

SHOPS AT  
**HIGHLAND  
 CROSSINGS**



**PROPERTY FEATURES**

- Part of a ±280,000 SF shopping center
- Last phase of development
- Rare restaurant and retail space available in the premier regional center, located in the gateway to the East Highlands Ranch community with an estimated Household Income of \$130,000
- Prominent monument and pylon signage available
- Great opportunity for restaurants, retail, and daily needs services

**3 MILE DEMOGRAPHICS**



**\$81,850**

AVERAGE HOUSEHOLD INCOME



**76,836**

ESTIMATED 2018 POPULATION



**19,034**

DAYTIME POPULATION



**42,000**

TRAFFIC COUNTS

**JOIN**





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## TRADE AREA

Greenspot Crossings is a regional/community site. It will conveniently serve all of Highland, North Redlands, Mentone, Yucaipa, San Bernardino, and the 12 mountain commuter communities such as Big Bear, Lake Arrowhead, and Running Springs with a population over 60,000. This site currently serves the 12 mountain communities and is a convenient and safe stopping point for the estimated 8.4 million annual visitors coming and going to the local mountains and its many lakes and ski resorts.

## OVERVIEW





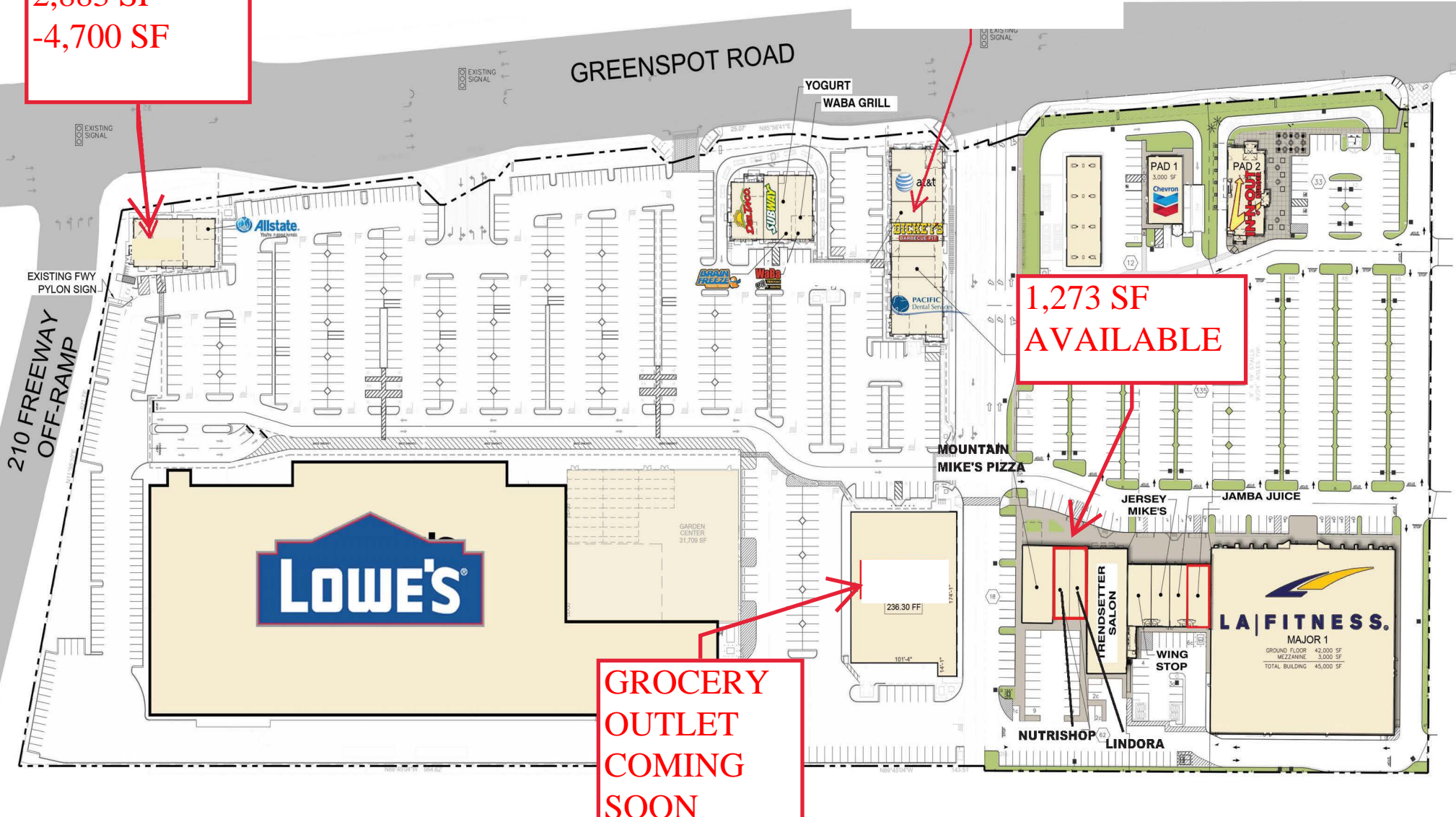
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**TRAFFIC**

Highland takes great pride in being one of the most desirable communities in which to live, with low crime, high safety, and an emphasis on community beautification. Greenspot Road is a newly expanded six lane road; it currently has one of the highest traffic counts in the trade area and is estimated to double to 60,700 ADT. The site is well connected to North Redlands via Orange Street (20,900 ADT), directly adjacent to San Bernardino through multiple streets and the I-210 freeway, Mentone and Yucaipa via Greenspot Road and Bryant, the mountain cities via the 18 and 330 Highways. It is the most conveniently located site in the entire trade area.

