



SPERRY

GATEWAY GROUP

3505

HIGHLAND AVE
HIGHLAND, CA 92346

HIGHLAND VALLEY
PLAZA

For Lease



RICHMOND
AMERICAN HOMES

jiffy lube

Jack
In the box

For Lease

Ste 3505

For Lease

Ste 3525



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For
Lease

Ste 3505

For
Lease

Ste 3525

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Suite 3505 – Prime Office Space
±3,300 SF | Divisible to ±1,650 SF

Suite 3525 – End Cap Retail Space
1,200 SF retail suite located on the end cap, offering excellent visibility and access.
Includes private restrooms, ideal for a variety of retail or service-based businesses.

PROPERTY HIGHLIGHTS

SUITE 3505 – PRIME OFFICE SPACE 3,300 SF \$1.50 PRICE/SF

SUITE 3525 – END CAP RETAIL SPACE 1,200 SF \$2.50 PRICE/SF

OFFERING SUMMARY

Lease Rate:	Ste 3505 \$1.50 Price/SF Ste 3525 \$2.50 Price/SF
Number of Units:	2
Available SF:	1,200 - 3,505 SF
Lot Size:	82,286 SF
Building Size:	20,090 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	801	1,728	4,924
Total Population	2,409	5,308	16,166
Average HH Income	\$70,533	\$77,212	\$87,111

Property Description



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Suite 3505 – Prime Office Space
±3,300 SF | Divisible to ±1,650 SF

Suite 3525 – End Cap Retail Space
1,200 SF retail suite located on the end cap, offering excellent visibility and access. Includes private restrooms, ideal for a variety of retail or service-based businesses.

LOCATION DESCRIPTION

3505 Highland Ave, Highland, CA 92346

Suite 3525 – End Cap Retail Space (1,200 SF)

High-visibility end cap retail suite with excellent exposure to Highland Ave traffic. Features a modern layout with private restrooms, ideal for retail, service, or boutique concepts. Ample parking and strong neighboring tenants make this an attractive location for business growth.

Suite 3505 – Office Space (3,300 SF, Divisible to 1,650 SF)

Move-in ready professional office space featuring a functional build-out perfect for medical, administrative, or professional services. Flexible floor plan allows for subdivision into two suites (1,650 SF each) to accommodate smaller users. Well-maintained plaza with convenient access and signage opportunities.

Complete Highlights



Additional Photos





For Lease

For Lease

Ste 3505

Ste 3525

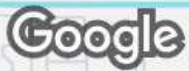
SECTION 2

LOCATION INFORMATION

Aerial Map



Regional Map



Map data ©2025 Google

For
Lease

For
Lease

Ste 3525

Ste 3505

SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,409	5,308	16,166
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	801	1,728	4,924
# of Persons per HH	3	3.1	3.3
Average HH Income	\$70,533	\$77,212	\$87,111
Average House Value	\$508,034	\$461,948	\$477,703

Demographics data derived from AlphaMap

