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FOR SALE OR GROUND LEASE

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# 1549 Second Street

NEC Second St + 15 Fwy

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## 1549 Second Street

### Property Highlights

- 1549 2<sup>nd</sup> Street is a 1.80-acre development site located in Norco and bordering the cities of Eastvale, Corona, and Jurupa Valley
- Located next to the 15 Fwy ramp access with 139,000 cars per day, the intersection of 2<sup>nd</sup> St and Valley View Ave has 10,861 cars per day
- Dense trade area with over 294,049 people within 5 miles and strong daytime population with over 95,209 employees within 5 miles
- Regional draw with proximity to CarMax, Target, WinCo Foods, and the Hamner Square Shopping Center





**Jeep**  
DODGE  
**CHRYSLER**

**Ford**

**Second Street**

**IN-N-OUT**  
BURGER

**7-ELEVEN**

**BURGER KING**

**Pizza Hut**

**POLITO PIZZA**  
Restaurant

INTERSTATE  
**15**



**AVAILABLE**  
RESTAURANT  
OPPORTUNITY

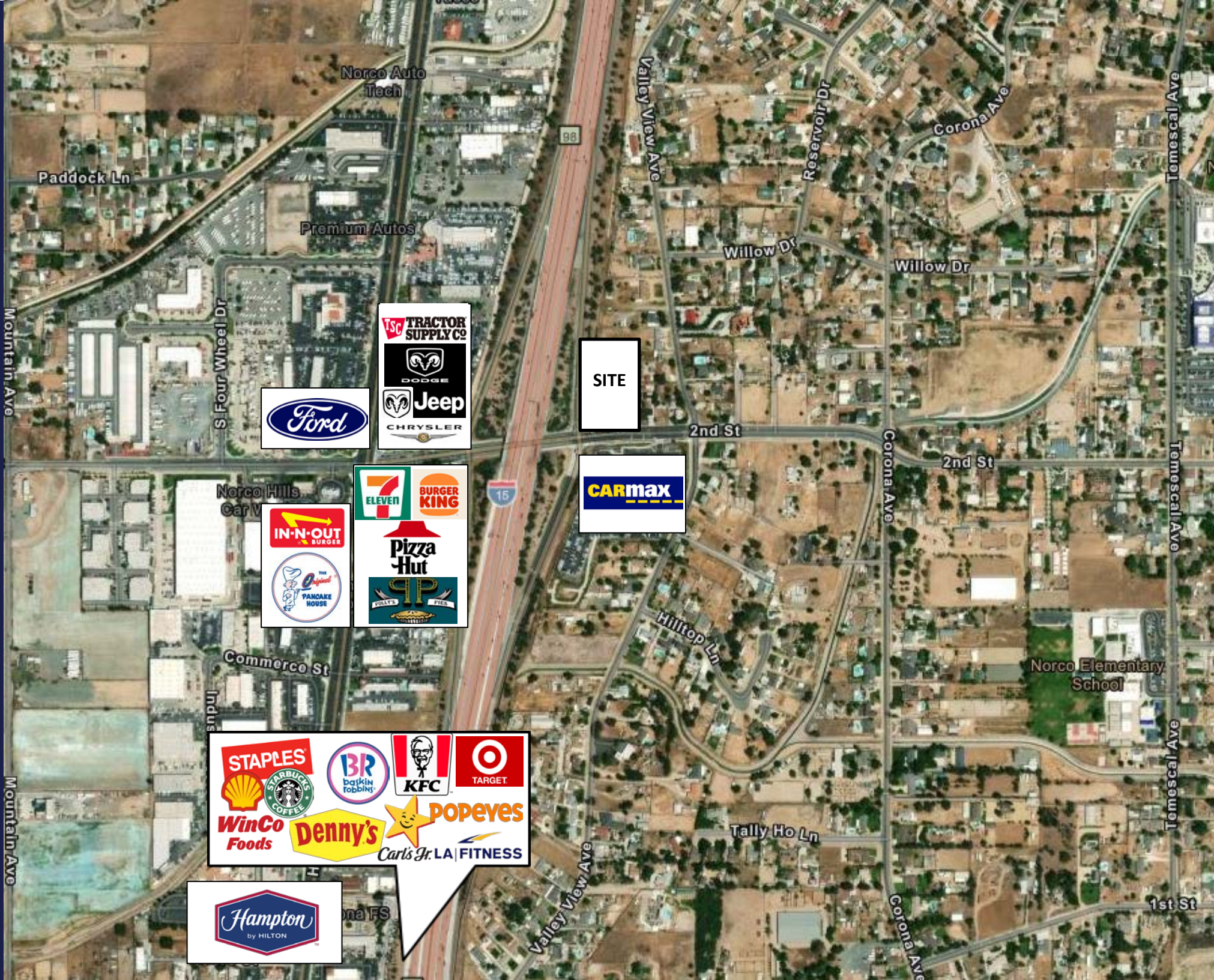
**Second Street - 10,861 CPD**

FUTURE  
**CARMAX**

INTERSTATE  
**15**



MARKET OVERVIEW



SITE

CARmax

STAPLES  
STARBUCKS COFFEE  
BR Baskin-Robbins  
KFC  
TARGET  
WinCo Foods  
Denny's  
Popeyes  
Carl's Jr.  
LA FITNESS


Hampton  
by HILTON




# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2023


## SECOND STREET + 15 FREEWAY | NORCHO, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population Forecasted	4,610	93,096	298,699
Population (2028)	4,602	94,024	302,571


  

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	1,450	26,803	85,504


  

 AVG HH INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$131,338	\$119,141	\$129,010


  

 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$106,570	\$91,333	\$101,010


  

 PER CAPITA INCOME <small>Est.</small>	1 MILE	3 MILES	5 MILES
Proj. Per Capita Income	\$40,669	\$34,502	\$36,881


  