**SITE PLAN**

**AVAILABLE  
2,883 SF  
-4,700 SF**



**1,273 SF  
AVAILABLE**

**GROCERY  
OUTLET  
COMING  
SOON**



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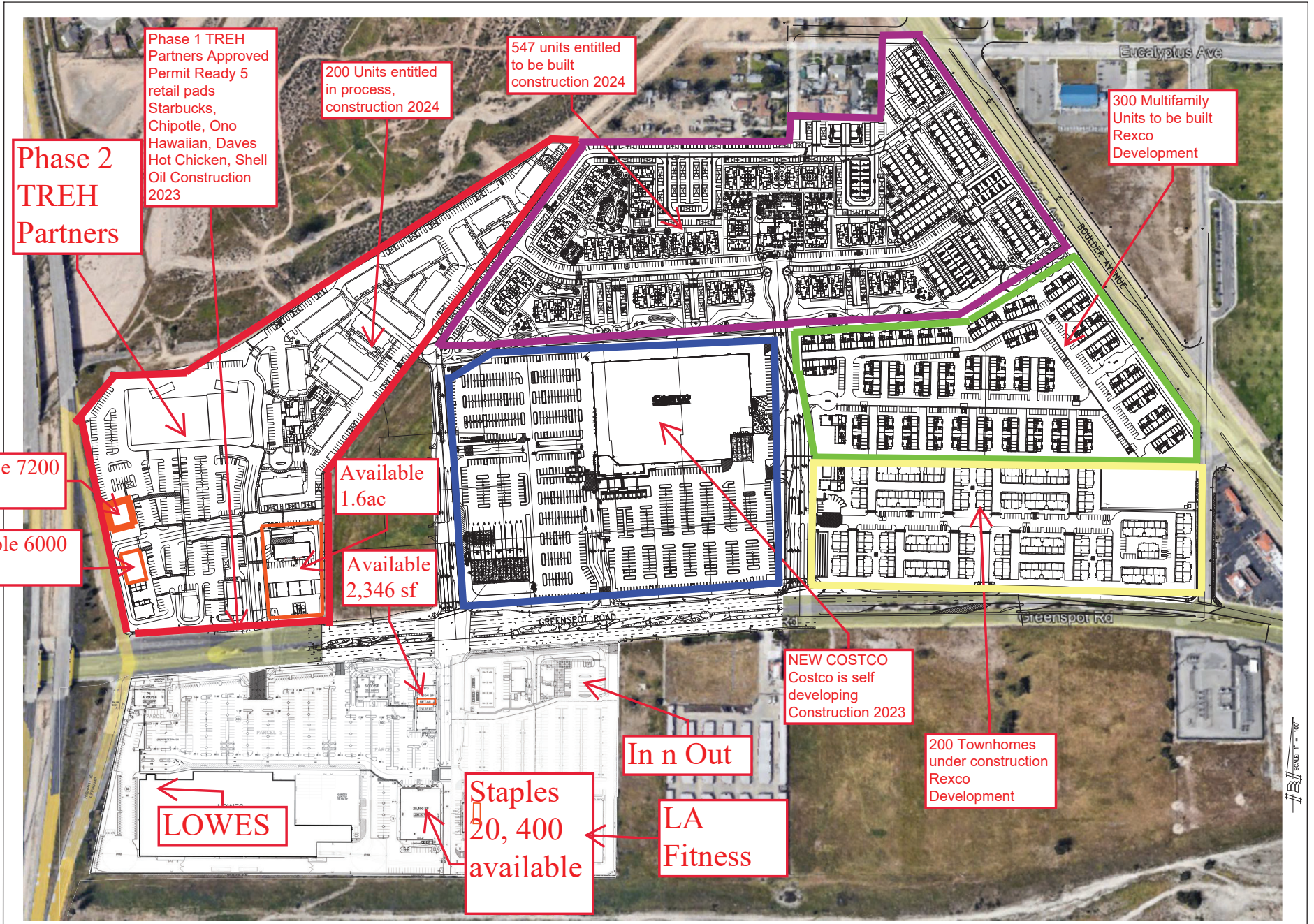
## COMPETITION

Citrus Plaza and Mountain Grove located on San Bernardino Ave, one exit to the South on I-210 (3.5 miles) has been the focal point for most regional retailers; it has been the only game in town if you wanted to locate in the East Inland Empire. However, a majority of people using those projects have to drive directly by this site. Highland has some of the highest household income levels and a big portion of the population supporting those projects. Additionally, the older Walmart Power Center, although adjacent to Highland, is in the City of San Bernardino northwest of 210 Freeway on Highland Avenue, and primarily serves San Bernardino.

## TENANT AERIAL







Phase 1 TREH Partners Approved Permit Ready 5 retail pads Starbucks, Chipotle, Ono Hawaiian, Daves Hot Chicken, Shell Oil Construction 2023

200 Units entitled in process, construction 2024

547 units entitled to be built construction 2024

300 Multifamily Units to be built Rexco Development

Phase 2 TREH Partners

Available 7200 sf

Available 1.6ac

Available 6000 sf

Available 2,346 sf

NEW COSTCO Costco is self developing Construction 2023

In n Out

200 Townhomes under construction Rexco Development

LOWES

Staples 20,400 available

LA Fitness

SCALE 1" = 100'