

HIGHLAND VALLEY PLAZA | RETAIL FOR LEASE

3525 and 3545 Highland Avenue, Highland, CA 92346



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PROPERTY INFORMATION

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HIGHLAND VALLEY PLAZA

Highland Valley Plaza is a well-established neighborhood retail center situated on approximately 1.93 acres. The property consists of three separate buildings totaling seventeen approximately 1,200-square-foot suites occupied by 13 tenants representing a diverse mix of local retailers and service-oriented businesses.

The center offers excellent accessibility and ample parking, with 107 on-site parking spaces available for customers and tenants.

The plaza's three buildings are individually addressed as follows:

- 3505 E. Highland Avenue (West Building)
- 3525 E. Highland Avenue (South Building)
- 3545 E. Highland Avenue (East Building)

The property's multi-building configuration provides flexibility for tenant operations while creating a cohesive retail environment that serves the surrounding community.

PROPERTY FACTS

Total Space Available	3,600 SF
Center Type	Neighborhood Commercial Center
Parking	107 Spaces
Stores	13
Center Properties	3
Frontage	Highland Ave
Gross Leasable Area	20,400 SF
Total Land Area	1.93 AC
Year Built	1991



3545 E Highland Ave

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Space	Size	Type	Rate	Term	Space Use	Condition
Suite E	±1,200 SF	NNN	\$1.25/SF	3-5 Years	Retail	Shell Space
Suite G	±1,200 SF	NNN	\$1.25/SF	3-5 Years	Retail	Shell Space

3545 E Highland Ave | Suite E and Suite G

Building 3545 – Suite E and Suite E are 1,200 SF retail suites located inline, offering excellent visibility and access. Includes private restroom, ideal for a variety of retail or service-based businesses.

- Lease rate does not include utilities, property expenses or building services
- Located in-line with other retail
- Minor cosmetic work improvements required
- Central Air Conditioning
- Private Restroom
- Inline Space
- Drop Ceilings
- Plug & Play
- Smoke Detector
- Established commercial center
- Long term tenants
- Highland Avenue is a major roadway





