

HIGHLAND AVENUE SHOPPING CENTER

FOR LEASE - GROUND LEASE - BUILT-TO-SUIT
1555 East Highland Avenue, San Bernardino CA 92404

**SITE 2
AVAILABLE**
4,862 SF

LEASED
coffee

**SITE 1
AVAILABLE**
3,500 SF

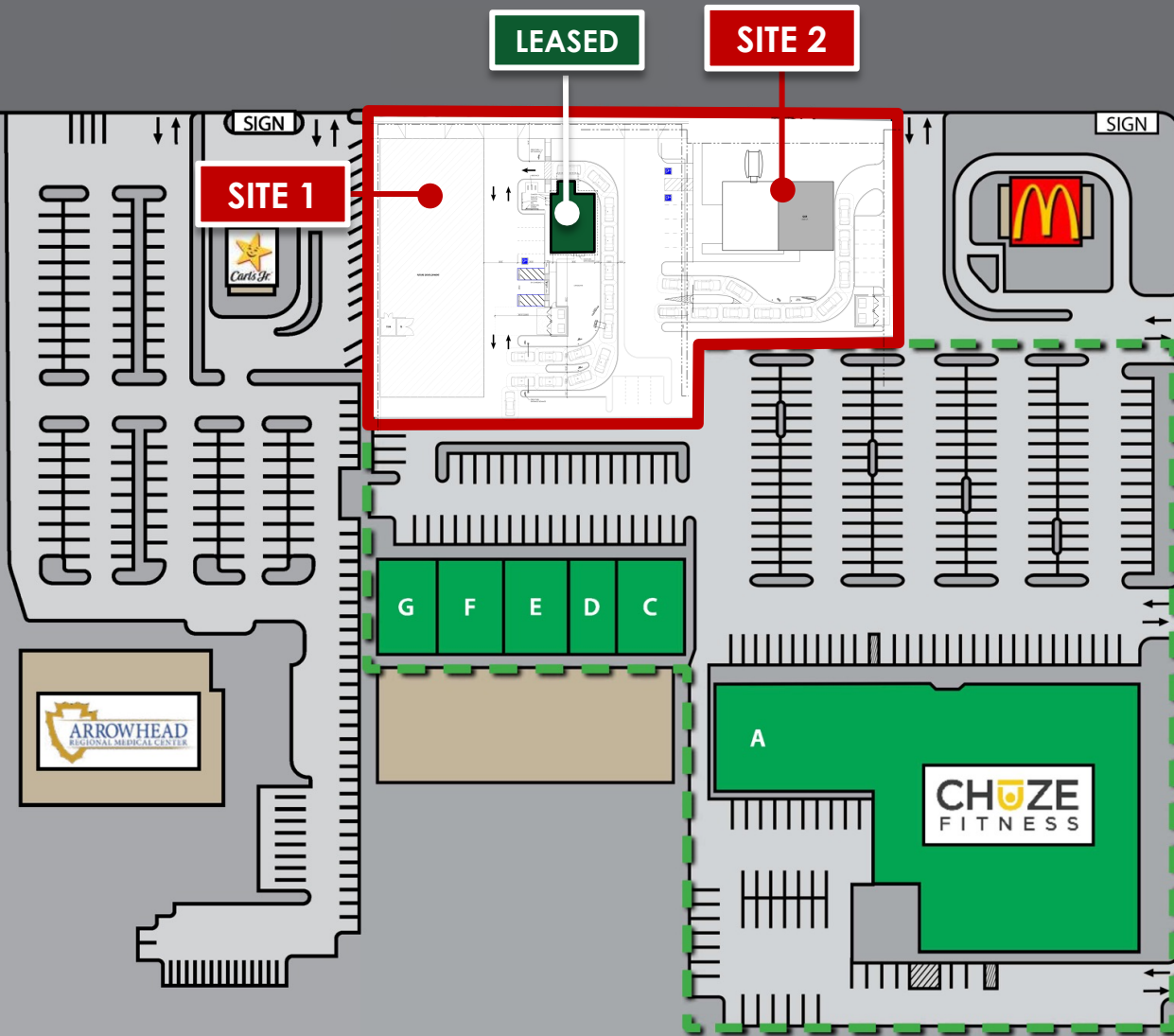


COMMERCIAL RETAIL
ASSOCIATES





SITE PLAN & LEASING INFORMATION



PROPERTY INFORMATION

Available SF:

Site 1 (Divisible) 3,500 SF

Site 2 (Divisible) 4,862 SF

Lease Rate

Contact Agent

Lease Type

Lease, Ground
Lease, or BTS



LEASED



NOT A PART



PROPERTY PARCEL



FOR LEASE



SITE PLAN

HIGHLAND AVENUE / 46,000 VPD



1

AVAILABLE
3,500 SF

Divisible

LEASED
coffee

2

AVAILABLE
4,862 SF Total*



1

-Total SF Available is 3,500

-Can be divided into 2 spaces

-Located next to a Coffee Chain coming soon

2

-Total SF Available is 4,862

-*2,969 SF is the Ground Floor

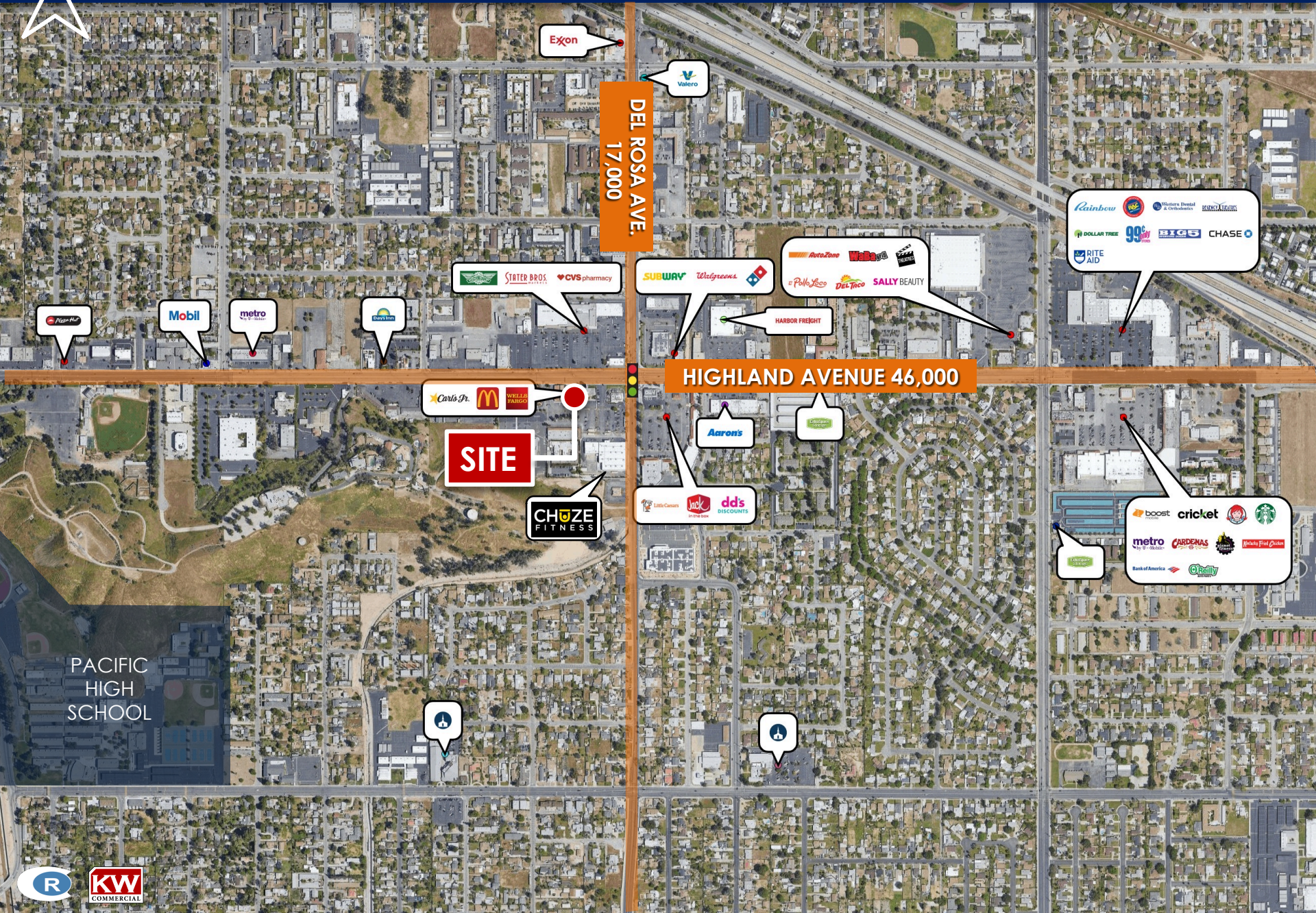
-The remaining SF is Mezzanine Space

