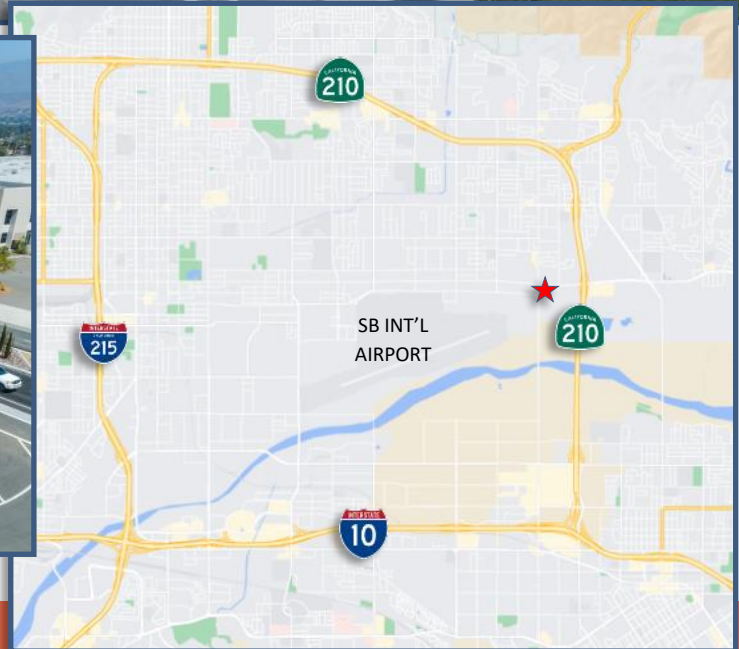


OFFERING MEMORANDUM

Nine (9) Unit Multi-Tenant Industrial/Business Park

27437 5th Street, Highland CA 92346 ±10,880 SF ±0.69 AC APN 120-13-112



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ERIC HUTCHINS 909.255.1210

eric.hutchins@ie-commercial.com DRE #01515547

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TABLE OF CONTENTS

I. PROPERTY OVERVIEW

PROPERTY LOCATION SUMMARY
PROPERTY KEY POINTS

II. MAPS

LOCATION
AERIALS
LOCAL PROJECTS
PARCEL MAP

III. PLANS

SITE DRAWING
SITE ZONING (ORIGINAL PLAN)
STREET ENGINEERING

IV. PROPERTY PHOTOS

BIRDS EYE AERIALS
EXTERIOR
INTERIOR

V. ZONING INFORMATION

DESCRIPTION
EMPLOYMENT DISTRICT
BUSINESS PARK
LAND USE TABLE
A. MANUFACTURING USES
B. WHOLESALE USES AND WAREHOUSING
C. COMMERCIAL USES AND SERVICES

VI. FINANCIAL INFORMATION

CURRENT
PROFORMA

VII. GEO-DEMOGRAPHIC STATISTICS

TRAFFIC COUNTS
DEMOGRAPHIC SUMMARY



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PROPERTY OVERVIEW

PROPERTY LOCATION SUMMARY

This freestanding, multi-tenant, industrial/auto use building is strategically located in the City of Highland and within the Inland Empire East Submarket of Southern California; north of I-10, west of CA SR-210 Fwy, east of CA SR-215 Fwy, and south of CA SR-210 Fwy. This location offers multiple direct access points to-and-from major thoroughfares. Additionally, this property is situated within the City of Highland 5th Street and 3rd Street Corridor Improvement project sponsored by the Economic Development Agency and the San Manuel Band of Mission Indians to better support the San Bernardino International Airport Logistics hub and the millions of square feet of distribution centers that employ thousands of local residents.

PROPERTY KEY POINTS

Address	27437 5th Street
City, State, Zip	Highland, California, 92346
County	San Bernardino
APN	120-13-112-0000
Year Built	1982
Lot Size	±0.69859 AC / ±29,877 SF (VERIFY)
Building Size	±10,880 SF (VERIFY)
Zoning	Employment District – Business Park
Traffic Counts	See Geo-Demographic Info. Section
# of Units	9
Average Unit Size	±1,200 SF (VERIFY)
Construction	Masonry/Block
Roof Last Renovated	±2019 (VERIFY)
Utilities on-Site	Electric, Water, Sewer
Tenant Mix	Automotive Service & Repair / Warehouse



