

Norco

1255 Hamner Ave

3,201 SF Building
Lease Rate: \$3.00-\$3.25 NNN

Former Bank Branch

- High profile freestanding building.
- Drive thru and building can be converted back to fast food (was a former Fazoli's).
- Directly at main entrance to the Target, Albertsons and Staples center.
- Anchored by L.A. Fitness.

Demographics

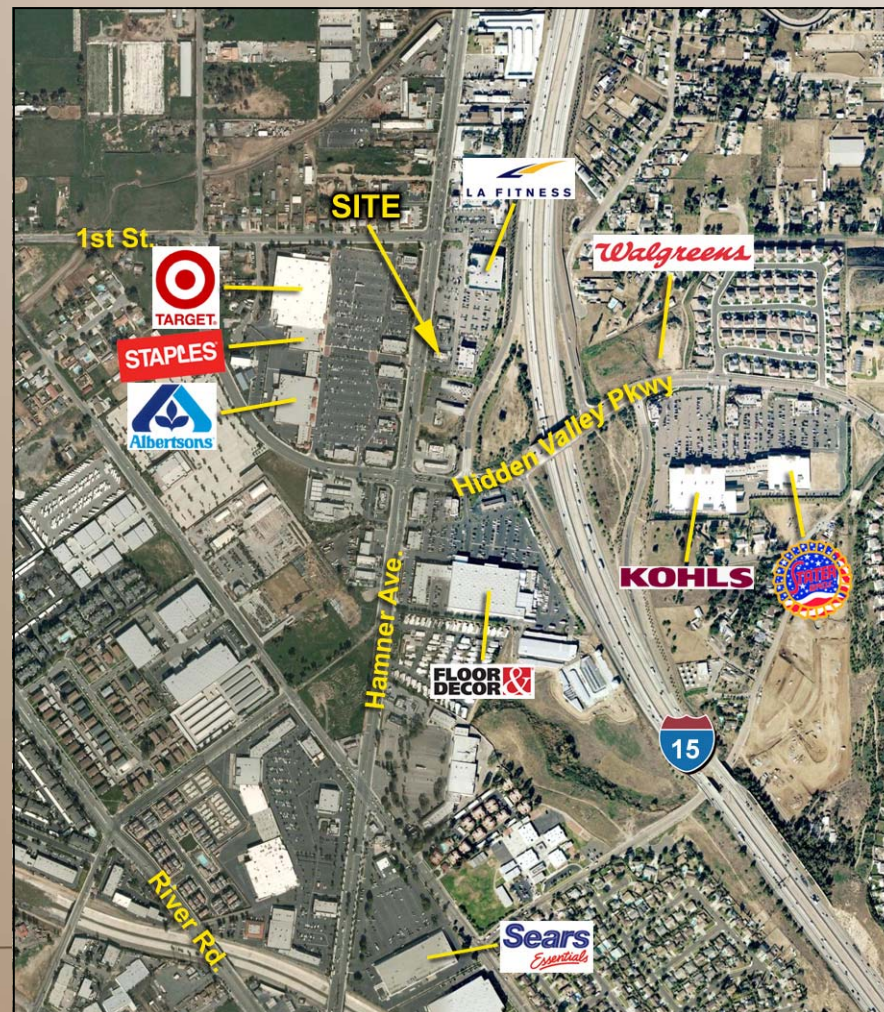
	1 Mile	2 Mile	3 Mile
Population:	12,308	57,913	126,398
Daytime Pop:	7,143	28,034	47,860
Households:	3,540	15,389	36,079
Avg HH Income:	\$70,701	\$68,825	\$67,989

Traffic Counts

Hamner Ave at Mountain Ave:	31,113 ADT
Mountain Ave at Hamner Ave:	8,150 ADT



WELLS FARGO



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