



NORCO

towne center

NORCO, CA

**100% Leased Daily Needs Shadow Grocery
Anchored Shops in the Inland Empire, CA**





INVESTMENT OVERVIEW

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire Norco Towne Center (the “Property”), a 15,170 square foot strip center located in Norco, CA. The Property is 100% leased to five tenants with NNN leases. Norco Towne Center benefits from the high performing Stater Bros anchor which brings consistent daily traffic to the property. Located just off of the highly trafficked Hamner Ave and the I-15 freeway, the Property benefits from exceptional visibility and access.

PROPERTY SUMMARY



Offering Price
\$4,875,000



Address
2748 Hamner Ave
Norco, CA 92860



Occupancy
100%



Total Rentable Area
15,170 SF



Year Built/Renovated
1974/2006



Acreage
1.56 AC (67,953 SF)



Year 1 NOI
\$294,865



Parcel Number
129-251-005



Suites
5



CLICK TO VIEW ON GOOGLE MAPS



Corona is Home to
Over 160,000 People

Gateway Town Center

Norco College
16,500 Students

Naval Sea Systems Command
Naval Base

NORCO
towne center

INVESTMENT HIGHLIGHTS



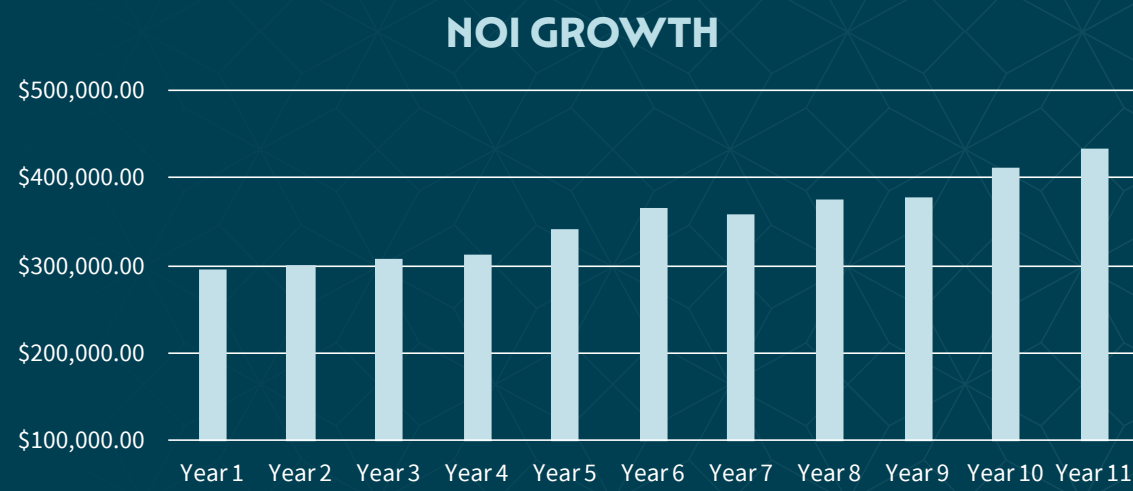
HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Positioned strategically along bustling Hamner Avenue (+31,000 VPD), Norco Towne Center occupies a prime spot within the Norco and the Corona/Eastvale submarket. With its proximity of just 1.5 miles to the I-15 freeway, which experiences a high volume of 168,837 cars per day, this location offers unrivaled accessibility and visibility for businesses.



ATTRACTIVE TENANT MIX

Norco Towne Center features a diversified tenant mix with a variety of synergistic uses that include food, beauty, and household services.



IMMEDIATE NOI GROWTH OPPORTUNITY

The property currently averages \$1.75/ SF rents with favorable Fair Market Value option terms for most tenants. This presents a unique opportunity to grow rents in the immediate future.



INVESTMENT HIGHLIGHTS



PREMIER DESTINATION WITH 1M ANNUAL VISITORS

The property attracts nearly 1,000,000 visitors annually and ranks in the top 18% of strip centers within a 15-mile radius per Placer.ai. Shadow anchored by a high performing Stater Bros grocery store, one of the most popular grocer brands in the Inland Empire, the property benefits from exceptional daily needs customer traffic that drives consistent footfall throughout the entire center.

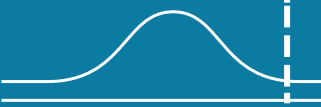
Nationwide

2,430 / 19,210 87%



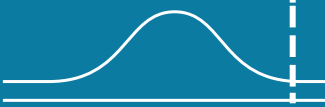
California

439 / 2,260 80%



15 Mi.

25 / 138 82%



DRIVE TIME ANALYSIS

1	Downtown Riverside	18 mins	16.8 miles
2	Orange County	35 mins	28.5 miles
3	Long Beach	45 mins	50.3 miles
4	Downtown Los Angeles	50 mins	52 miles
5	Los Angeles International Airport	60 mins	59 miles



EPICENTER OF RESIDENTIAL GROWTH

The Inland Empire in Southern California is experiencing a significant population boom, projected to grow twice as fast as the rest of Southern California over the next 25 years. With its current population already surpassing 4 million, the Inland Empire has long been known as a preferred location for families seeking affordable housing options and a high quality of life. This trend is expected to continue as more individuals and families choose to settle in the Inland Empire to raise their families.



