

# NORCO VALLEY SQUARE

Pads & Junior Anchor Space Available

NAVAL SEA SYSTEMS COMMAND  
3,200 EMPLOYEES

NORCO CITY HALL

NORCO COLLEGE  
15,900 STUDENTS

NORCO VALLEY  
SQUARE  
320 LUXURY  
APARTMENT HOMES

PROPOSED ±4.28 ACRE  
RETAIL DEVELOPMENT

TOWNEPLACE  
SUITES  
MARRIOTT  
112 ROOM HOTEL

Bank of America

STATER  
BROS.  
markets

ACE  
The helpful place.

DEL TACO

THIRD STREET  
HAMNER AVENUE | 29,532 ADT

140,846 ADT

INTERSTATE  
15

CUSHMAN &  
WAKEFIELD

PROPOSED 4.28 ACRE RETAIL DEVELOPMENT  
2318 Hamner Avenue | Norco, CA 92860



# 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.

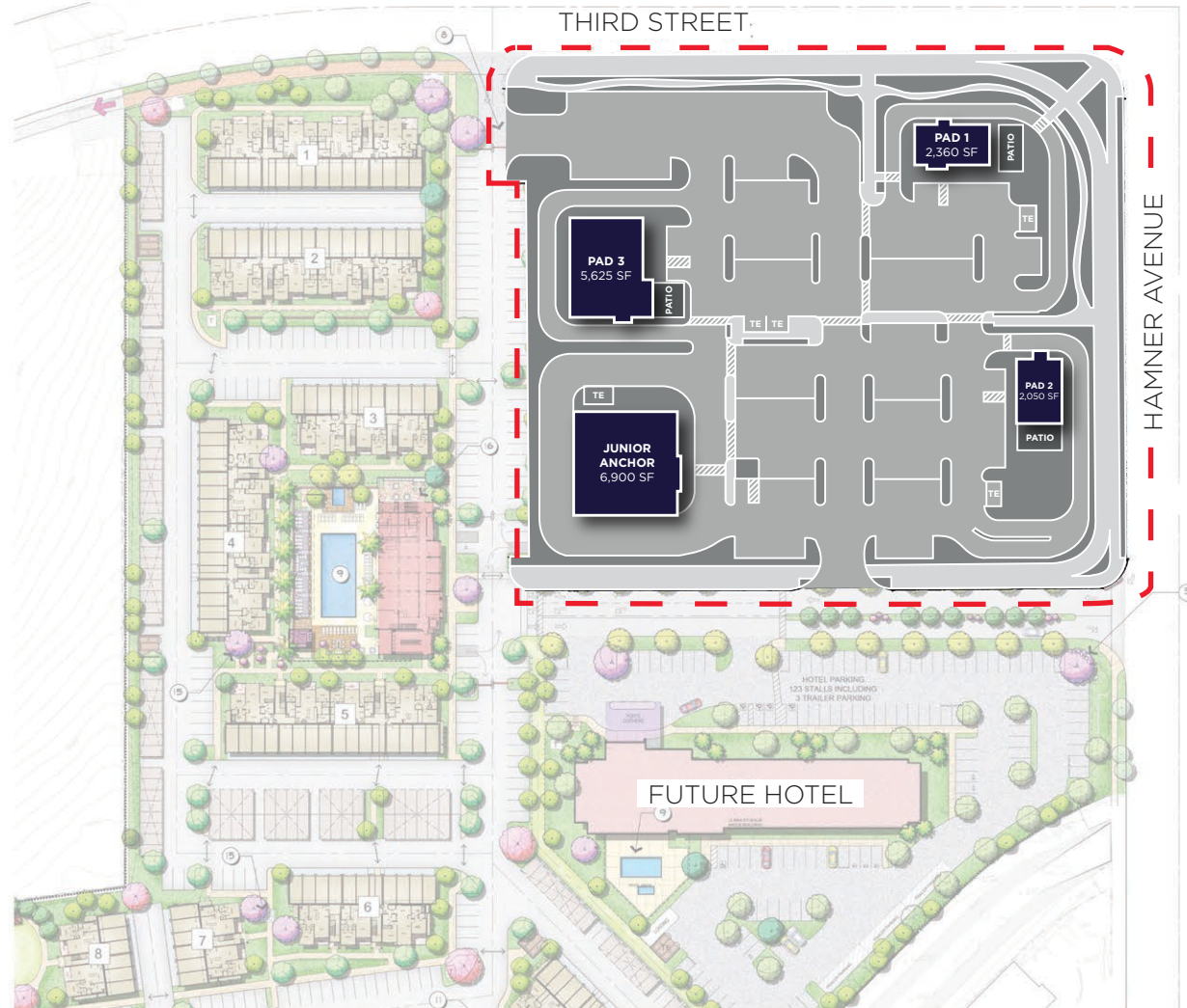
- **±4.28-Acre Proposed Retail Development**
- **Prime Signalized Corner Location** at Hamner Avenue & 3rd Street
- **Excellent Visibility & Frontage** along Hamner Avenue, a major Norco arterial
- **Strong Traffic Counts** with direct access to I-15
- **High Residential Density Nearby** with continued 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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