

For Lease
The Village at East Highlands

NEC Greenspot Rd. & Church St.
Highland, CA 92346



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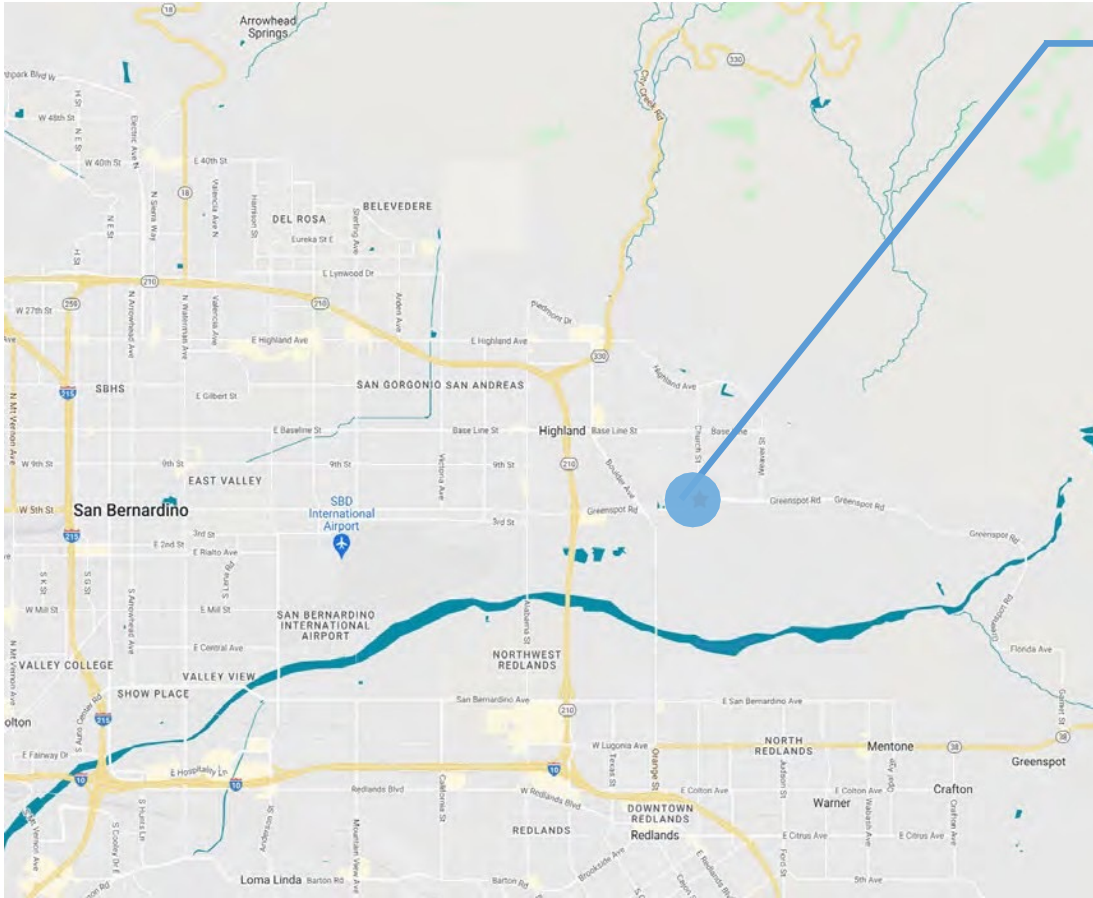
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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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Property Highlights:

- Co-tenancy with high performing Stater Bros and Wells Fargo
- Easy access to/from 210 Freeway
- Located at signalized intersection with over 33,365 CPD
- Daily needs shopping center that draws affluent East Highlands Ranch customer
- High growth trade area

Demo graphics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	9,104	58,873	156,842
AHH Income	\$174,545	\$133,440	\$116,899



