
FOR GROUND LEASE

1549 Second Street

NEC Second St + 15 Fwy

1549 Second Street

Property Highlights

- 1549 2nd 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 2nd 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



Second Street

Second Street - 10,861 CPD

FUTURE
CARmax

AVAILABLE
RESTAURANT
OPPORTUNITY

Ford

Jeep
DODGE
CHRYSLER

IN-N-OUT
BURGER

7
ELEVEN

BURGER
KING

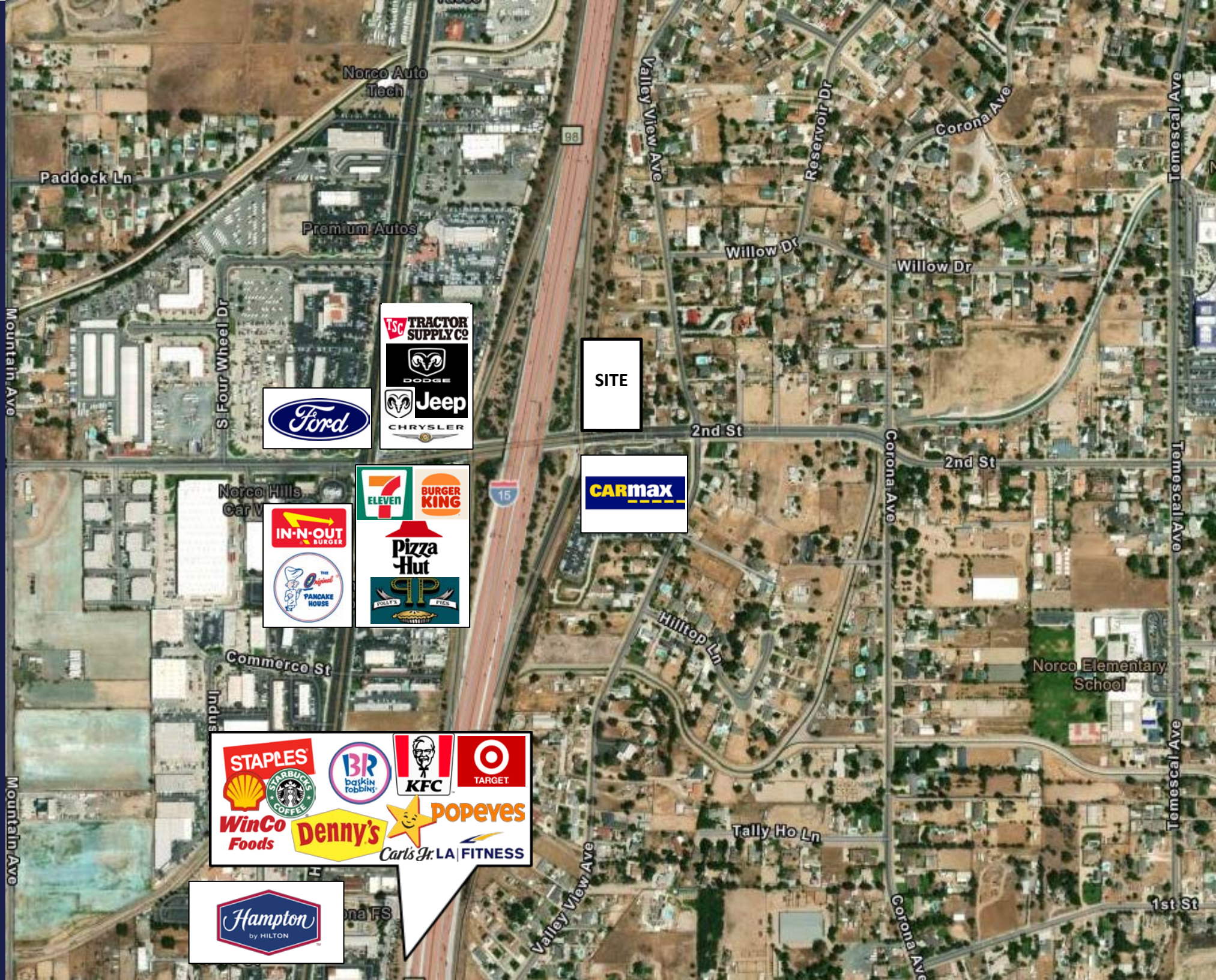
Pizza
Hut

Popeye's
Restaurant

INTERSTATE
15

INTERSTATE
15

MARKET OVERVIEW



SITE

CARMAX










STAPLES
WinCo Foods
Denny's
Popeyes
Carl's Jr.
LA FITNESS

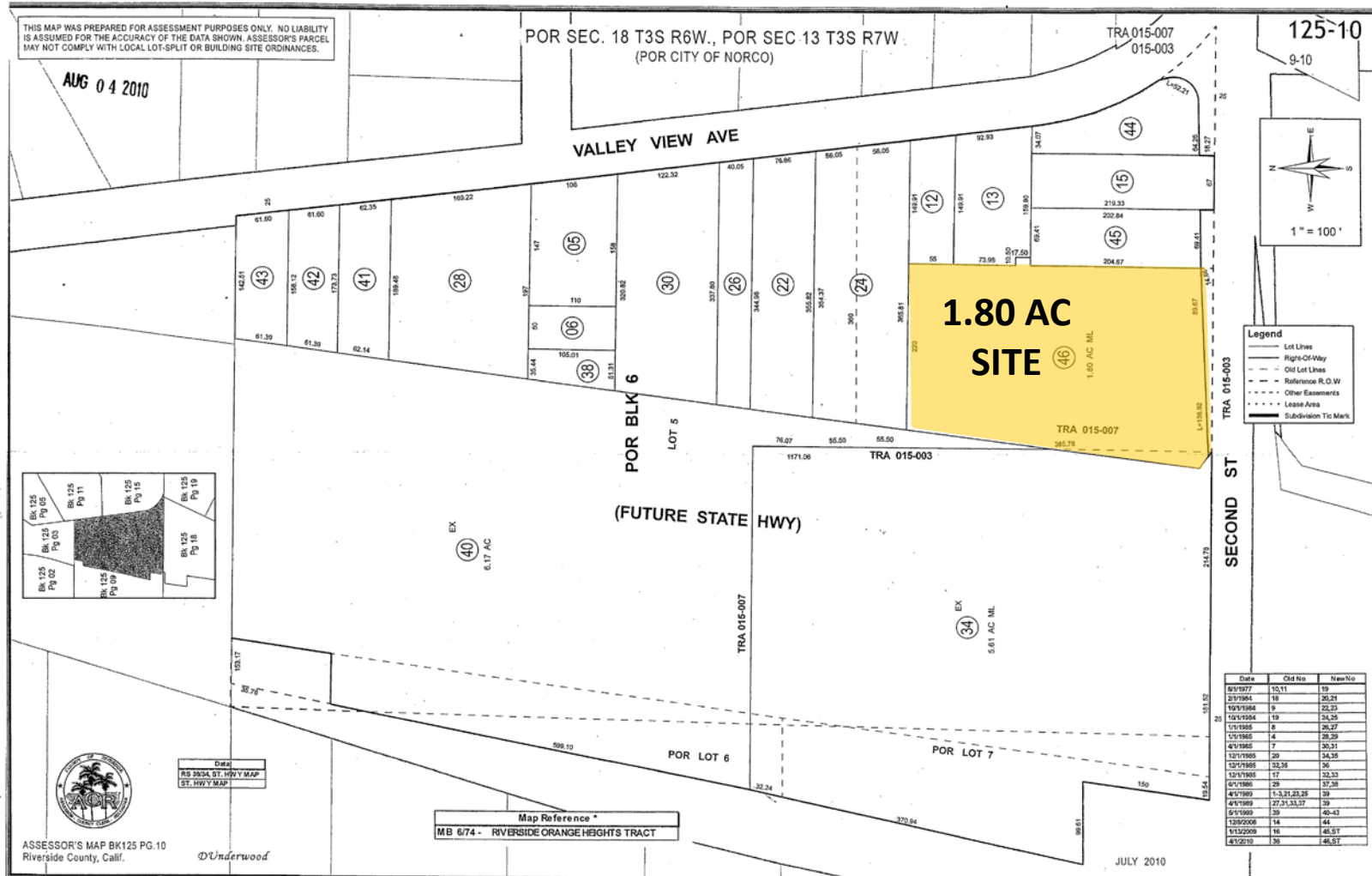
Hampton
by HILTON

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			
Households	1,450	26,803	85,504
 AVG HH INCOME			
Avg Household Income	\$131,338	\$119,141	\$129,010
 MEDIAN HH INCOME			
Median Household Income	\$106,570	\$91,333	\$101,010
 \$\$\$ PER CAPITA INCOME <small>Est.</small>			
Proj. Per Capita Income	\$40,669	\$34,502	\$36,881
 DAYTIME DEMOS <small>Total</small>			
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			
Median Age	38.6 yrs	34.1 yrs	34.0 yrs
 HOUSING			
Owner Occupied Housing Units	1,167	15,912	56,947
Renter Occupied Housing Units	283	10,891	28,557



DEVELOPMENT BY:

ZELMAN DEVELOPMENT Co.

LEASING:



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