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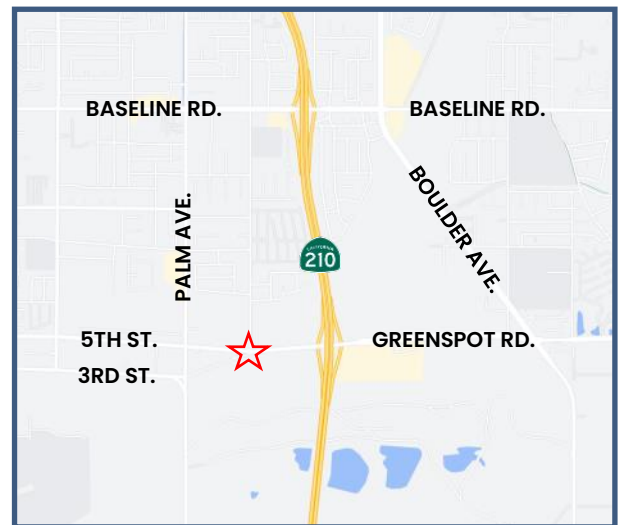
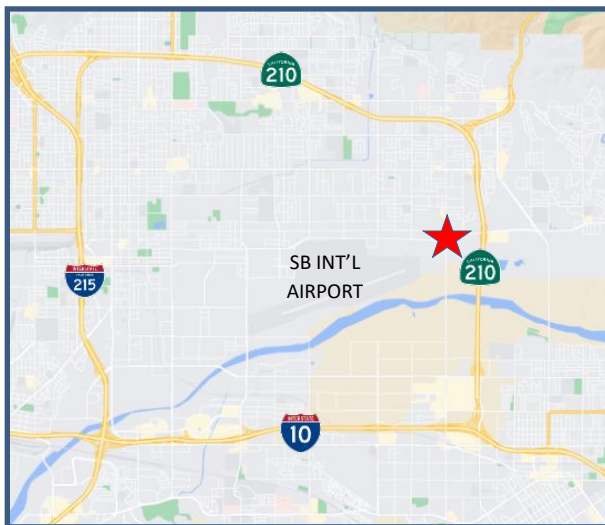
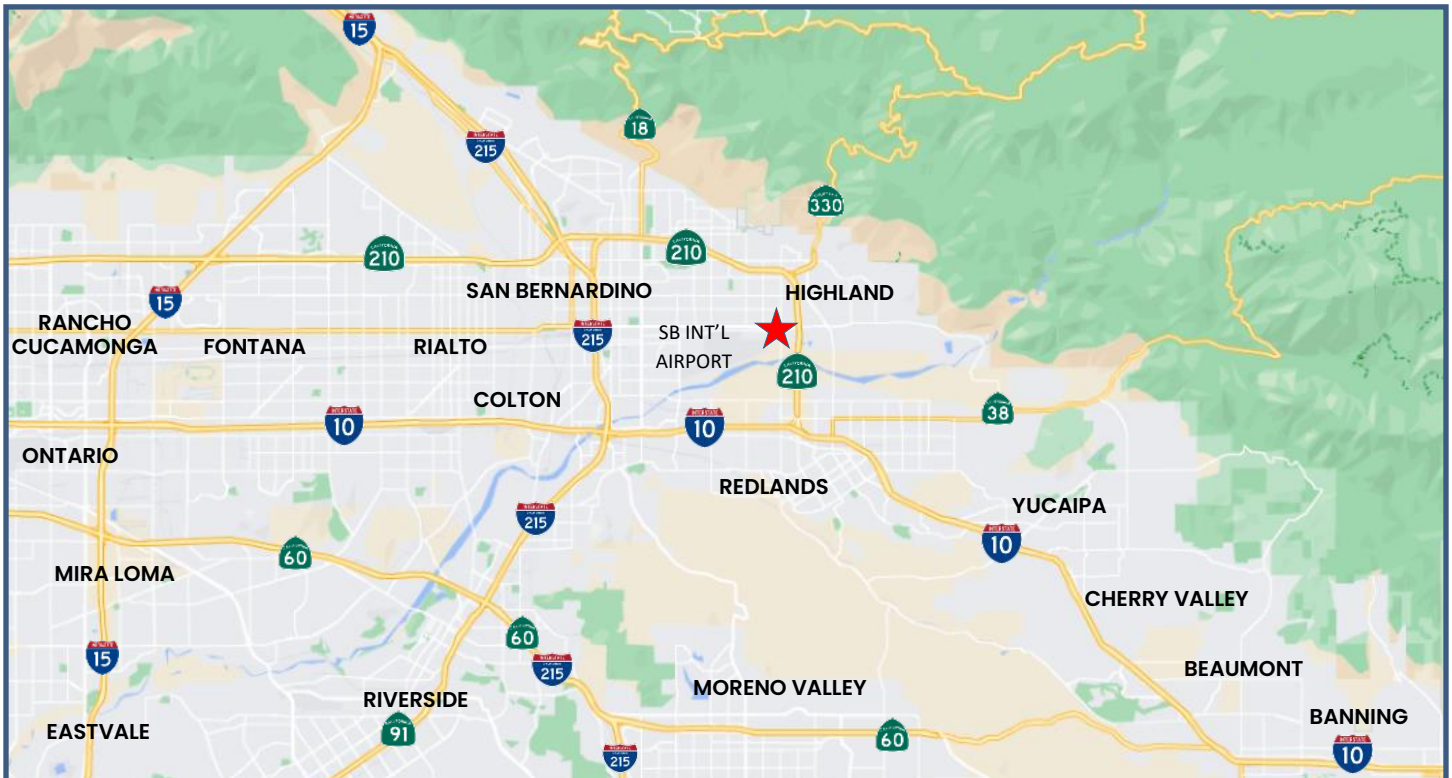
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MAPS - LOCATION