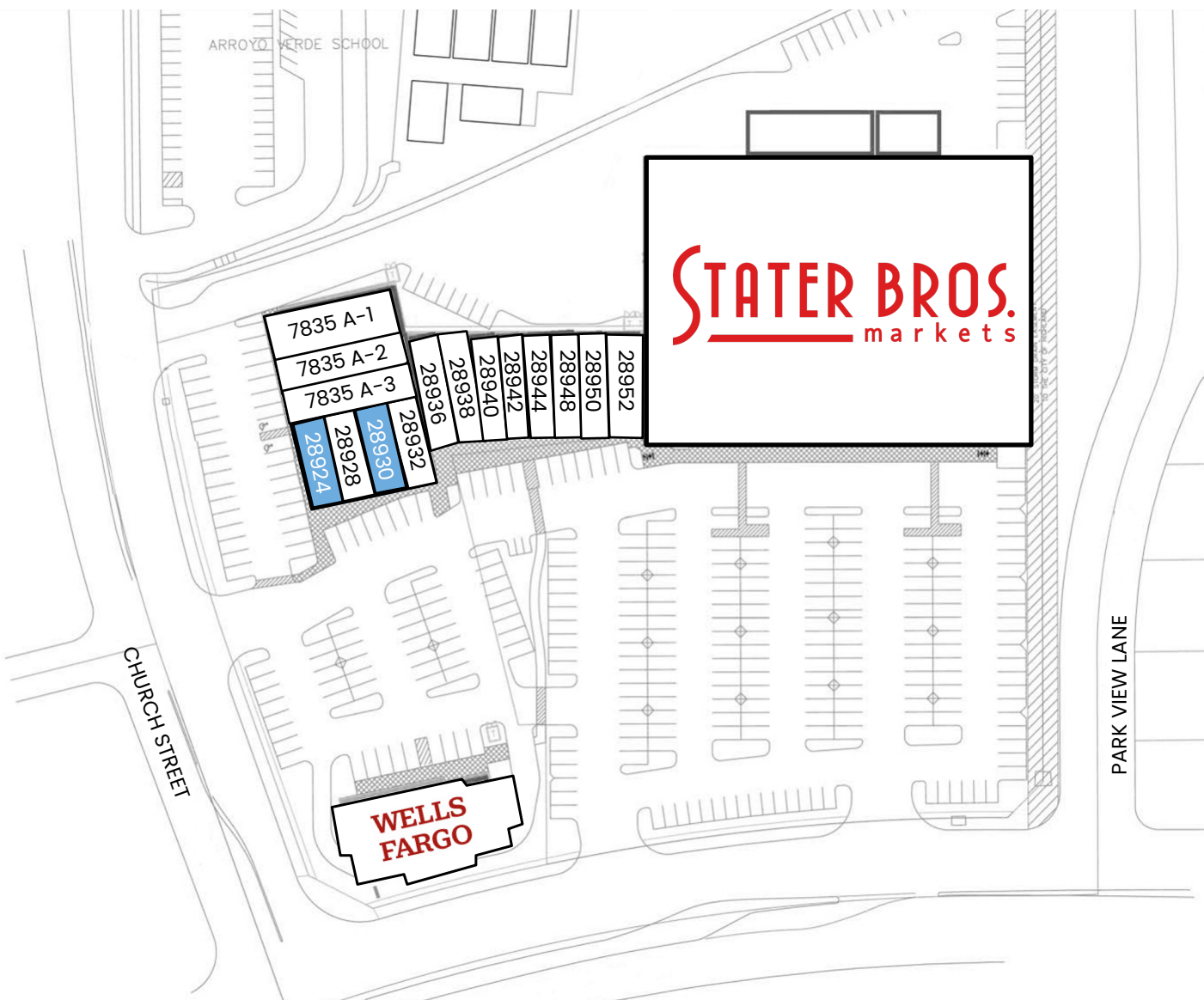
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Units	Tenants	Area
28988	Stater Bros Markets	44,822
28952	Mc Cleaners	1,828
28950	Village Nails	1,005
28948	Great Clips	1,039
28944	Optometrist	1374
28942	Dental Office	1,340
28940	Highland Smoke Depot	1,204
28938	CRE Hair Studio	1,072
28936	Lemon Shark Poke	1,340
28932	El Arco de Michoacan	1,158
28930	AVAILABLE	1,158
28928	Domino's Pizza	1,158
28924	AVAILABLE	1,158
7835 A-1	Stallant Health	2,453
7835 A-2	Taekwondo Academy	1,500
7835 A-3	Postal Annex	1,256
28920	Wells Fargo Bank	4,500



