

FOR LEASE

Former Walgreens - Norco, CA

475 Hidden Valley Parkway | Norco, CA



14,820 SF
Freestanding Building
Available



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

Fully Leased



Description

14,820 SF Freestanding Building Available

- Term available through 9/30/2033
- Co-tenancy with 7-Eleven, Chase Bank and Starbucks
- Neighboring to well-known trade area retailers including Kohls; Stater Bros., Target, LA Fitness, Burlington Coat Factory and Hobby Lobby
- For more information visit WAGDISPO.com

Nearby Retailers

**KOHL'S**

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|-----------|
| Est Population | 12,620 | 111,681 | 287,622 |
| Est Avg HH Income | \$82,108 | \$83,950 | \$100,066 |
| Est Daytime Pop | 7,484 | 64,514 | 92,174 |

Year: 2018 | Source: Esri

Contact

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Traffic Counts

| | |
|-----------------------|---------------------------------|
| Hidden Valley Parkway | approx. 24,000 cars per day VPD |
| Hamner Avenue | approx. 9,000 cars per day VPD |
| I-15 Freeway | approx 154,000 cars per day VPD |

Year: 2017 | Source: Costar

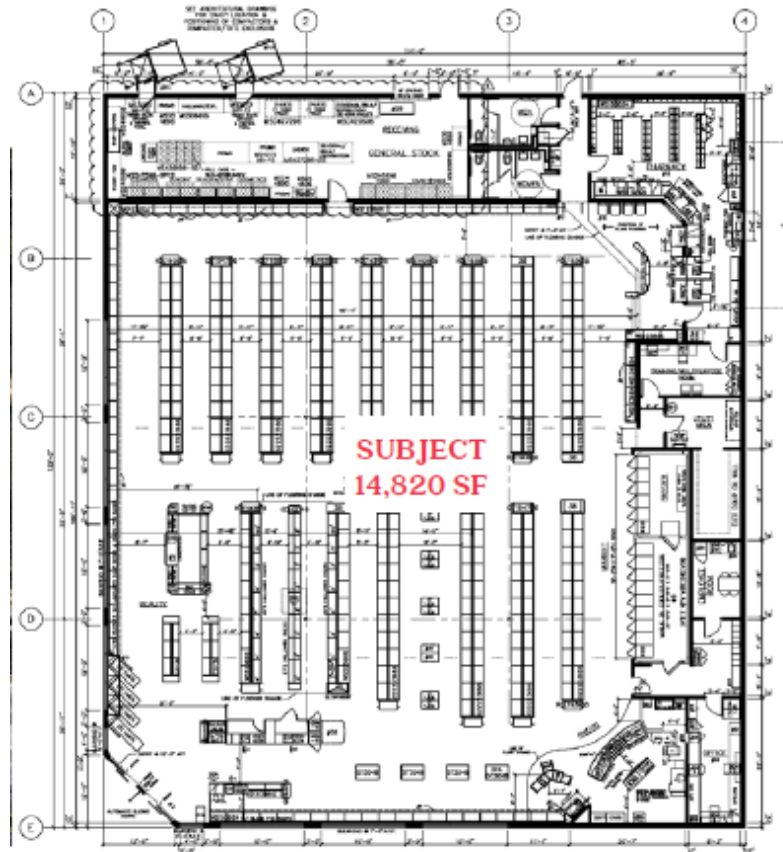
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