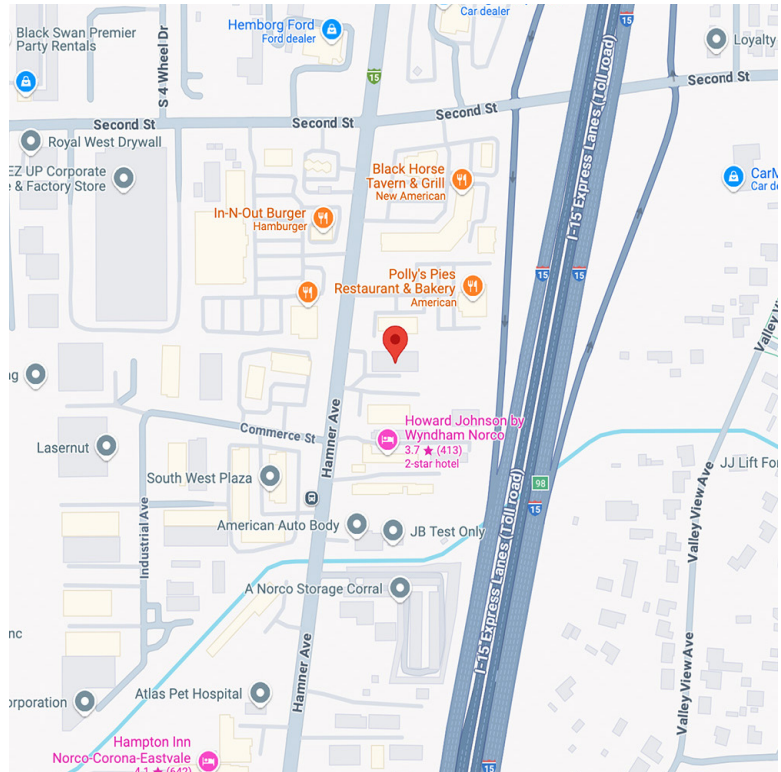


# DEALERSHIP SUMMARY

**TOMMY'S CORONA**  
1751 Hamner Avenue  
Norco, CA 92860



## TOMMY'S CORONA

### OFFERING SUMMARY:

**ADDRESS:** 1751 Hamner Avenue  
Norco, CA 92860

**DEALERSHIP SIZE:** 10,000 Square Feet

**LOT SIZE:** 1.48 Acres

**YEAR BUILT:** Built in 1974

**ZONED:** SP (Specific Plan) Currently Sales  
& Repair Grandfathered In

**MUNICIPALITY:** City of Norco

**COUNTY:** Riverside

**MARKET:** Inland Empire

**SUB MARKET:** Corona/Eastvale

**TRAFFIC COUNT:** 142,000 ADT

### PROPERTY HIGHLIGHTS:

- Existing zoning for sales and service grandfathered in
- Excellent visibility – Direct I-15 Freeway Frontage & Visibility
- Large, secured yard space
- Adjacent to auto, recreational vehicles, and boat dealers
- Close to LAX



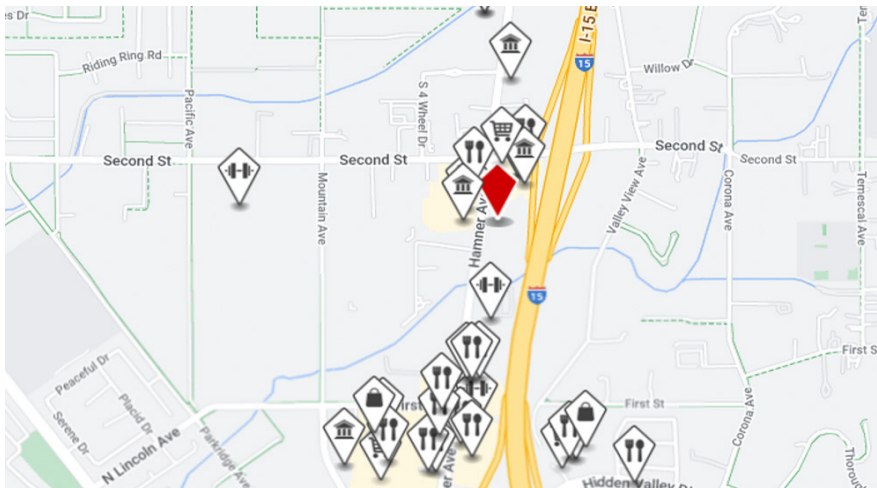
# DEALERSHIP SUMMARY

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### NEARBY AMENITIES:



### DEMOGRAPHIC PROFILE:

2024	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	9,061	92,812	287,792
<b>HOUSEHOLDS</b>	2,222	26,052	80,216
<b>AVERAGE HH GROWTH (2024-2029)</b>	+3.20%	+4.34%	+4.36%
<b>AVERAGE HH INCOME</b>	\$96,606	\$86,707	\$100,738