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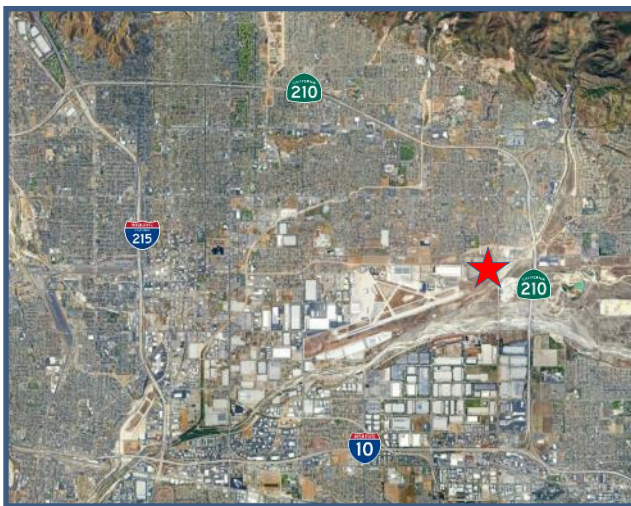
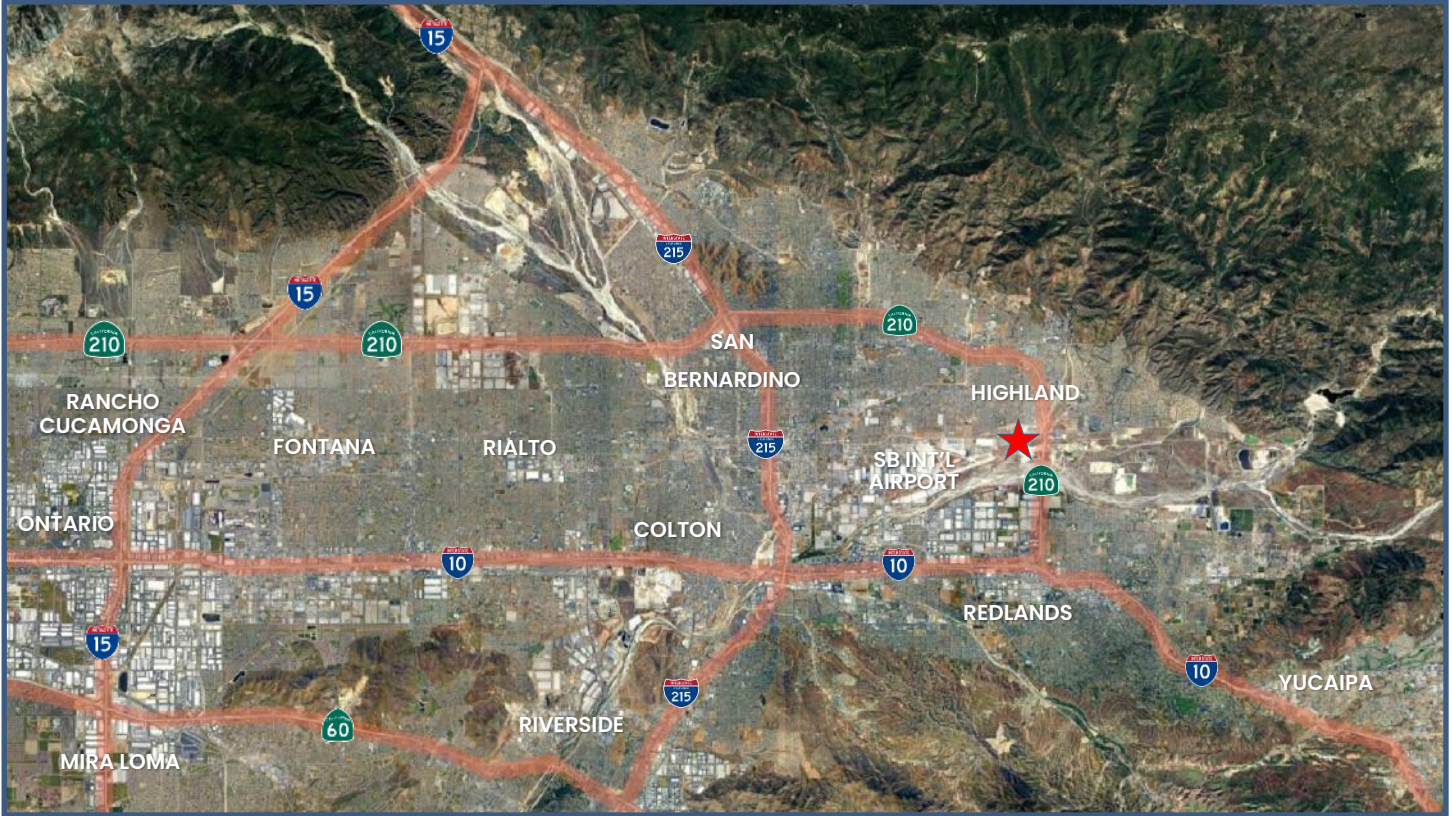
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MAPS - AERIALS



