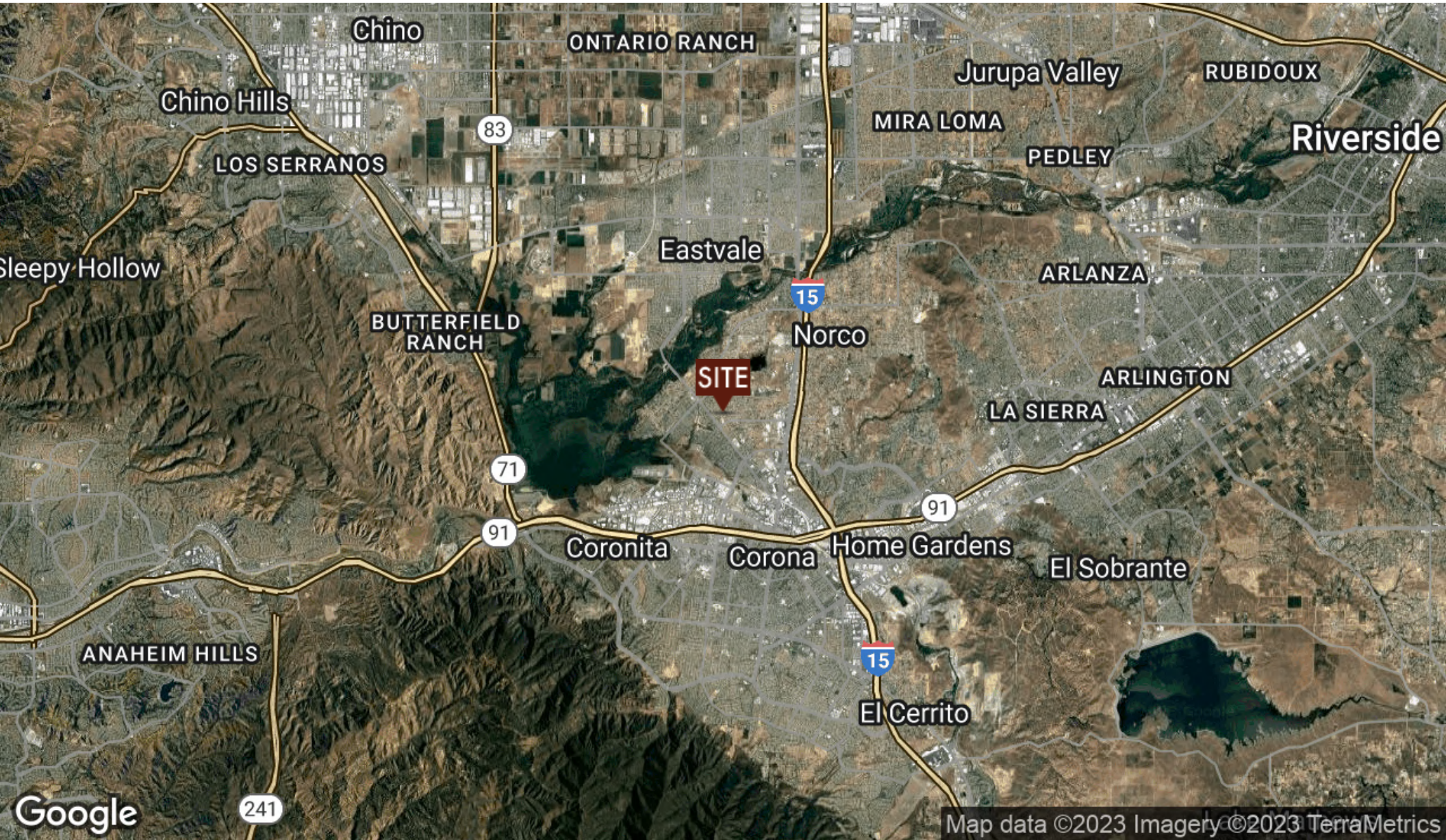
All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

