



FOR LEASE

New Development | Retail Pads Available

NWC Baseline St & Church Ave | Highland, CA



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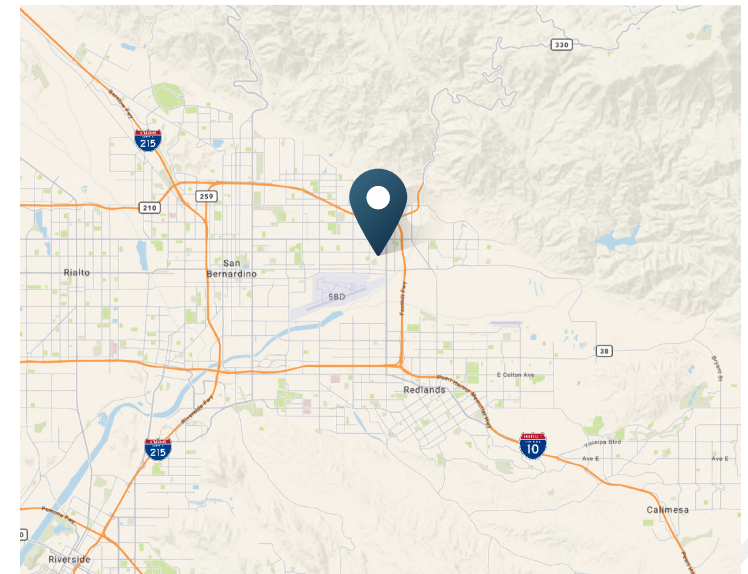


DESCRIPTION

- 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 |



TRAFFIC COUNTS

Baseline St 20,500 CPD
Church Ave 5,500 CPD
Year: 2024 | Source: Esri

SURROUNDING RETAILERS



Contact
Brokers

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