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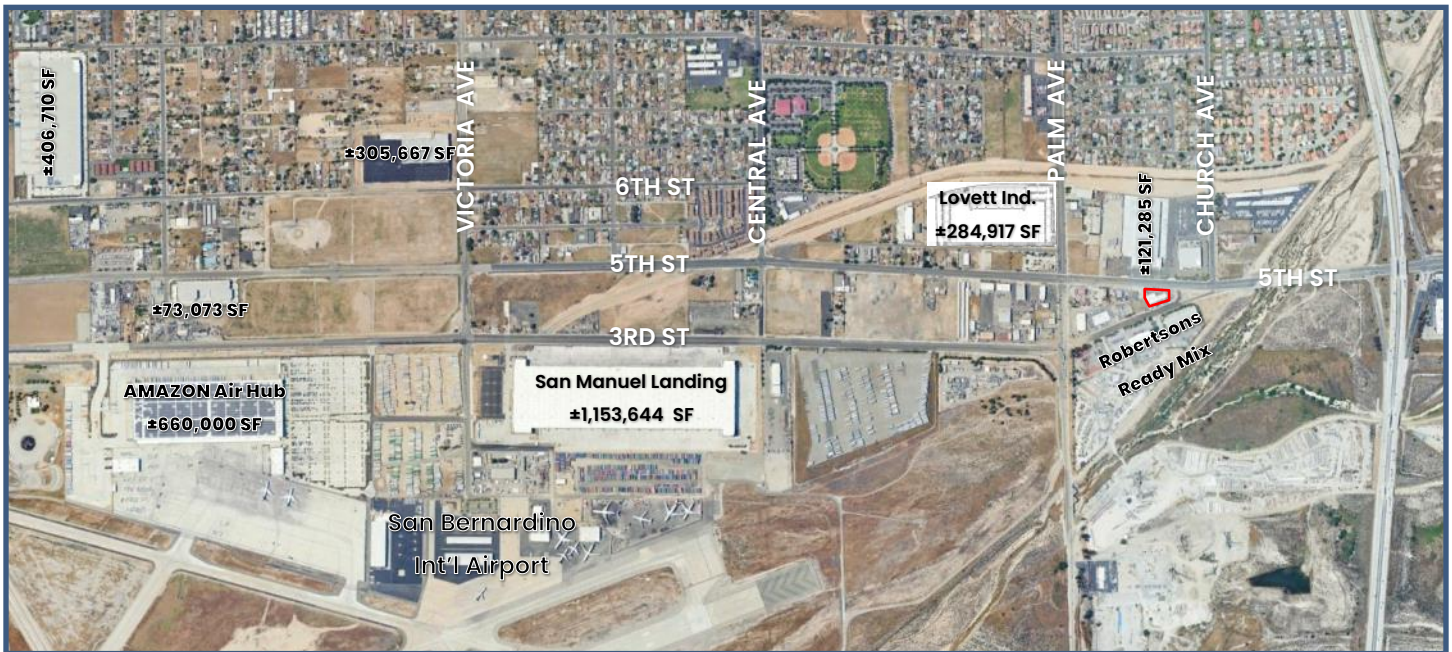
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MAPS - LOCAL PROJECTS