Entrance



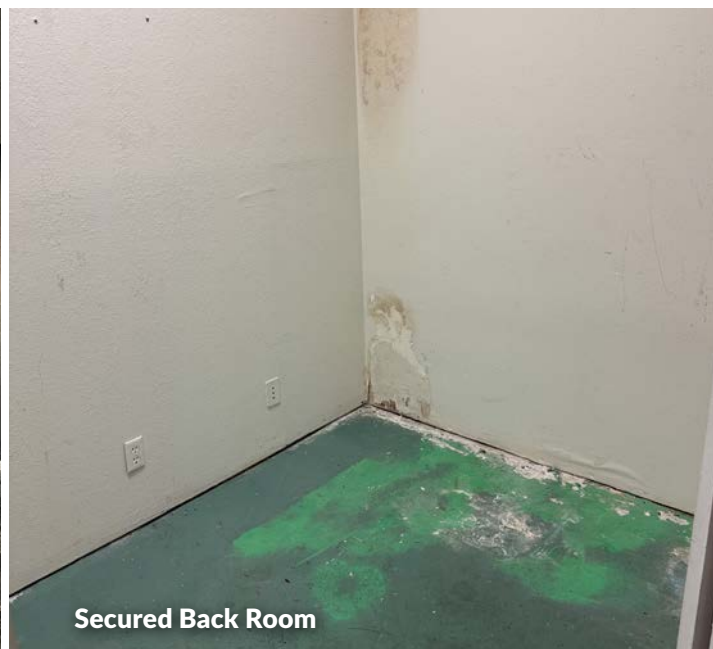
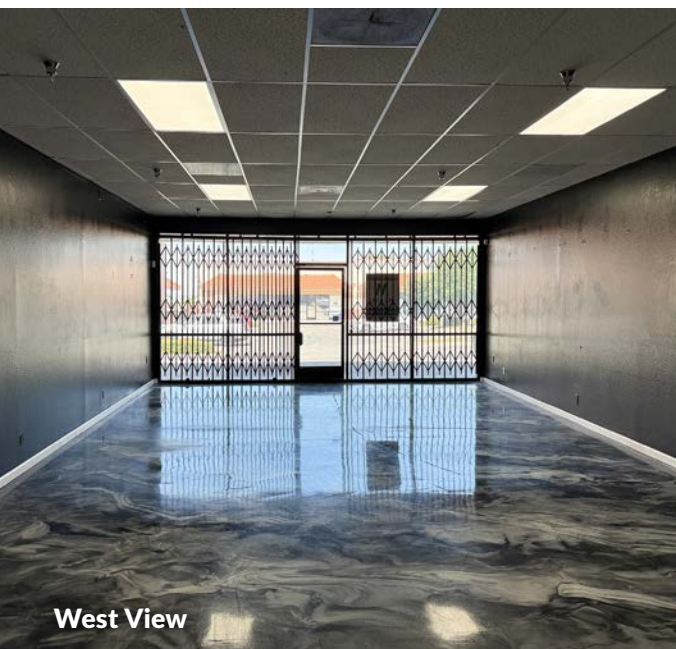
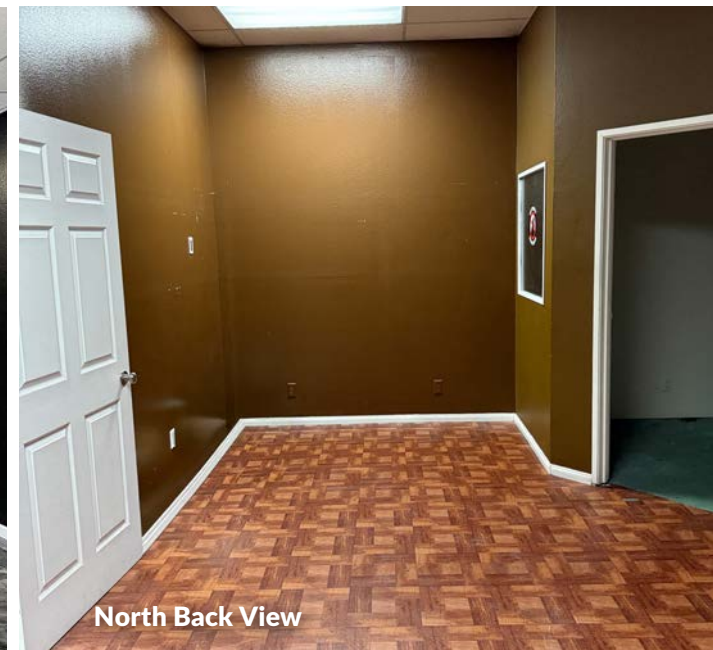
East View



West View



Private Restroom



Space	Size	Type	Rate	Term	Space Use	Condition
Suite C	±1,200 SF	NNN	\$1.25/SF	3-5 Years	Retail	Shell Space

3525 E Highland Ave | Suite C

Building 3525 – Suite C is a 1,200 SF retail suite located inline, offering excellent visibility and access. Includes private restroom, ideal for a variety of retail or service-based businesses.

- Lease rate does not include utilities, property expenses or building services
- Located in-line with other retail
- Minor cosmetic work improvements required
- Central Air Conditioning
- Private Restrooms
- Inline Space
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Suite C



3525 E Highland Ave



3525 E Highland Ave



Lobby



Lobby



Back Room



Private Restroom

DEMOGRAPHICS

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	1-Mile	5-Mile	10-Mile
Population	17,801	195,834	585,527
Households	5,532	57,818	179,367
Median Household Income	\$62,882	\$71,703	\$79,395
Traffic Volume	Highland Ave: 16,757 VPD		

CITY OF HIGHLAND

Founded in 1891, Highland is a thriving city in San Bernardino County's Inland Empire region. Nestled at the base of the San Bernardino Mountains, the city offers residents and businesses a desirable blend of suburban convenience and scenic natural beauty.

With a population of approximately 57,000 residents, Highland continues to experience steady growth while maintaining its reputation as a family-friendly community. The city is known for its mountain views, quality neighborhoods, relatively low crime rates, and housing affordability compared to many areas within the greater Southern California and Los Angeles markets.

Highland's strategic location provides convenient access to Interstate 10, Interstate 210, and State Route 330, connecting businesses and residents throughout the Inland Empire and Southern California. The city's expanding residential base and strong local demographics make it an attractive location for retail, service, and professional businesses seeking to serve one of the region's growing communities.



PLAT MAP | 1191-301-04-0000

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THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. N.E.1/4 Sec. 32, T.1N. R.3W., S.B.B.& M.

