

NORCO VILLAGE

CORNER OF RIVER ROAD & CORYDON STREET, NORCO, CA



PROJECT FEATURES

- + Neighborhood center anchored by Stater Bros. and CVS
- + Adjacent to the 11,980-unit master planned community of The Preserve
- + River Road is a major connector between communities
- + Easy access to Highway 91 and the I-15 Freeway
- + Serving the communities of Norco, Corona, Chino and Eastvale
- + Anchor and shop space available

DEMOGRAPHICS

Radius	2-Miles	3-Miles	5-Miles
Estimated Population	28,494	77,401	254,284
Estimated Avg. HH Income	\$161,015	\$136,202	\$140,295

TRAFFIC COUNT

River Road 27,795 ADT

Source: INRIX 2022



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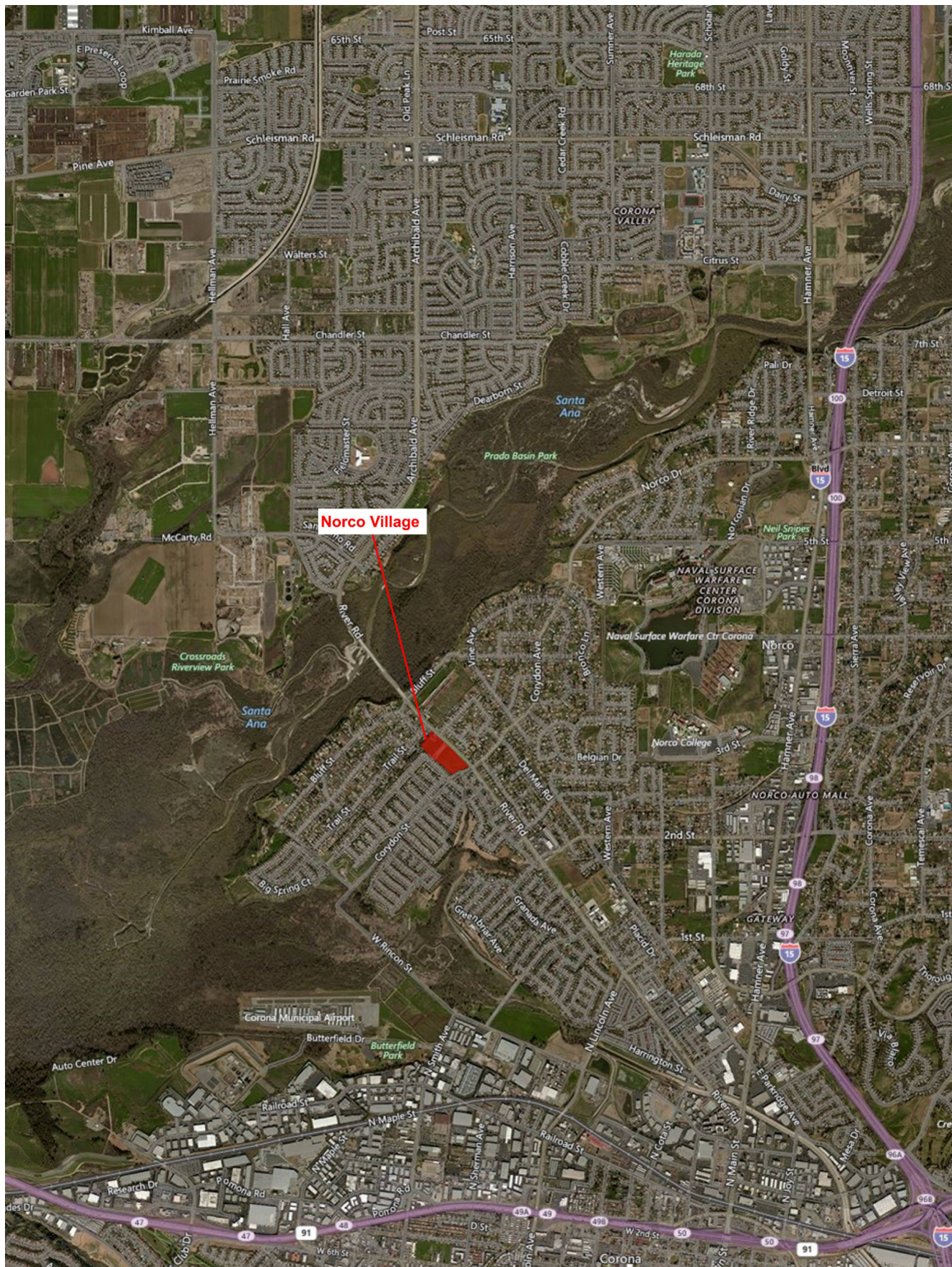


