

FOR LEASE

# Gateway Village

NEC SIXTH STREET & HAMNER AVENUE, NORCO, CA 92860

RETAIL



## PROPERTY HIGHLIGHTS

- + Brand new restaurant, retail, and hotel development with freeway visibility
- + Strategically located along I-15 (155,000 ADT) on Hamner Avenue (49,000 ADT)
- + Prominent signage available
- + Abundant parking onsite
- + Delivery date estimated 3rd quarter 2020
- + Located less than a mile from the SilverLakes Equestrian and Sports Park (1.8 million visitors growing to 3 million) and 2 miles from Norco College (over 10,000 students and growing)
- + Near the Naval Sea Systems Command in Norco (estimated 55,000 annual visitors) and George Ingalls Equestrian Event Center (455,000 annual visitors)
- + Over 400 nearby hotel rooms existing or planned, including Fairfield Inn & Suites by Marriott (96 rooms) and WoodSpring Suites Hotel (122 rooms)

## Demographics (2018)

	1-Mile	3-Miles	5-Miles
Population	9,724	101,692	279,471
Daytime Population	10,619	75,032	255,909
Avg. Household Income	\$106,263	\$125,803	\$98,676
No. of Households	1,841	26,852	74,848



FOR LEASE

# Gateway Village

NEC SIXTH STREET & HAMNER AVENUE, NORCO, CA 92860

RETAIL





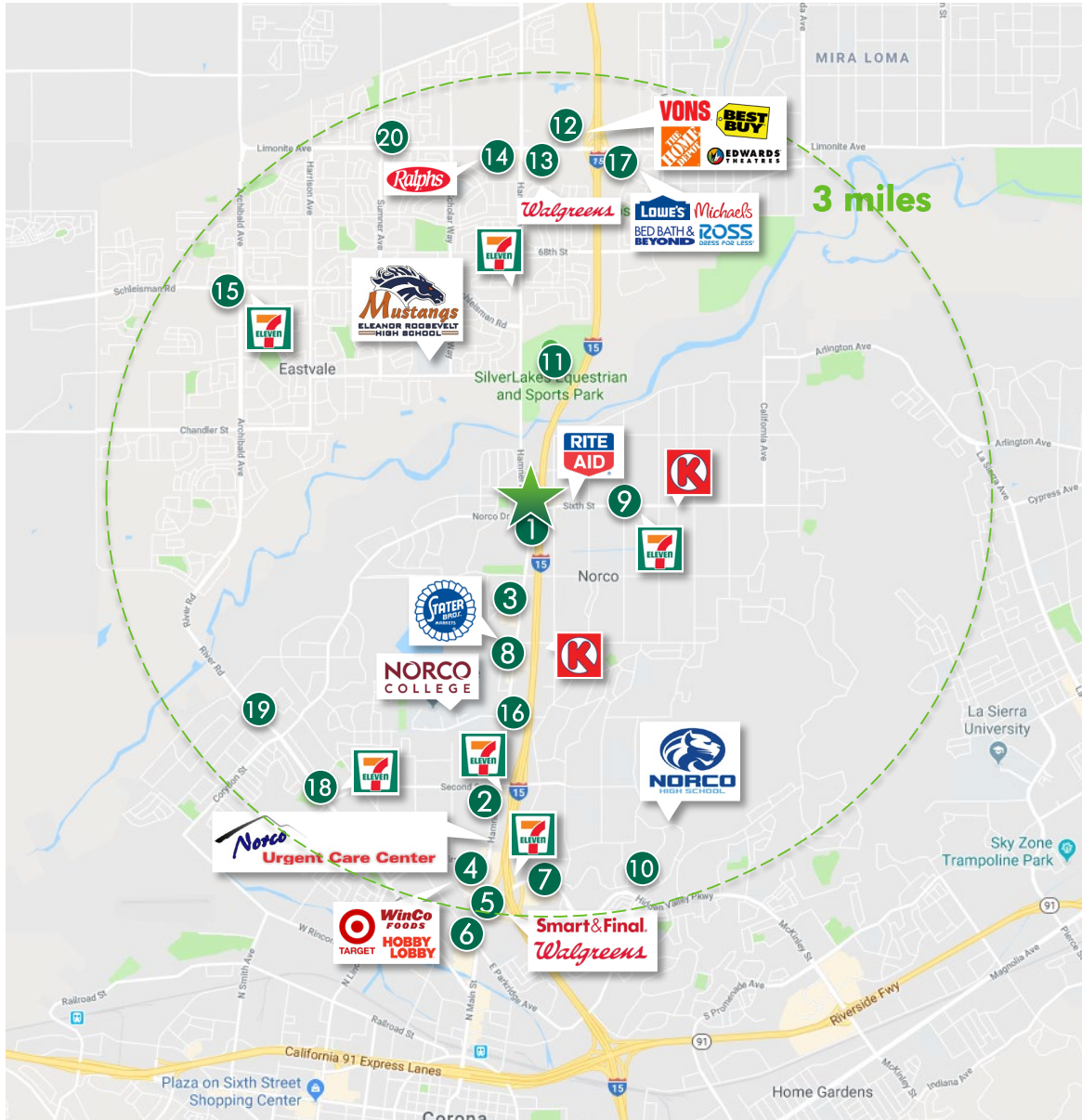
FOR LEASE

# Gateway Village

NEC SIXTH STREET & HAMNER AVENUE, NORCO, CA 92860

RETAIL

## RESTAURANT COMPETITION



### Competition Map

- 1 Scramblers Café, Crazy Brother Sushi, KPB Asian Bistro, The Maverick Saloon, Weinerschnitzel, Starbucks, McDonald's, Bob's Big Boy, Jack In The Box, Scratch Pizza
- 2 Black Horse Tavern & Grill, Polly's Pies Restaurant & Bakery, Burger King, Sports Nut Pizza, In-N-Out Burger, The Original Pancake House, Pizza Hut, A Mi Hacienda
- 3 Norco's Best Burgers, Dona Luisa's Mexican Grill, Loco Burrito
- 4 Wahoo's Fish Tacos, Pieology Pizzeria, Popeyes Louisiana Kitchen, KFC, Denny's, Domino's Pizza, Taco Bell, Carl's Jr, Ono Hawaiian BBQ, Jamba Juice, Chipotle, Miguel's Jr, Starbucks, Jersey Mike's, Jimmy John's
