

RESTAURANT FOR LEASE

NORCO FREEWAY RETAIL CENTER
3699 HAMNER AVE | NORCO, CA 92860



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CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

NORCO FREEWAY RETAIL CENTER | 3699 HAMNER AVE, NORCO, CA 92860

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PROPERTY DESCRIPTION

Seize a strategic business opportunity with this prime restaurant lease. Offering a 2nd Generation Restaurant space equipped with a hood and grease interceptor, this facility is closed for business and is ripe for a new investor to take over. Positioned for operational efficiency and located at an address that balances visibility and accessibility, this space is ideal for an astute restaurateur seeking a seamless transition. Serious inquiries are welcome, and we respectfully request that the current occupant not be disturbed to ensure a smooth handover. This is a practical investment for those aiming for a swift and efficient establishment in the competitive landscape.

LOCATION DESCRIPTION

Discover prime retail space at the Norco Freeway Retail Center, strategically positioned at 3699 Hamner Ave, Norco, CA. Boasting 13,000 square feet of versatile retail space, this center stands out as a retail hub anchored by a bustling Starbucks Drive Thru. Situated on the southeast corner of Sixth St. and Hamner, just west of the 15 Freeway on and off-ramps, its location offers unparalleled visibility and accessibility. Whether you're looking to establish a thriving business or elevate an existing one, the Norco Freeway Retail Center provides a dynamic and strategic backdrop for success.

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PROPERTY HIGHLIGHTS

- Elevate your business by becoming part of one of the Nation's Highest Grossing Starbucks Locations, an emblem of success and unparalleled foot traffic. This strategic partnership opens doors to a thriving community and positions your venture for unprecedented growth and recognition.
- Experience the convenience of abundant parking within an expansive onsite lot, offering both your customers and staff a hassle-free experience. With ample space dedicated to parking, accessibility is optimized, ensuring that every visit is marked by ease and convenience.
- Seize the spotlight with a high-visibility location that places your business at the forefront of attention. This prime spot ensures that your brand enjoys maximum exposure, drawing in customers and making a lasting impression in a competitive market.
- Strategically situated on a busy signalized intersection, your business becomes a focal point of activity and engagement. Benefit from the constant flow of traffic and footfall, turning this dynamic location into a hub of opportunity and success for your enterprise.
- Positioned right next to the 15 Freeway, this location guarantees immediate connectivity and accessibility. The proximity to this major transportation artery ensures that your business is not just visible but also seamlessly connected to a broader audience, making it a strategic choice for expansion and sustained growth.

OFFERING SUMMARY

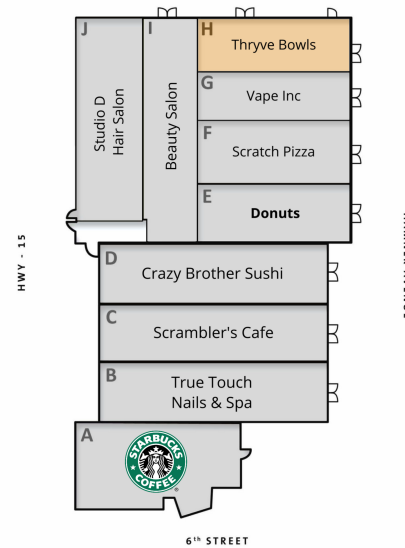
Lease Rate:	Negotiable (NNN)
Space Type:	2nd Generation Restaurant
Available SF:	22 - 952 SF
Lot Size:	1.23 Acres
Building Size:	12,954 SF

SPACES	LEASE RATE	SPACE SIZE
Cell Tower	Negotiable	22 SF

PLANS

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LEGEND

- Available Soon
- Unavailable

LEASE INFORMATION

Lease Type:	Tower is 22' High; NNN	Lease Term:	60 to 120 months
Total Space:	22 - 952 SF	Lease Rate:	\$4.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
■ Suite H	Available Soon	952 SF	NNN	\$4.00 SF/month	Turn Key Restaurant	-

