

# NORCO CAMPUS

NORCO, CALIFORNIA

FOR SALE  
OR LEASE

OFFICE, RETAIL, AND MEDICAL SPACE

FROM  
1,200 - 20,000  
SQUARE FEET



[WWW.NORCOCAMPUS.COM](http://WWW.NORCOCAMPUS.COM)

 STRATA  
REALTY

# Features

## Building Features

- † High-Image Concrete tilt-up construction with abundant window lines
- † Gorgeous Reception areas with hard lid, multi-level ceilings and recessed lighting
- † Minimum 10' ceiling heights
- † 8' tall cherrywood doors
- † Steel canopies over all entries
- † Decorative two-story stone tower outside building F
- † Operable Windows
- † Upgraded paver stones at all entries

## Common Area Features

- † Professionally landscaped by Rabben Herman Design
- † Mature tree specimens
- † Colored concrete pathways
- † Beautiful Courtyard area with numerous seating areas
- † Upgraded parking lot lighting
- † Large courtyards between buildings for a more open feel
- † Unique sitting area made of natural boulders encircling a Ginkgo Biloba tree
- † Concrete Parking lot with wide drive aisles and abundant parking

## Energy Efficiency

- † Upgraded HVAC units for greater energy efficiency
- † Close-hinged doors seal building entrances tighter allowing less hot air to enter from outside
- † Concrete driveways installed to reduce surface temperatures
- † Upgraded windows help screen UV light which lowers need for HVAC use and overall cooling costs

## NORCO CAMPUS



Riverside  
Community  
College

Lake Norconian

Site

Third Street

Hamner Avenue

1 min to 91  
Interchange

15

15

 STRATA  
REALTY

2433 Pomona Road  
Corona, CA 92880

# Site Plan



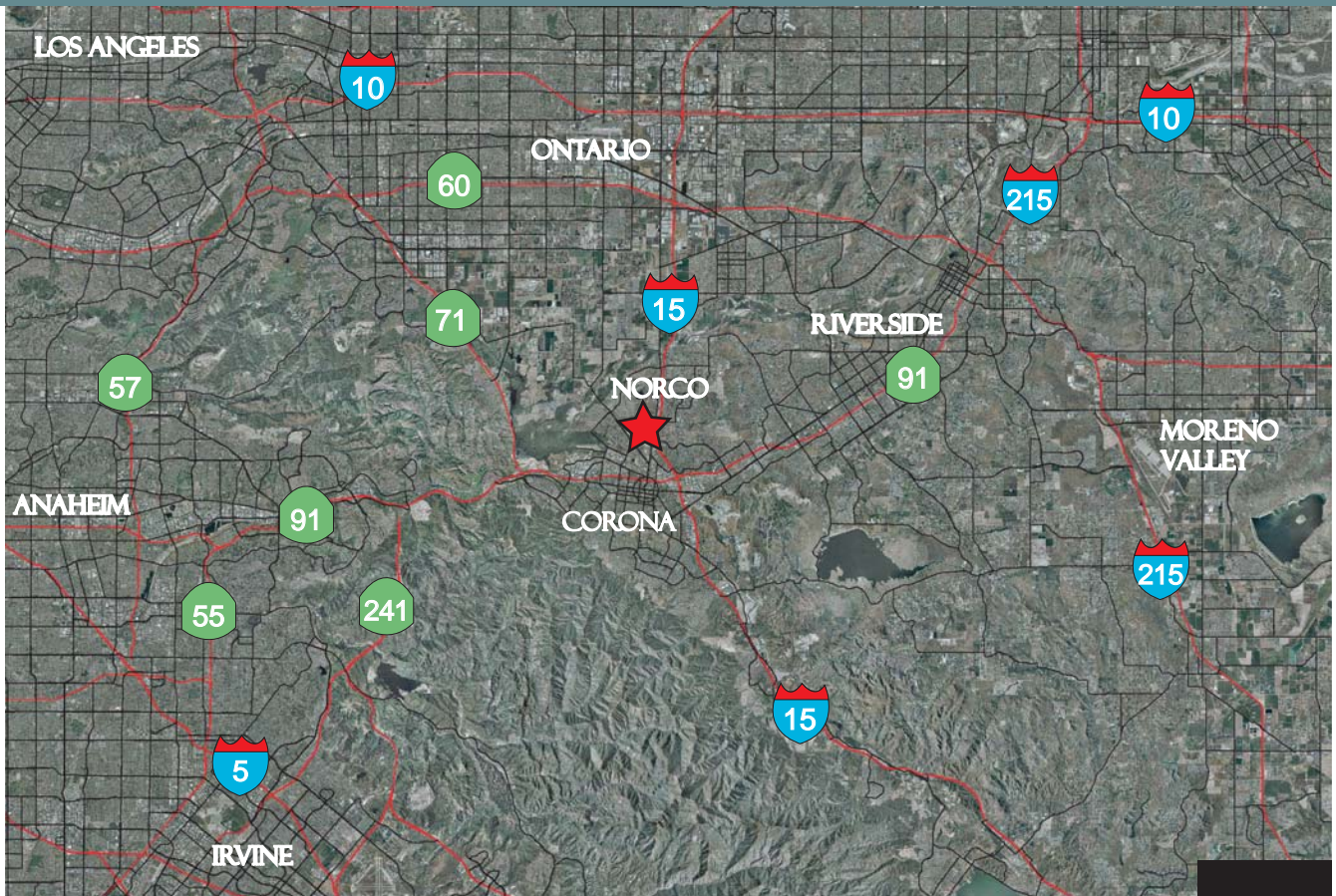
Third Street



Building	Address	Size	Building Type
A	1801 Third Street	8,340	Retail/ Office
	101	3,966	Retail
	102	2,187	Retail
	103	2,187	Retail
B	1721 Third Street	8,640	Retail
	101	2,187	Retail
	102	2,187	Retail
	103	4,266	Retail
C	1731 Third Street	6,087	Office
D	1741 Third Street	4,281	Office
E	1751 Third Street	6,066	Office
	101	3,051	Office
	102	3,015	Office

Building	Address	Size	Building Type
F	1761 Third Street	21,309	Office
	101	1,283	Office
	102	1,315	Office
	103	1,315	Office
	104	1,283	Office
	105	2,631	Office
	106	2,631	Office
	201	2,738	Office
	202	2,687	Office
	203	2,687	Office
	204	2,738	Office
G	1771 Third Street	7,119	Office
	101	4,088	Office
	102	3,031	Office
H	1781 Third Street	4,442	Office
J	1791 Third Street	5,764	Office

# AERIAL



## CONTACT

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## LOCATOR MAP