-2 Tenant with Drive Thru Option

CH^UZE
FITNESS



MARKET AERIAL





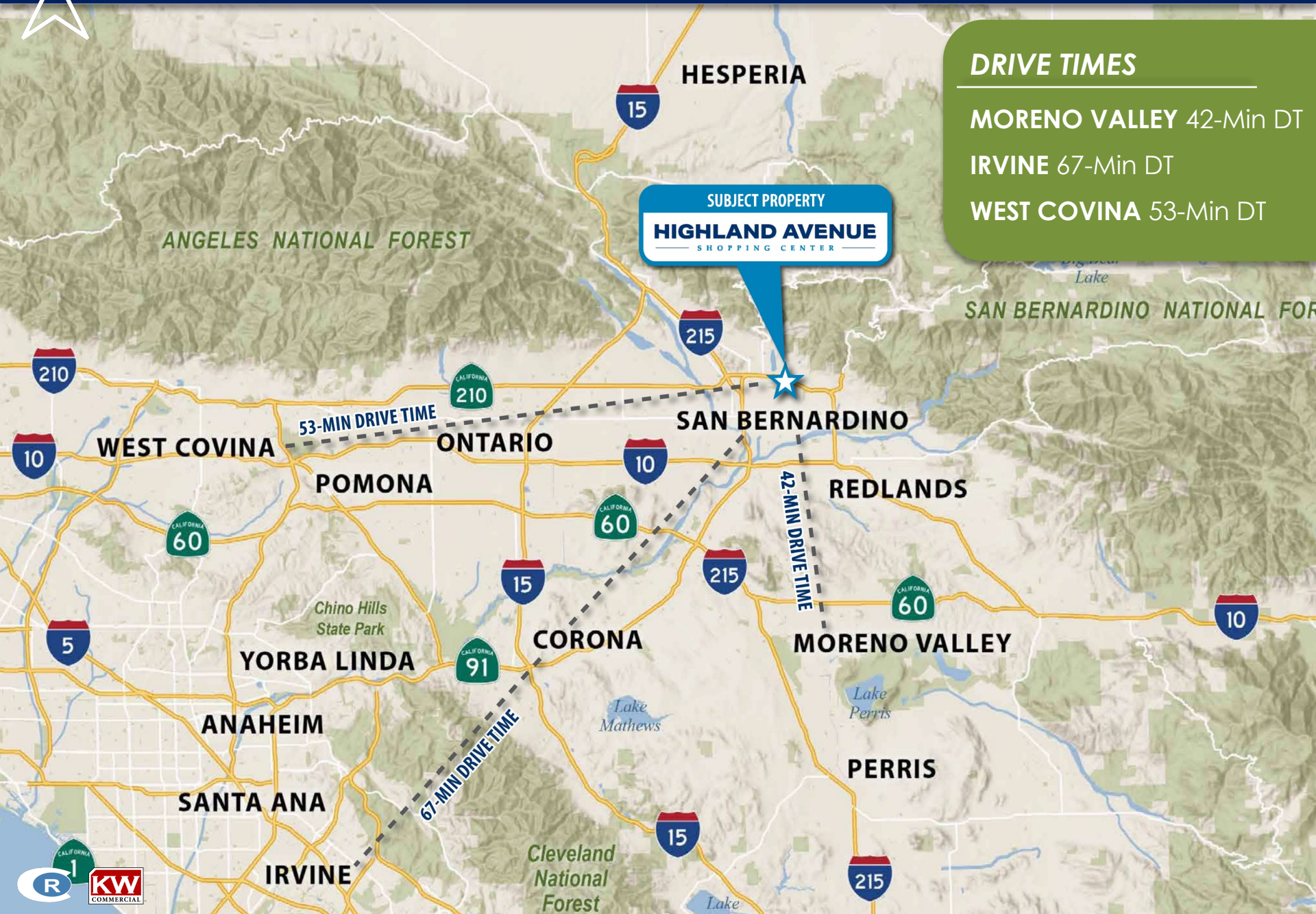
REGIONAL AERIAL

DRIVE TIMES

MORENO VALLEY 42-Min DT

IRVINE 67-Min DT

WEST COVINA 53-Min DT



DEMOGRAPHICS

POPULATION

1 Mi 2 Mi 3 Mi 5 Mi

2023 Estimated Population	25,158	87,189	149,376	248,062
2028 Projected Population	24,046	83,898	143,641	239,627
2020 Census Population	25,539	87,929	150,211	250,181

HOUSEHOLDS

1 Mi 2 Mi 3 Mi 5 Mi

2023 Estimated Households	6,862	23,709	41,168	68,630
2028 Projected Households	6,586	22,893	39,737	66,660