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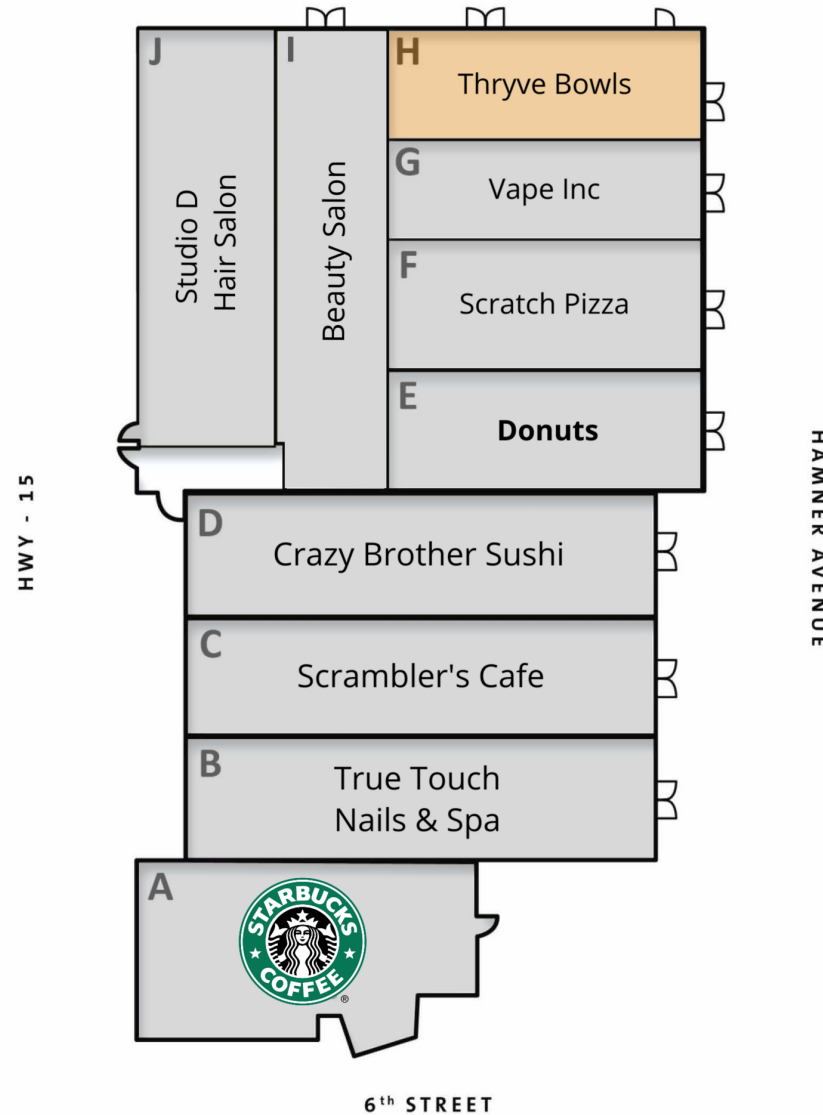
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SITE PLANS

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ADDITIONAL PHOTOS

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RETAILER AERIAL

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,687	91,659	266,185
Average age	43.2	35.8	34.1
Average age (Male)	39.8	35.3	33.6
Average age (Female)	46.3	37.1	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,943	23,687	71,923
# of persons per HH	3.4	3.9	3.7
Average HH income	\$109,931	\$128,443	\$100,459
Average house value	\$519,109	\$551,035	\$428,732

RACE	1 MILE	3 MILES	5 MILES
% White	69.7%	51.8%	50.2%
% Black	4.7%	6.6%	5.4%
% Asian	5.7%	18.1%	13.9%
% Hawaiian	0.1%	0.3%	0.3%
% American Indian	0.3%	0.4%	0.6%
% Other	12.1%	14.3%	21.6%

TRAFFIC COUNTS

Hamner Ave & Sixth St	32,700/day
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* Demographic data derived from 2020 ACS - US Census

