

NORCO VALLEY SQUARE

Pads & Junior Anchor Space Available



PROPERTY HIGHLIGHTS

Norco Valley Square is a dynamic mixed-use development comprising 320 residential units, a 112-room Marriott hotel, and approximately 4.28 acres of commercial and retail space offering pad sites and junior anchor opportunities. The project is designed to feature restaurants, cafés, and community gathering areas with prominent visibility from the I-15, creating a vibrant destination for both residents and travelers.

- **±4.28-Acre Proposed Retail Development**
- **Prime Signalized Corner Location** at Hamner Avenue & 3rd Street
- **Excellent Visibility & Frontage** along Hamner Avenue, a major Norco arterial
- **Strong Traffic Counts** with direct access to I-15
- **High Residential Density Nearby** with continued housing growth
- **Located in the Inland Empire** – one of Southern California's fastest-growing regions

TRAFFIC COUNTS

Hamner Avenue: 29,532 ADT
Interstate 15: 140,846 ADT



SITE PLAN



DEMOGRAPHICS | 2025

provided by ESRI

3, 5, 7 MILE RADIUS

	3 MILE	5 MILE	7 MILE
 Total Population	90,035	300,520	475,922
 Daytime Population	40,445	94,664	132,145
 Average HH Income	\$139,168	\$137,948	\$139,120
 Total Households	20,230	87,296	138,528
 Median Age	36.8	36.1	31.9

[CLICK HERE FOR FULL DEMO REPORT>>>](#)

MARKET AERIAL



NORCO, CALIFORNIA

Norco is a city in northwestern Riverside County, California, United States. Located roughly 40 miles inland from the Pacific Ocean, Norco is known as "Horsetown, USA" and prides itself on being a "horse community".

Norco offers a unique blend of outdoor activities, equestrian culture, and family-friendly attractions, making it a great destination for visitors.





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