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Presented By



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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PROPERTY HIGHLIGHTS





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- Anchored by a high volume Albertsons grocery store and CVS
- Serves the Master Planned Community of East Highland Ranch with average house income of \$106,000 and average home value of \$500,000
- Located on NEC of Base Line St & Boulder Ave with excellent visibility to 31,367 CPD, and direct access to the 210 Freeway
- ±1,200 SF 2,558 SF spaces available
- National / Regional tenant mix includes Chase Bank, CVS, Baskin Robbins, UPS, Pizza Hut, Subway, Carl's Jr, Tutor Time, Arrowhead Credit Union, and more



SITE PLAN





ADDITIONAL PHOTOS









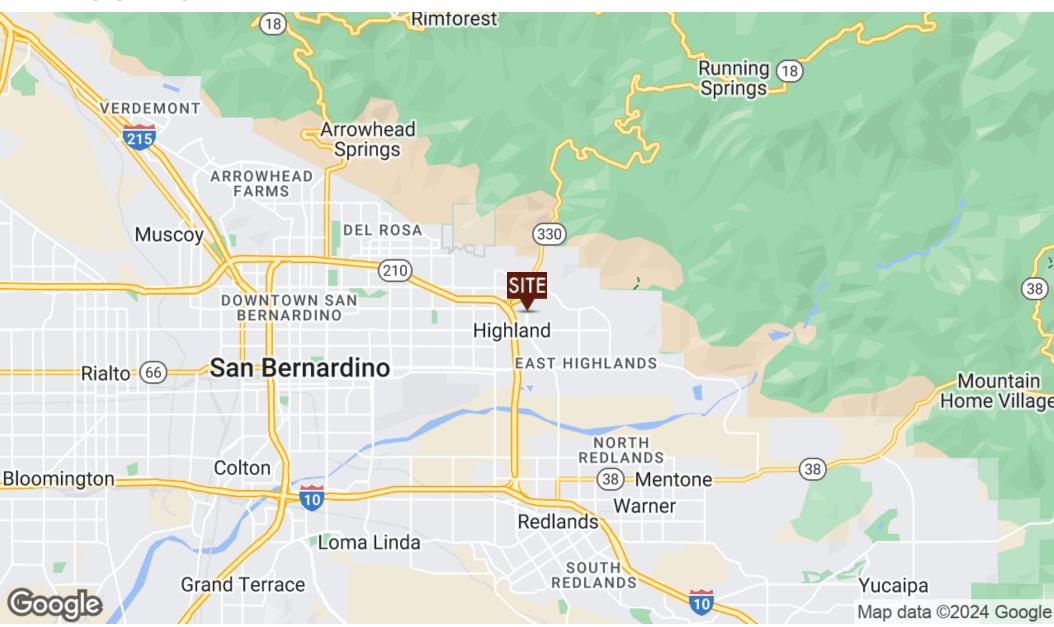


RETAILER MAP



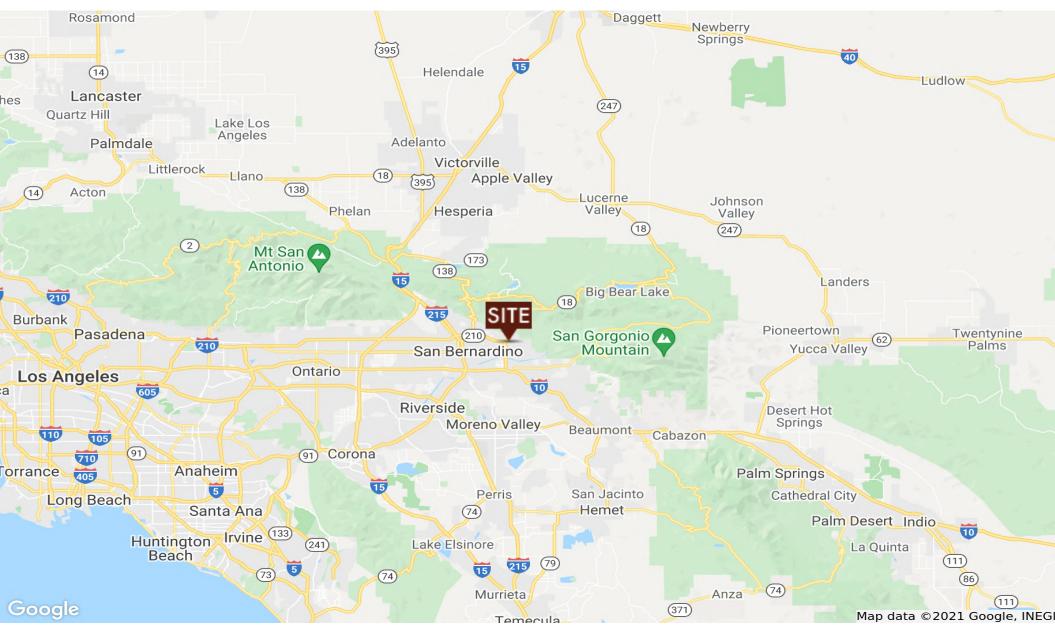


LOCATION MAP





REGIONAL MAP





DEMOGRAPHICS