- 5 Rubio's Coastal Grill, Badlands BBQ, Deep Sea Fish Grill, Fantastic Café, Wingstop, Volcano Hawaiian BBQ, McDonald's, Papa John's Pizza
- 6 Rodrigo's Mexican Grill, Pho Lee, Taqueria Mexico, Alamilla's Mexican Food, Jack In the Box, Ravins Donuts, Wendy's, Rumi's, Mantra Indian Cuisine, Flame Broiler, Sanchez Tacos, Vito's Italian Pizza
- 7 The Hot Dog Shoppe, Chick-Fil-A, Marco's Pizza, Starbucks, Subway, WaBa Grillp, Menchie's Frozen Yogurt
- 8 Pho Amor, Cowgirl Café, Burger Basket, Yum Yum Donuts, Del Taco, El Cinconcito, Carl's Jr., Subway
- 9 Norco's Famous Sixth Street Deli, Pat's Kitchen, Filippi's Pizza Grotto, Silverado Burgers, Water Wheel Saloon & Deli, Pizza Corral, Rodeo Burger, Saddle Sore Saloon, Senor Tacos,
- 10 Jono's Japanese Restaurant, Heavenly Donuts
- 11 The FieldHouse Restaurant & Bar
- 12 The Habit Burger Grill, Rubio's Coastal Grill, Pacific Fish Grill, Buffalo Wild Wings, Luna Grill, Pho Vet, Applebee's, On the Border, Dickey's BBQ, Sunny Donut Shop, Pizza Hut, WaBa Grill, Jersey Mike's, Little Caesar's Pizza, Chipotle, Juice It Up, Nekter Juice Bar, Panda Express, Farmer Boys, Pick Up Stix, Blaze Pizza, Luna Grill
- 13 McDonald's, Taco Bell, Corky's Kitchen, Panera Bread, Wingstop, Yogurtland
- 14 Starbucks, Wendy's, Subway, The Pizza Press
- 15 Juice It Up, Carl's Jr, Tea Plus, Papa Murphy's Pizza, Fresh Wok, Starbucks, Jack In The Box, Subway, Pizza Hut
- 16 Baja Fish Tacos
- 17 Carl's Jr., Subway, Wabi Sabi, Denny's, Flame Broiler, Five Guys, Del Taco, Little Buddha Thai Kitchen, Philly's Best, Jamba Juice
- 18 Jack In The Box
- 19 WaBa Grill, Little Caesars Pizza, El Pollo Loco
- 20 Pieology Pizzeria, Burgerim, El Pollo Loco, Miguel's Jr.

FOR LEASE

# Gateway Village

NEC SIXTH STREET & HAMNER AVENUE, NORCO, CA 92860

RETAIL

## NORCO BY THE NUMBERS

Norco is an upscale equestrian-oriented community whose residents enjoy over 400 acres of parkland and one of the largest networks of horse trails in the nation, earning the nickname "Horsetown USA."