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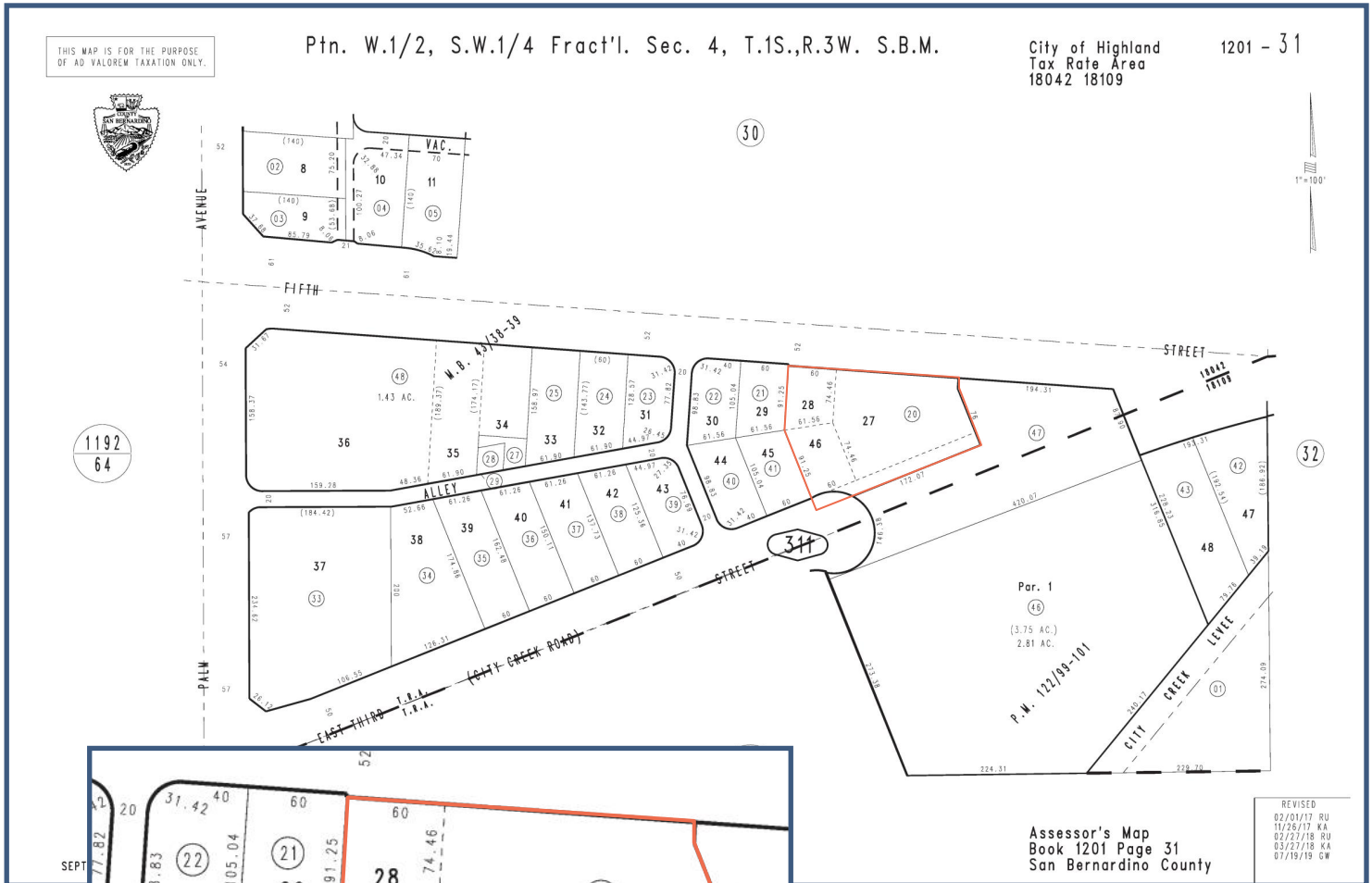
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MAPS - PARCEL MAP



