

## RETAIL FOR LEASE

# HAMNER SQUARE

1845 Hamner Ave, Norco, CA 92860



### OFFERING SUMMARY

NUMBER OF UNITS:	4
AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	1.82 Acres
BUILDING SIZE:	5,461 SF
ZONING:	Commercial
MARKET:	Riverside
SUBMARKET:	Silver Lakes / North Corona
TRAFFIC COUNT:	21,286

### PROPERTY OVERVIEW

Hamner Square rests in the middle of Norco's busiest intersections at Hamner Avenue & Second Street. Visible from the 15 Freeway, approximately 198,000 vehicles pass through daily. With loyal anchor stores like 7/11, Burger King & Pizza Hut, business is strong. Close in proximity to the ever popular Silver Lakes Sports Complex, more than 10,000 families converge at Hamner Square daily. <http://www.silverlakespark.com/> - Lease is NNN with CAM's at \$0.80 PSF

Listing agent has Project Management Consultant experience. Drive-thru may be possible.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
23807 Aliso Creek Road  
Laguna Niguel, CA 92667

**MITCHELL BLOSKY**  
Associate  
O: 312.802.5454  
C: 949.342.4482  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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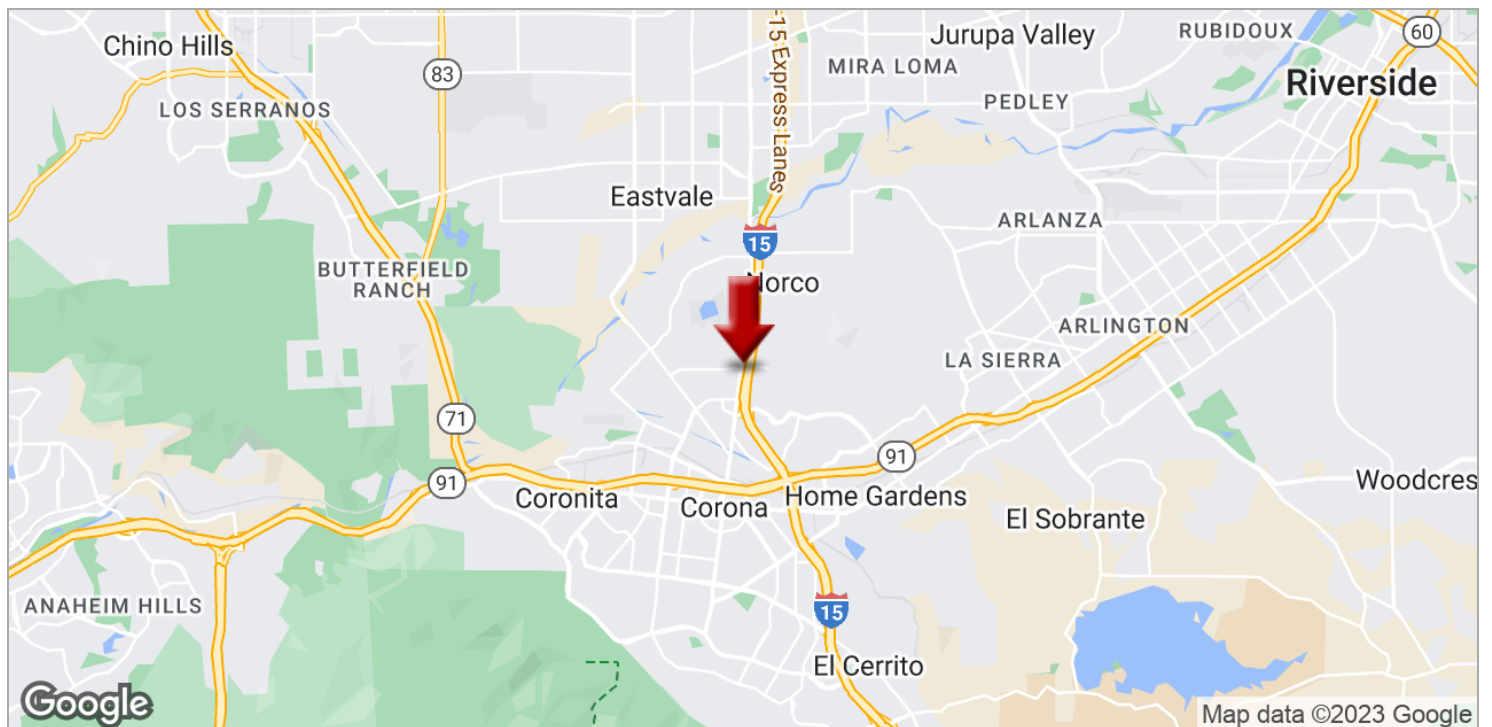