Norco is strategically located 50 miles from downtown L.A. in the Inland Empire, the fastest growing region in the nation. The city is located on the I-15 Freeway, just north of the 91 freeway and in close proximity to the I-10 and 60 freeways. Norco is served by Ontario International Airport, which is less than 15 minutes away.

27,495

Population

\$121,177

Median HH Income

4,568

# of Employees

\$552,853

Median Property Value

39.7

Median Age

3.6%

Unemployment

10,693

College-Educated Population

## SILVERLAKE SPORTS ARENA

Silver Lake Sports Arena is a 150-acre premier sports and entertainment arena that hosts soccer, field sports, equestrian, concerts festivals, and more. The arena hosts 3 million annual visitors (up to 80,000 visitors per weekend) and features:

- 24 full-size soccer fields
- 4 LED Lit Synthetic Fields
- 5 equestrian arenas
- 1,500 horse stall capacity
- 12,000 Square Foot Outdoor Cafe
- 10,000 person Concert Facility called The BackYard
- 150 seat restaurant called The FieldHouse – Now Open
- Private banquet facility for 200 people called The FieldHouse Terrace





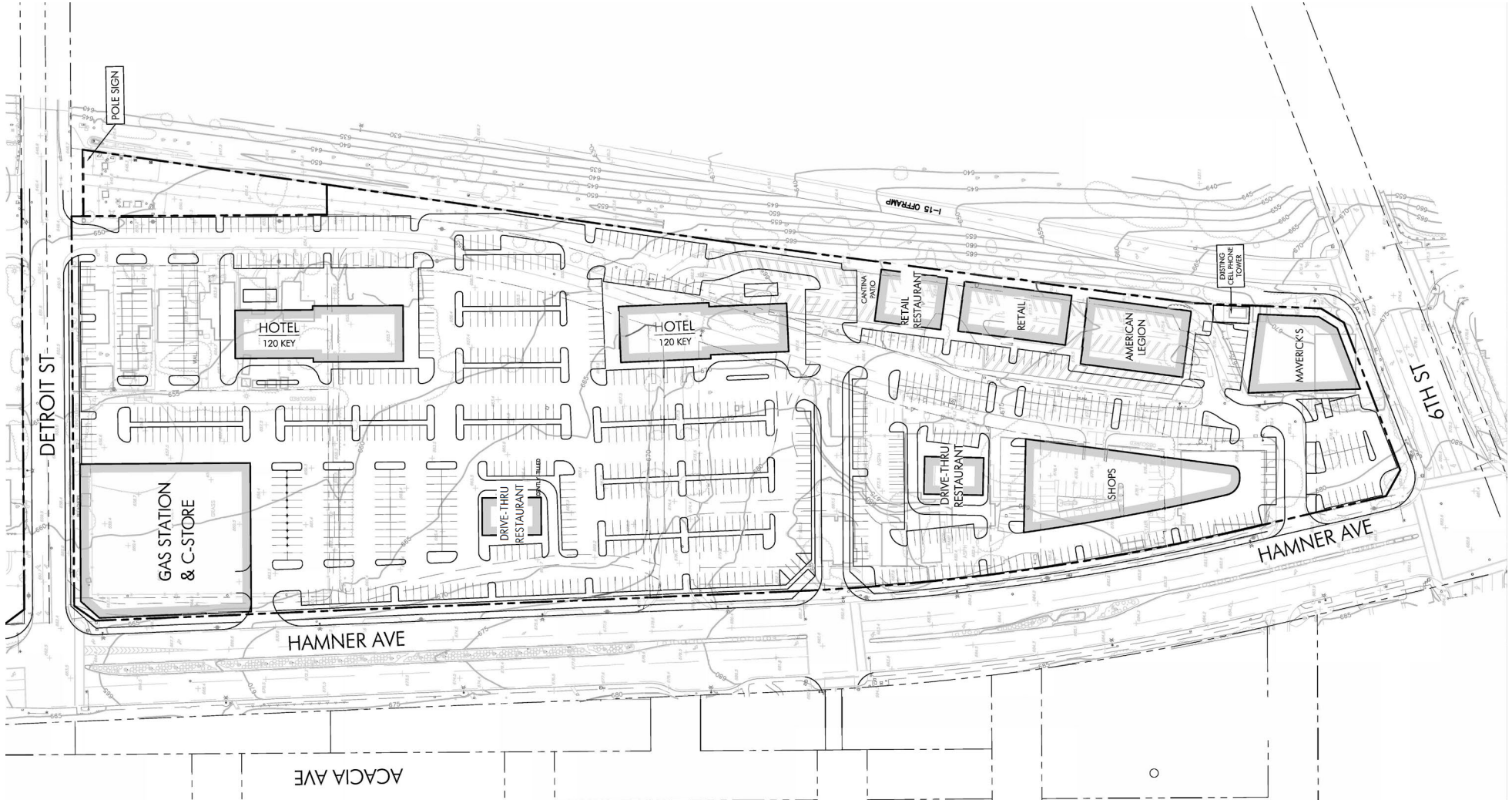
FOR LEASE

# Gateway Village

NEC SIXTH STREET & HAMNER AVENUE, NORCO, CA 92860

RETAIL

## CONCEPTUAL RETAIL SITE PLAN – OPTION 1



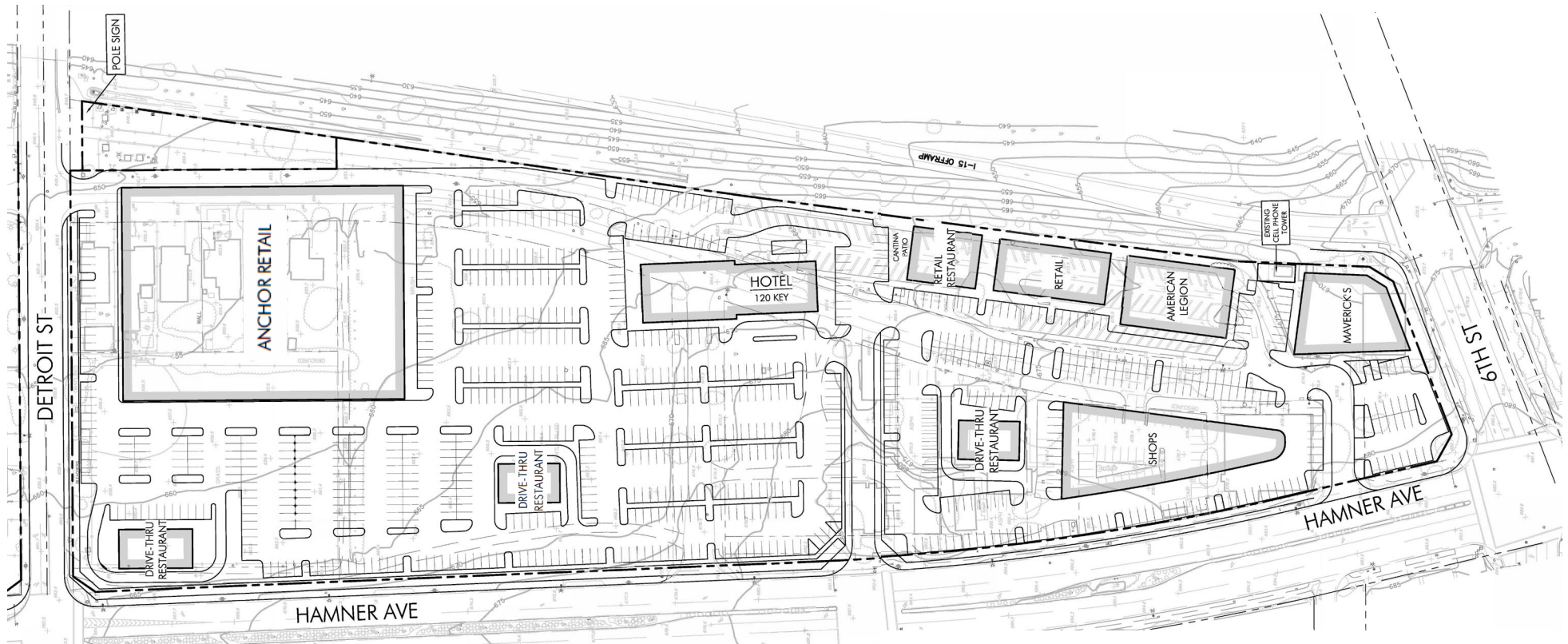
FOR LEASE

# Gateway Village

NEC SIXTH STREET & HAMNER AVENUE, NORCO, CA 92860

RETAIL

## CONCEPTUAL RETAIL SITE PLAN – OPTION 1



## CONTACT US

### Justin McMahon

Vice President  
+1 949 885 2968  
justin.mcmahon@am.jll.com  
Lic. 01721162

### Tim McMahon

Senior Vice President  
+1 949 725 8662  
tim.mcmahon@cbre.com  
Lic. 00763587

© 2019 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.