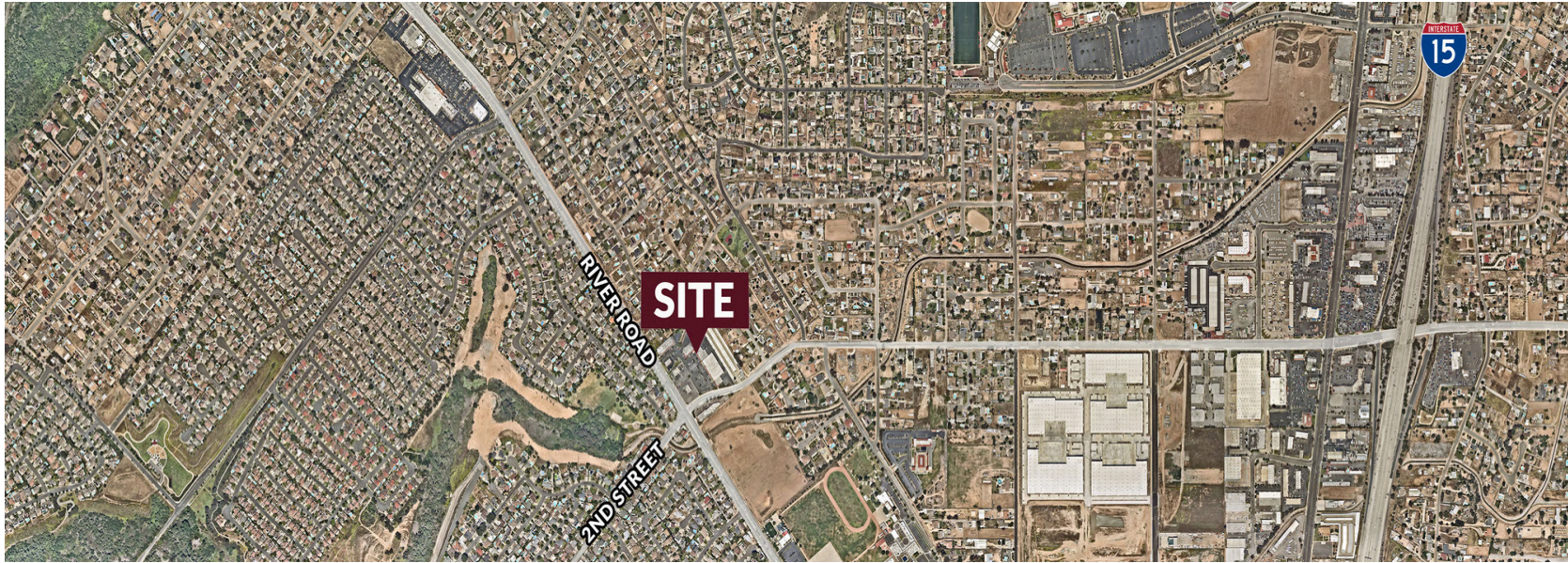
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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



- 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 37,990 cars per day.
- Tremendous average incomes of \$144,384 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

2ND GEN ±960 SF FOR LEASE | 2027 RIVER RD. NORCO, CA



Nicely built out space with an office and restroom



Prior Tenant was State Farm Insurance

RETAILER & TRAFFIC GENERATOR MAP



Map data © 2023 Google Imagery © 2023, Airbus, CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
<u>POPULATION</u>			
2023 Total Population	11,558	90,008	271,754
2023 Median Age	36.8	34.6	34.8
2023 Total Households	3,503	25,309	79,396
2023 Average Household Size	3.2	3.4	3.3
<u>INCOME</u>			
2023 Average Household Income	\$144,384	\$127,768	\$139,451
2023 Median Household Income	\$118,063	\$102,719	\$112,460
2023 Per Capita Income	\$44,187	\$36,656	\$41,102
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	296	4,468	10,230
2023 Total Employees	2,051	46,683	87,642