 DAYTIME DEMOS <small>Total</small>	1 MILE	3 MILES	5 MILES
Number of Businesses	983	10,119	25,613
Total Number of Employees	8,296	88,422	283,445


  

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,589 56.2%	33,243 35.7%	98,120 32.8%
Black or African American	108 2.3%	6,134 6.6%	18,994 6.4%
American Indian & Alaskan Native	56 1.2%	1,550 1.7%	4,485 1.4%
Asian	212 4.6%	9,682 10.4%	43,368 14.5%
Pacific Islander	15 0.3%	286 0.3%	1,081 0.4%
Other Race	836 18.1%	26,954 29.0%	78,815 26.4%
Two or More Races	794 17.2%	15,248 16.4%	53,836 18.0%
Hispanic	1,844 40.0%	48,491 52.1%	152,411 51.0%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	38.6 yrs	34.1 yrs	34.0 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Owner Occupied Housing Units	1,167	15,912	56,947
Renter Occupied Housing Units	283	10,891	28,557

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

AUG 04 2010

POR SEC. 18 T3S R6W., POR SEC 13 T3S R7W.  
(POR CITY OF NORCO)

TRA 015-007  
015-003

125-10  
9-10

VALLEY VIEW AVE

1.80 AC  
SITE 46

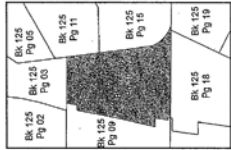
1.80 AC ML

TRA 015-007

POR BLK 6  
LOT 5

(FUTURE STATE HWY)

SECOND ST



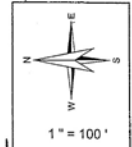
City of  
RS 3824 ST. HWY MAP  
ST. HWY MAP

Map Reference \*  
MB 6/74 - RIVERSIDE ORANGE HEIGHTS TRACT

ASSESSOR'S MAP BK 125 PG. 10  
Riverside County, Calif.

D'Underwood

JULY 2010



- Legend
- Let Lines
  - Rights-Of-Way
  - Old Let Lines
  - Reference R.O.W
  - Other Easements
  - Lease Area
  - Subdivision To Mark

Date	Old No	New No
8/3/1977	10,11	19
2/3/1981	18	20,21
10/1/1984	6	22,23
10/1/1984	19	24,25
1/3/1985	8	26,27
1/3/1985	4	28,29
6/3/1985	7	30,31
12/1/1985	20	34,35
12/1/1985	32,35	36
12/1/1985	17	32,33
6/3/1986	29	37,38
4/3/1989	1-3,21,23,25	39
4/3/1989	27,31,33,37	39
5/3/1989	39	40-43
12/3/2008	14	44
12/3/2009	18	45,47
4/3/2010	36	46,47

**DEVELOPMENT BY:**

**Achieve Development and Management Group**

**LEASING:**



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