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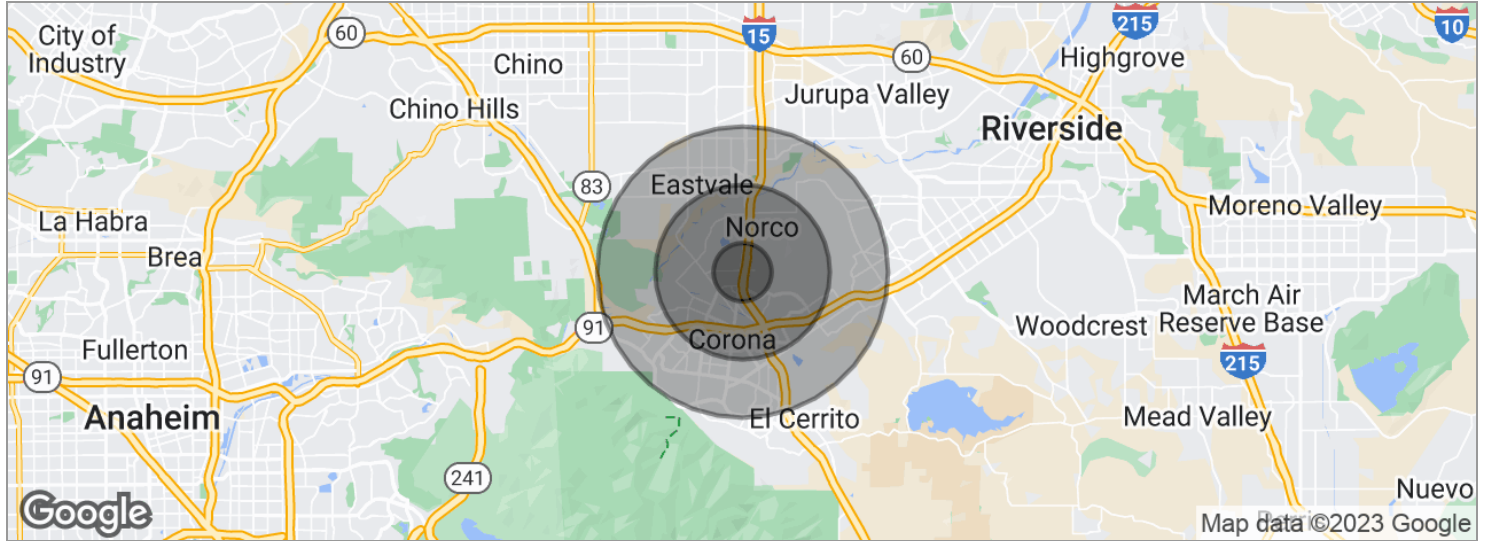
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,982	80,046	249,165
Median age	38.7	33.6	31.5
Median age (male)	40.5	33.6	31.0
Median age (Female)	37.4	33.8	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,374	20,949	67,326
# of persons per HH	2.9	3.8	3.7
Average HH income	\$75,508	\$97,116	\$83,431
Average house value	\$524,580	\$515,580	\$449,510
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	29.9%	37.1%	50.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.4%	60.3%	58.1%
Black	0.9%	7.8%	6.3%
Asian	0.9%	11.8%	9.0%
Hawaiian	0.0%	0.3%	0.5%
American Indian	0.7%	1.4%	1.2%
Other	15.5%	14.1%	20.8%

\* Demographic data derived from 2020 ACS - US Census

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