Lewis Retail Centers

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TENANT	SQFT
1 El Pollo Loco	3,500
2 Shell	3,200
3 Miguel's Jr	2,253
4 Poke Town	1,260
5 Available	1,575
6 Little Caesar's Pizza	1,370
7 Starbucks	2,030
8 Available	1,500
9 CVS	14,500
10 Juice It Up	1,243
11 Club Pilates	1,323
12 Comfort Care Reflexology	1,260
13 The UPS Store	1,449
14 Great Clips	1,134
15 Available	1,134
16 Stater Bros. Market	44,200
17 2Q Nail Bar	1,827
18 Available	1,500
19 Critter Care	2,205
20 West Coast Dental	2,772
21 Available	12,500
22 Available	9,990
23 Golden Chopstix	1,292
24 West Coast Sourdough	
25 Wells Fargo ATM	

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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.9155/-117.5904

2430 River Rd	2 mi	3 mi	5 mi
Norco, CA 92860	radius	radius	radius
Population			
2023 Estimated Population	28,494	77,401	254,284
2028 Projected Population	31,001	81,983	268,760
2020 Census Population	27,694	75,898	247,839
2010 Census Population	27,510	69,119	218,537
Projected Annual Growth 2023 to 2028	1.8%	1.2%	1.1%
Historical Annual Growth 2010 to 2023	0.3%	0.9%	1.3%
2023 Median Age	36.6	34.5	34.6
Households			
2023 Estimated Households	7,545	21,289	73,699
2028 Projected Households	8,711	23,689	81,508
2020 Census Households	7,177	20,451	70,684
2010 Census Households	6,874	18,193	60,602
Projected Annual Growth 2023 to 2028	3.1%	2.3%	2.1%
Historical Annual Growth 2010 to 2023	0.8%	1.3%	1.7%
Race and Ethnicity			
2023 Estimated White	37.5%	35.6%	35.9%
2023 Estimated Black or African American	19.3%	11.3%	9.1%
2023 Estimated Asian or Pacific Islander	10.5%	13.1%	17.1%
2023 Estimated American Indian or Native Alaskan	1.1%	1.4%	1.3%
2023 Estimated Other Races	31.6%	38.6%	36.5%
2023 Estimated Hispanic	38.9%	47.6%	45.3%
Income			
2023 Estimated Average Household Income	\$161,015	\$136,202	\$140,295
2023 Estimated Median Household Income	\$120,307	\$108,943	\$114,791
2023 Estimated Per Capita Income	\$44,846	\$38,289	\$41,040
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.7%	7.4%	6.8%
2023 Estimated Some High School (Grade Level 9 to 11)	10.7%	9.2%	7.0%
2023 Estimated High School Graduate	23.9%	27.1%	24.8%
2023 Estimated Some College	26.0%	22.6%	21.4%
2023 Estimated Associates Degree Only	8.6%	8.2%	9.3%
2023 Estimated Bachelors Degree Only	17.4%	17.6%	21.4%
2023 Estimated Graduate Degree	7.7%	7.9%	9.3%
Business			
2023 Estimated Total Businesses	1,350	4,037	9,390
2023 Estimated Total Employees	13,879	40,800	80,177
2023 Estimated Employee Population per Business	10.3	10.1	8.5
2023 Estimated Residential Population per Business	21.1	19.2	27.1