

NORCO CAMPUS

NORCO, CALIFORNIA

FOR SALE
OR LEASE

OFFICE, RETAIL, AND MEDICAL SPACE

FROM
1,200 - 20,000
SQUARE FEET



WWW.NORCOCAMPUS.COM

 STRATA
REALTY

Features



Demographics

- ✦ Households

| | |
|--------|--------|
| 1-mile | 1,920 |
| 3-mile | 16,494 |
| 5-mile | 59,766 |
- ✦ Median Household Income

| | |
|--------|----------|
| 1-mile | \$63,162 |
| 2-mile | \$70,990 |
| 3-mile | \$53,274 |
- ✦ Population Density

| | |
|--------|---------|
| 1-mile | 10,849 |
| 3-mile | 58,557 |
| 5-mile | 206,437 |
- ✦ Retail Sales 05-06

| | |
|--------------------------|-------------|
| Taxable Sales | \$573 (Mil) |
| Taxable Sales Growth | 9.1% |
| Taxable Sales Per Capita | \$25,143 |
- ✦ Population Growth (5-mile radius)

| | |
|------|---------------------|
| 2011 | 243,392 (projected) |
| 2006 | 206,437 |
| 2000 | 173,769 |
- ✦ Gender (5-mile radius)

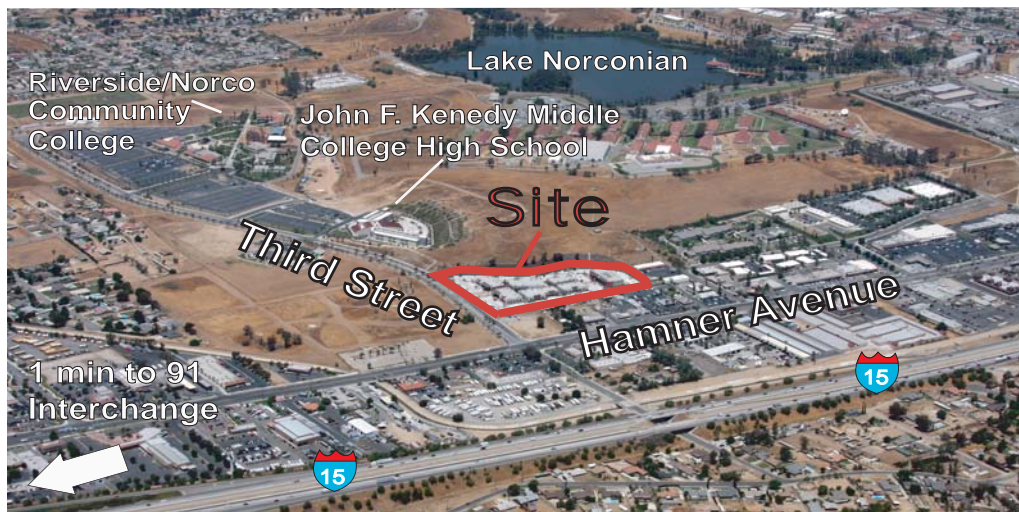
| | |
|--------|-------|
| Male | 50.5% |
| Female | 49.5% |
- ✦ Median Age

| | |
|------|------------|
| Area | 30.4 years |
| U.S. | 36.3 years |

Highlights

- ✦ Located on the corner of a major intersection (Hamner Ave.) and the Norco Community College entrance (Third Street).
- ✦ Over 10,700 students and faculty attend Norco Community College and John F. Kennedy Middle College High School.
- ✦ Over 29,360 cars pass daily on Hamner Ave. and over 9,611 cars pass daily on Third Street. According to Street survey reports, this is the most trafficked street intersection in Norco.
- ✦ Existing grease traps, sprinklered, 16' high store front windows.
- ✦ On site leasing office.