2020 Census Households	7,236	24,940	43,285	72,021

AVERAGE HOUSEHOLD INCOME

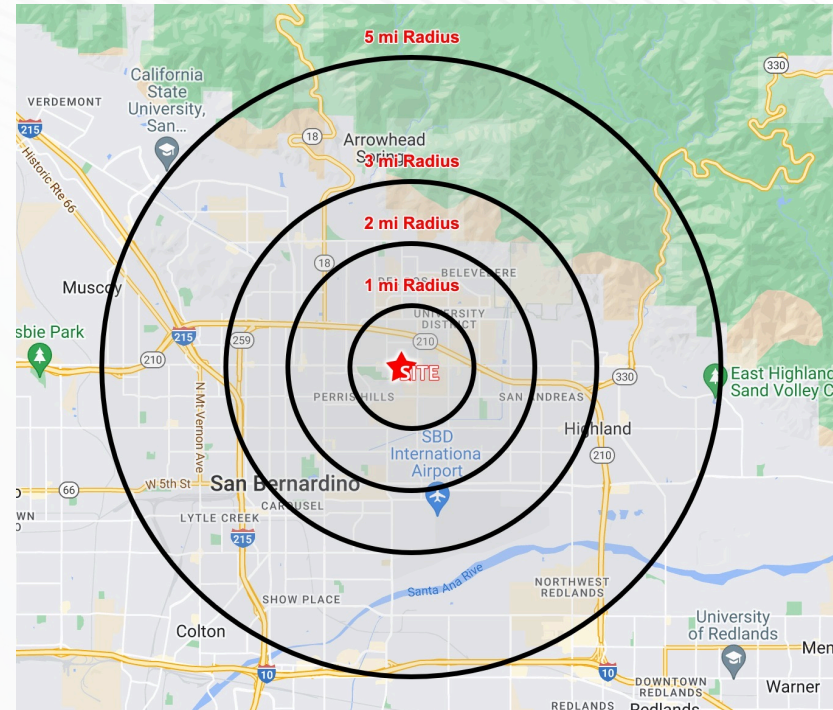
1 Mi 2 Mi 3 Mi 5 Mi

2023 Est Avg HH Income	\$81,760	\$89,753	\$91,251	\$96,181
2023 Est Median HH Income	\$59,223	\$64,758	\$63,517	\$69,347

DAYTIME DEMOGRAPHICS

1 Mi 2 Mi 3 Mi 5 Mi

2023 Est Total Businesses	441	1,301	2,852	6,566
2023 Est Total Employees	3,287	9,015	23,742	64,505



BROKER CONTACT INFORMATION

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COMMERCIAL | RETAIL
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