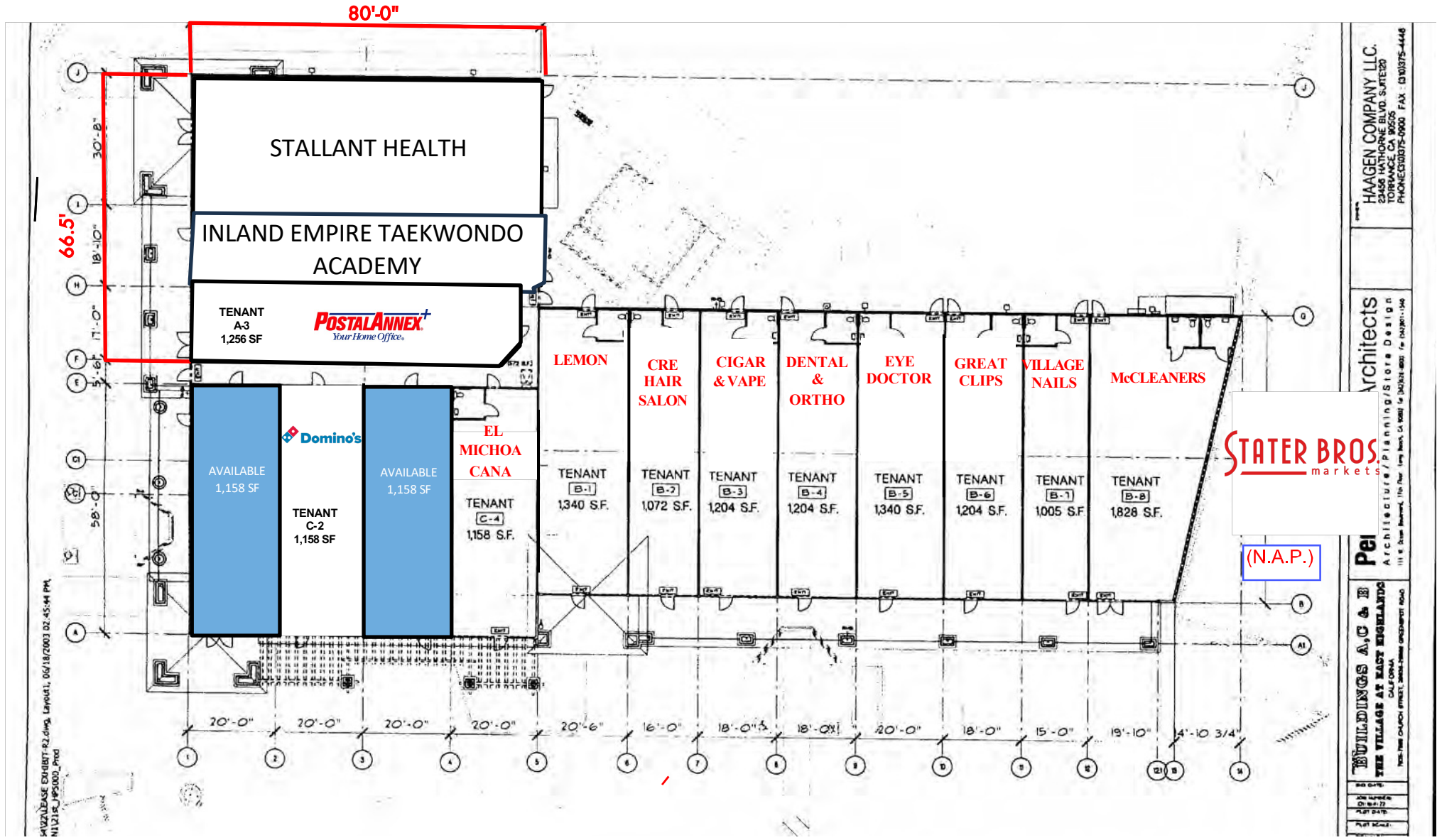
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