NORCO CAMPUS



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2433 Pomona Road
Corona, CA 92880

Site Plan



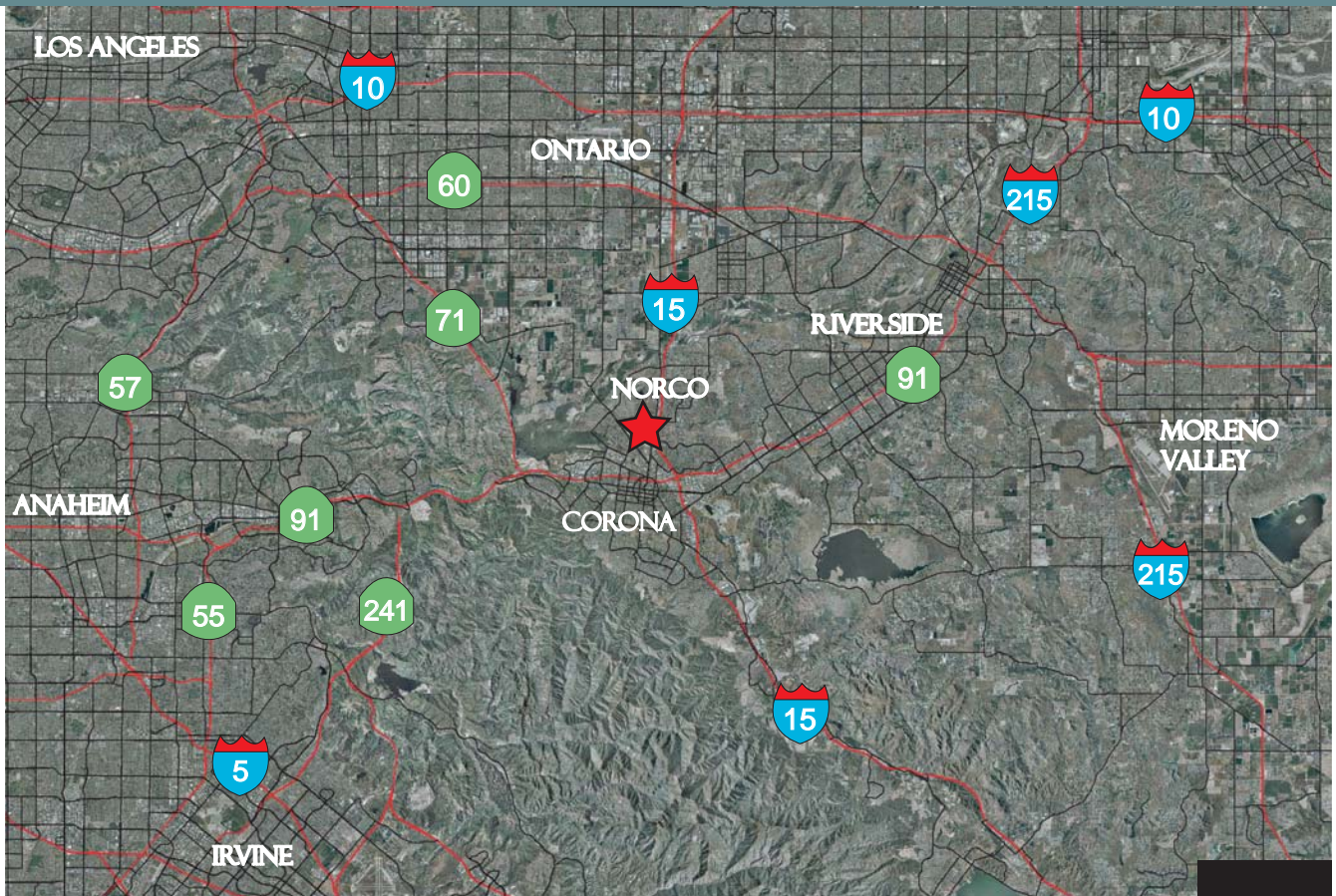
Third Street

- Retail
- Office

| 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 Steet | 4,442 | Office |
| J | 1791 Third Street | 5,764 | Office |

AERIAL



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LOCATOR MAP

