

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

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.

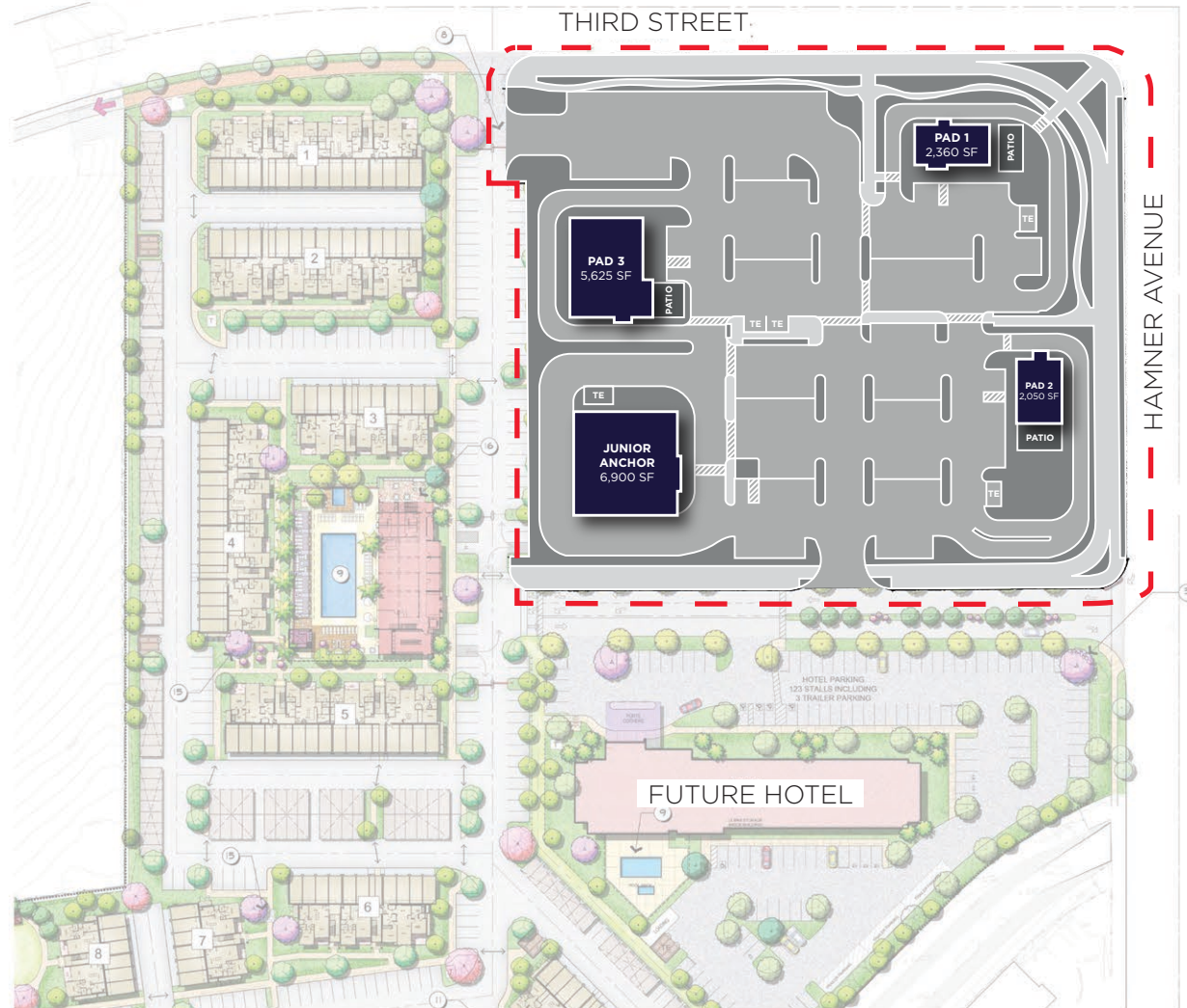
- **±4.28-Acre Proposed Retail Development**
- **Prime Signalized Corner Location** at Hamner Avenue & 3rd Street
- **Excellent Visibility & Frontage** along Hamner Avenue, a major Norco arterial
- **Strong Traffic Counts** with direct access to I-15
- **High Residential Density Nearby** with continued 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 | 2026 provided by ESRI

3, 5, 7 MILE RADIUS

	3 MILE	5 MILE	7 MILE
 Total Population	89,501	302,539	480,403
 Daytime Population	43,514	94,096	128,726
 Average HH Income	\$141,189	\$143,675	\$144,890
 Total Households	23,438	73,592	112,466
 Median Age	32.9	32.1	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.



NORCO VALLEY SQUARE

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