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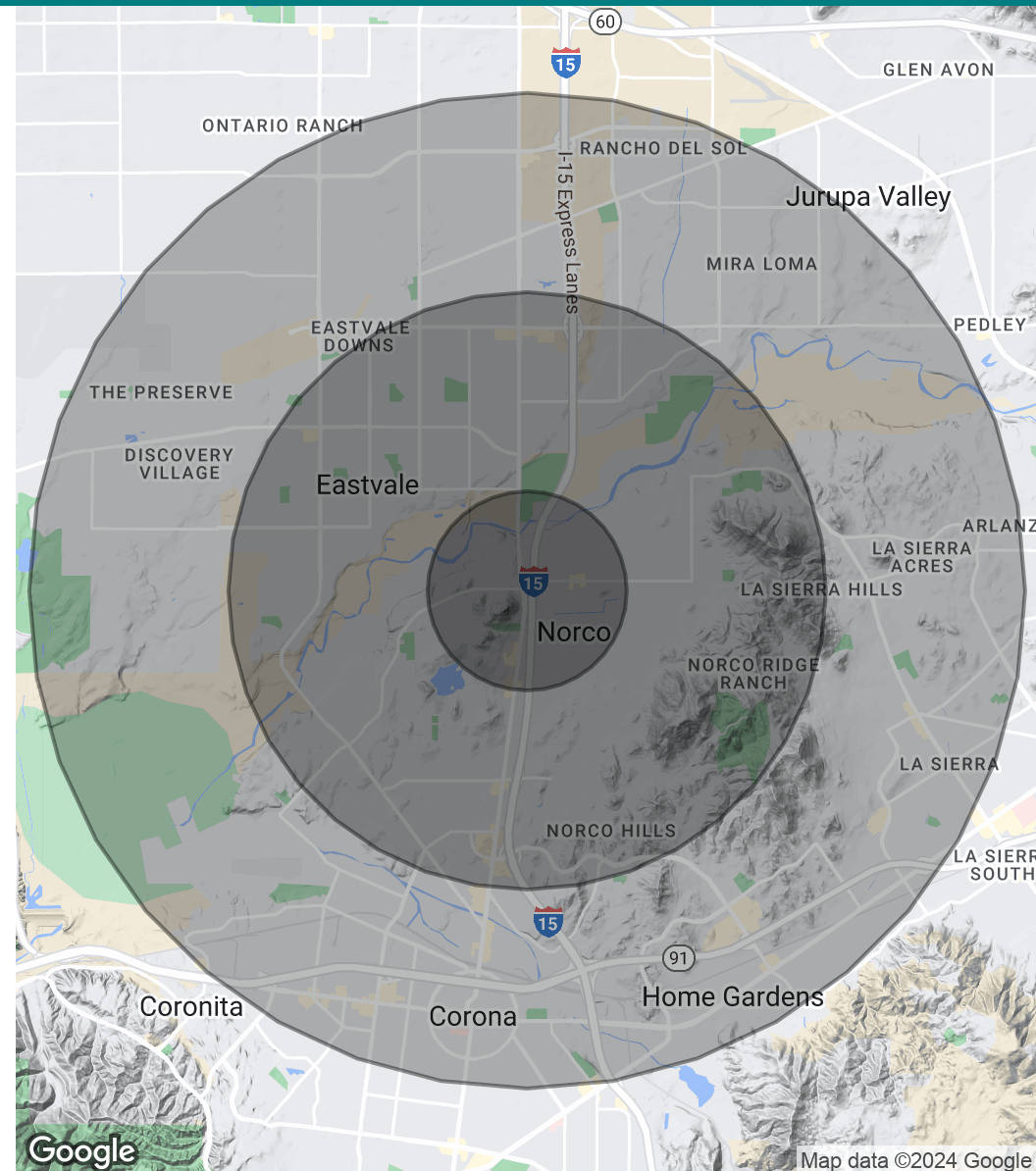
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MEET THE TEAM

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