



New Development | Retail Pads Available

NWC Baseline St & Church Ave | Highland, CA



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## RETAIL PADS AVAILABLE FOR LEASE

### TRAFFIC COUNTS

Baseline St 20,500 CPD  
Church Ave 5,500 CPD

Year: 2024 | Source: Esri

### SURROUNDING RETAILERS



Coming Soon

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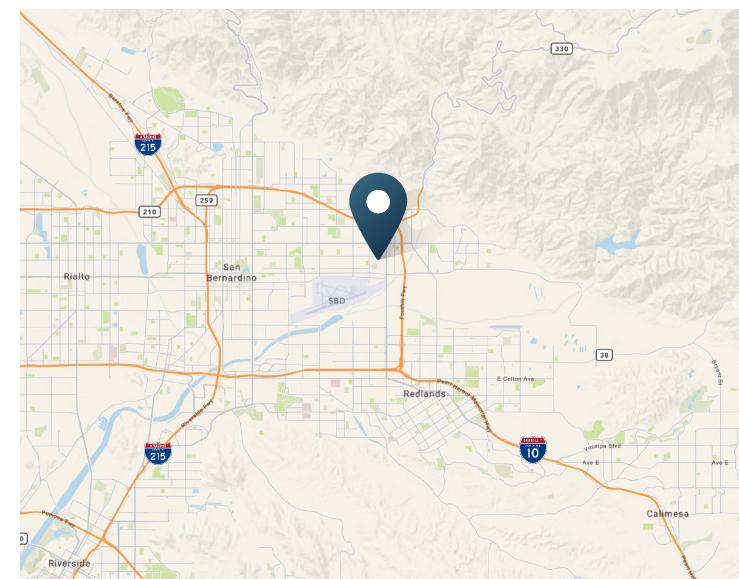
Contact  
Brokers

### DESCRIPTION

- Pads Available For Ground Lease, Built To Suit
- Close Proximity To The On/Off Ramp Of The 210 Freeway
- Dense Daytime Population With Over 81,500 Employees Within 5 Miles
- Household Income Exceeding \$97,000 Within 3 Miles

### DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2025 Est Population	17,036	85,075	203,468
2030 Projected Population	17,146	85,271	207,298
2025 Average HH Income	\$98,765	\$105,520	\$100,645
2025 Daytime Population	13,679	68,869	204,062



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NWC BaseLine St & Church Ave | Highland, CA