ADJACENT TO AN EDUCATION HUB

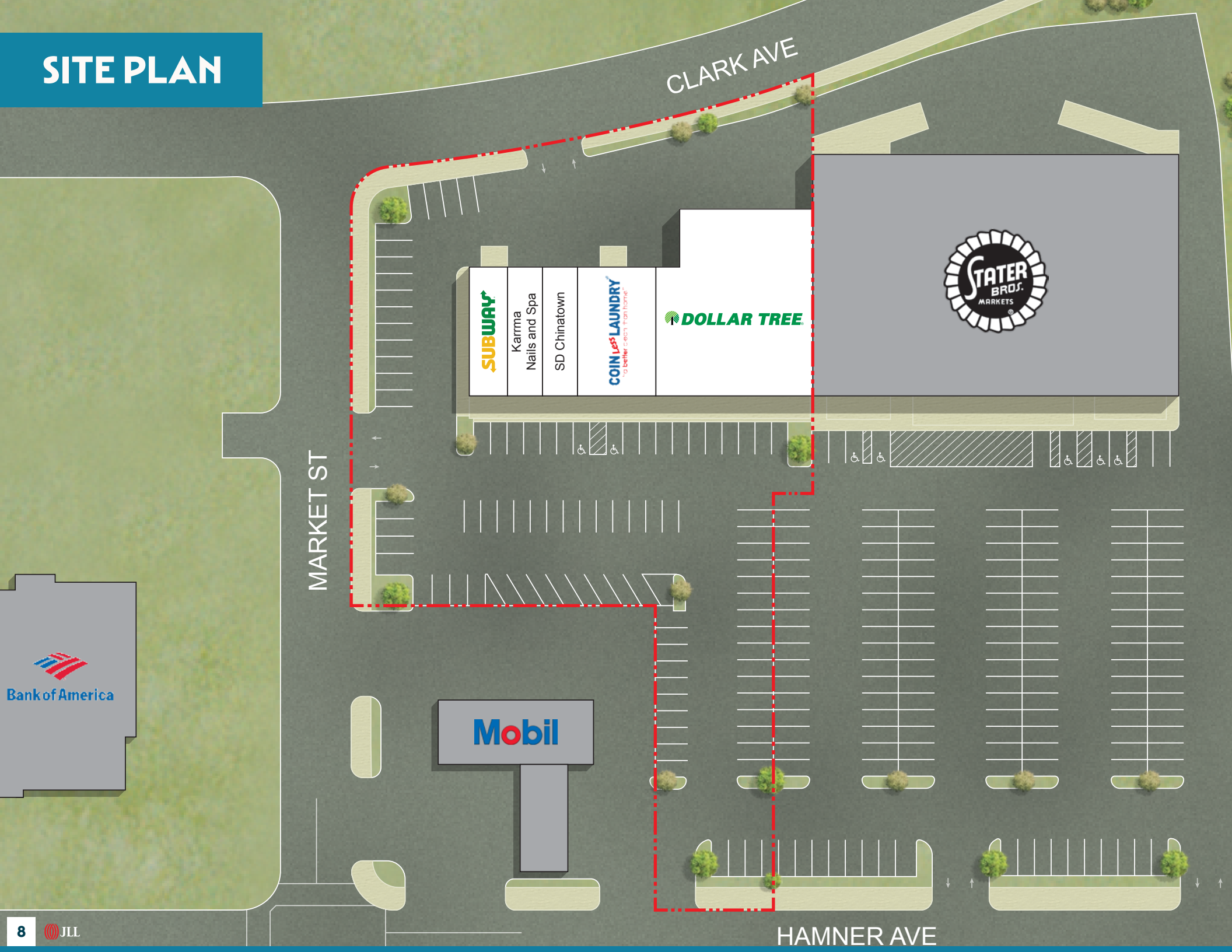
Positioned adjacent to Norco College and catering to a student population of over 16,000, this community college boasts a student-faculty ratio of 25-to-1 and offers associate degrees, certificates, and transfer programs to four-year universities. With the influx of students and visitors, the school's close proximity to Norco Towne Center serves as a demand driver for the center.



BOOMING SUBURBAN DAYTIME POPULATION

The Property is located within a prime residential node, with total residents exceeding 8,399 within a 1-mile radius and 89,788 within 3-miles. The long-term trend of working from home paired with the strong daytime population in the area provides the Property with a broadened customer base that will increase tenant sales.

SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF	% of GLA
101	Subway	1,132	7.5%
102	Karma Nails	1,400	9.2%
103	SD China Town	1,400	9.2%
104	Coin Less Laundry	3,150	20.8%
106	Dollar Tree	8,088	53.3%
TOTAL LEASED GLA			15,170
TOTAL VACANT			0
TOTAL BUILDING AREA			15,170



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