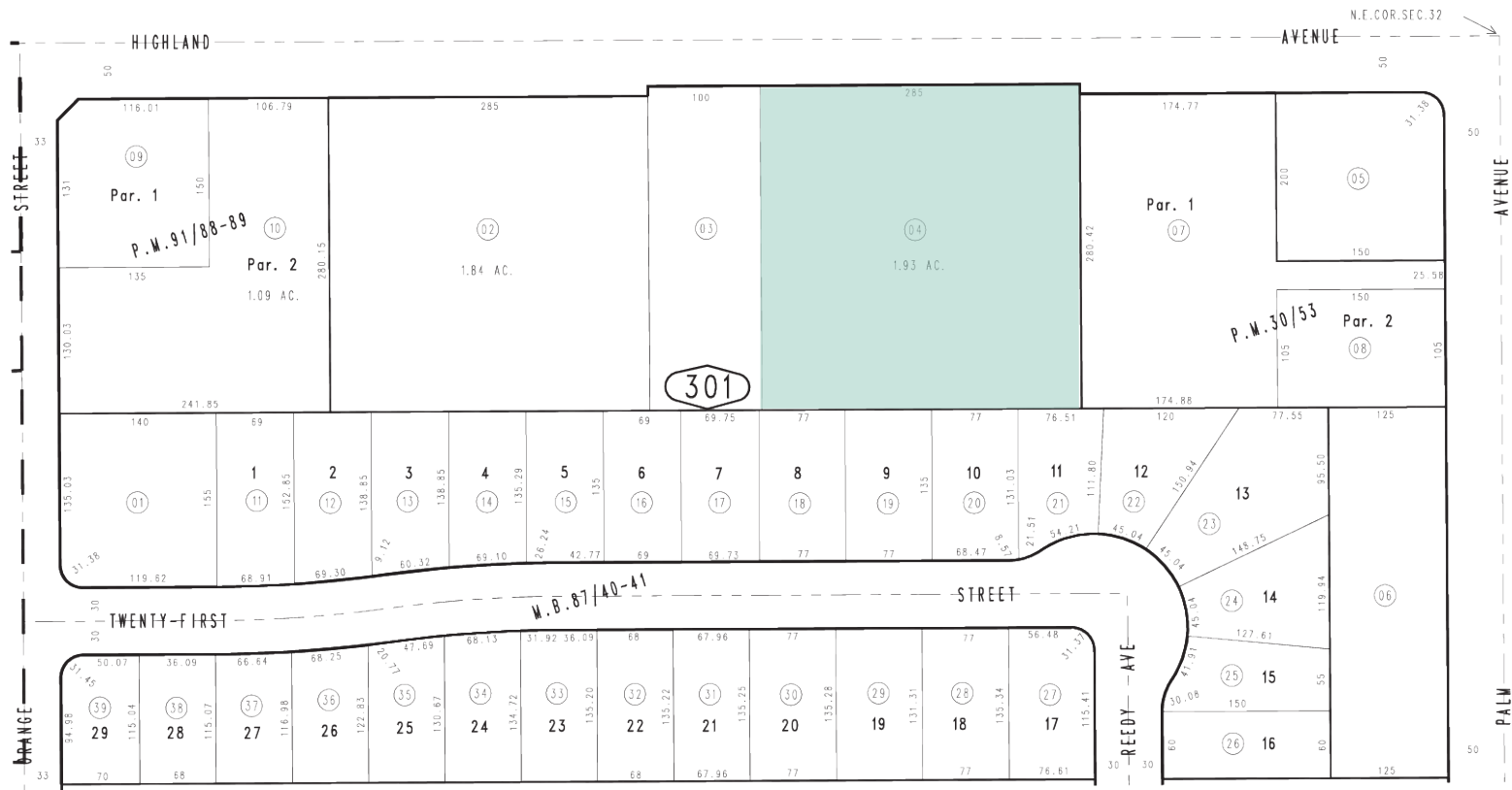
City of San Bernardino 1191 - 30
Tax Rate Area
7024



28

285
21

1200
01



31

Parcel Map No. 8478, P.M. 91/88-89
Parcel Map No. 2831, P.M. 30/53
Tract No. 4864, M.B. 87/40-41

Assessor's Map
Book 1191 Page 30
San Bernardino County

REVISED

DEC. 2001

YOUR AGENT



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