

# FOR SALE

100% LEASED INVESTMENT PROPERTY

**\*\* \$1,803,130 \*\***

313 6th Street | Norco, CA 92860



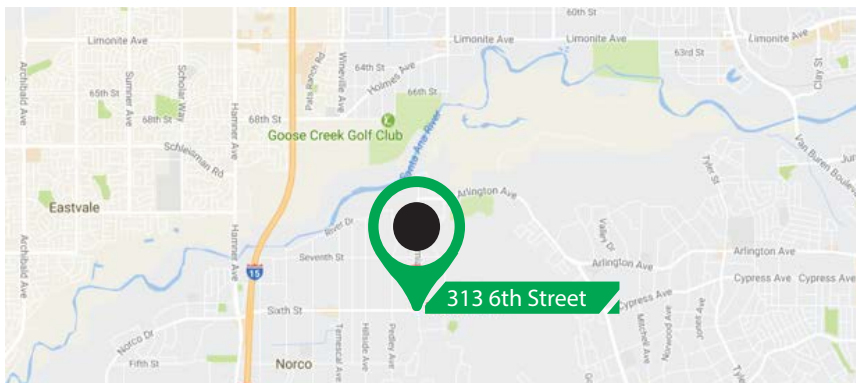
## 313 6TH STREET | NORCO, CA

Investment Property Located at a Signalized Intersection

**Sale Price: \$1,803,130 - \$300 PSF - 5.75% CAP**

### PROPERTY DETAILS

- 100% leased investment property
- All tenants with 3-5+ years remaining on lease
- Highly trafficked strip center



### For more information contact:

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**CDC**  
**COMMERCIAL, Inc.**  
[www.cdccommercial.com](http://www.cdccommercial.com)

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## PROPERTY INFORMATION

ADDRESS	313 6th Street, Norco CA 92860
PRICE	\$1,803,130.00 (\$300.52 PSF)
CAP RATE	5.75%
APN	133-160-024
BUILDING SQUARE FOOTAGE	Approximately 6,000 SF
PARCEL SQUARE FOOTAGE	Approximately 18,730 SF
INGRESS / EGRESS	6th Street; California Avenue
ZONING	Commercial (General)
PARKING	Dedicated Parking Lot
FINANCING	Property will be delivered clear of any existing debt at COE.

## RENT ROLL

UNIT	TENANT	SIZE	RENT PSF (NNN)	RENT (MONTHLY)	RENT (ANNUAL)	LEASE EXP.
A	Senor Taco	1,800	\$1.55	\$2,790.00	\$33,480.00	3/31/2020
B	Reina's Liquor	2,700	\$1.25	\$3,375.00	\$40,500.00	6/30/2026
C	Norco Pizza Co.	1,500	\$1.65	\$2,475.00	\$29,700.00	2/2/2022
TOTAL		6,000		\$103,680.00	\$103,680.00	

CAP 5.75%

PRICE \$1,803,130.43  
PRICE PSF \$300.52

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data.



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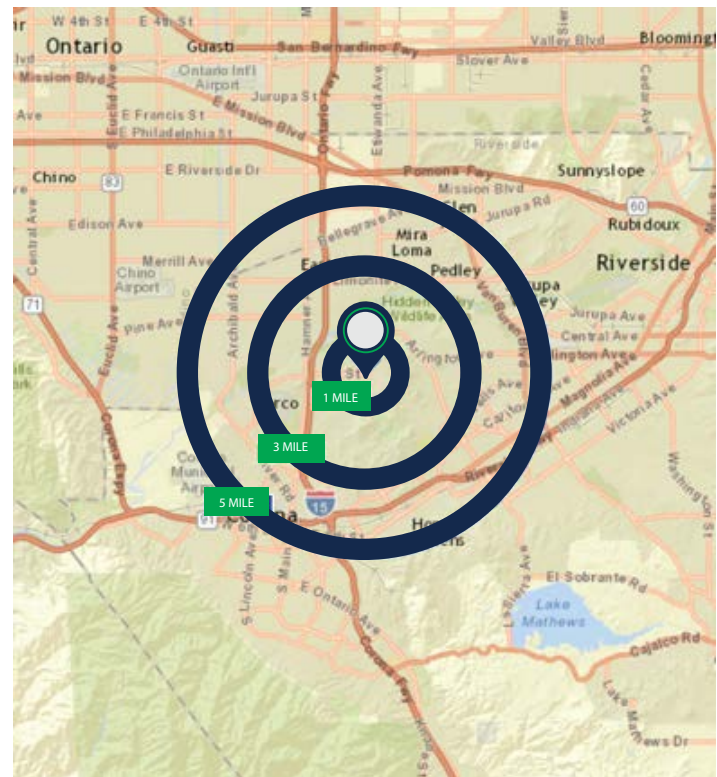
## DEMOGRAPHICS

### 2016 Summary

	1 Mile	3 Miles	5 Miles
Population	5,598	81,044	295,040
Households	1,760	21,059	78,606
Families	1,347	17,063	63,739
Average Household Size	3.15	3.63	3.68
Owner Occupied Housing Units	1,359	14,994	50,190
Renter Occupied Housing Units	402	6,064	28,416
Median Age	40.9	33.8	32.0
Median Household Income	\$91,795	\$82,757	\$70,176
Average Household Income	\$118,164	\$101,594	\$86,920

### 2021 Summary

	1 Mile	3 Miles	5 Miles
Population	5,805	85,779	314,271
Households	1,818	22,196	83,161
Families	1,391	18,001	67,527
Average Household Size	3.17	3.66	3.71
Owner Occupied Housing Units	1,416	15,778	53,042
Renter Occupied Housing Units	402	6,417	30,118
Median Age	41.3	34.9	33.3
Median Household Income	\$103,747	\$91,993	\$79,311
Average Household Income	\$130,594	\$111,780	\$95,075



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