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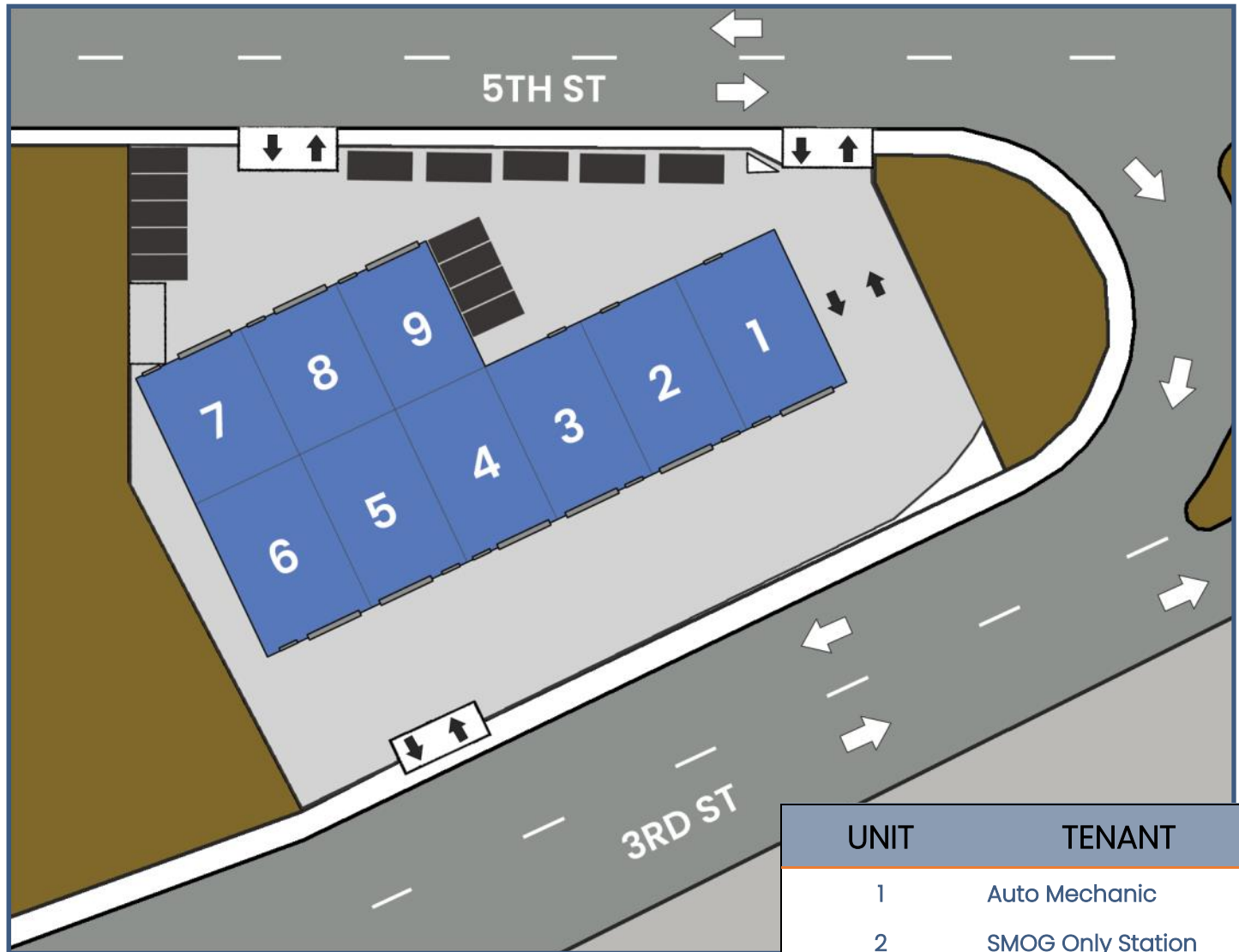
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PLANS – SITE DRAWING



UNIT	TENANT
1	Auto Mechanic
2	SMOG Only Station
3-4	Refrigeration Co.
5-7-8-9	Auto Tire Performance
6	Auto Body



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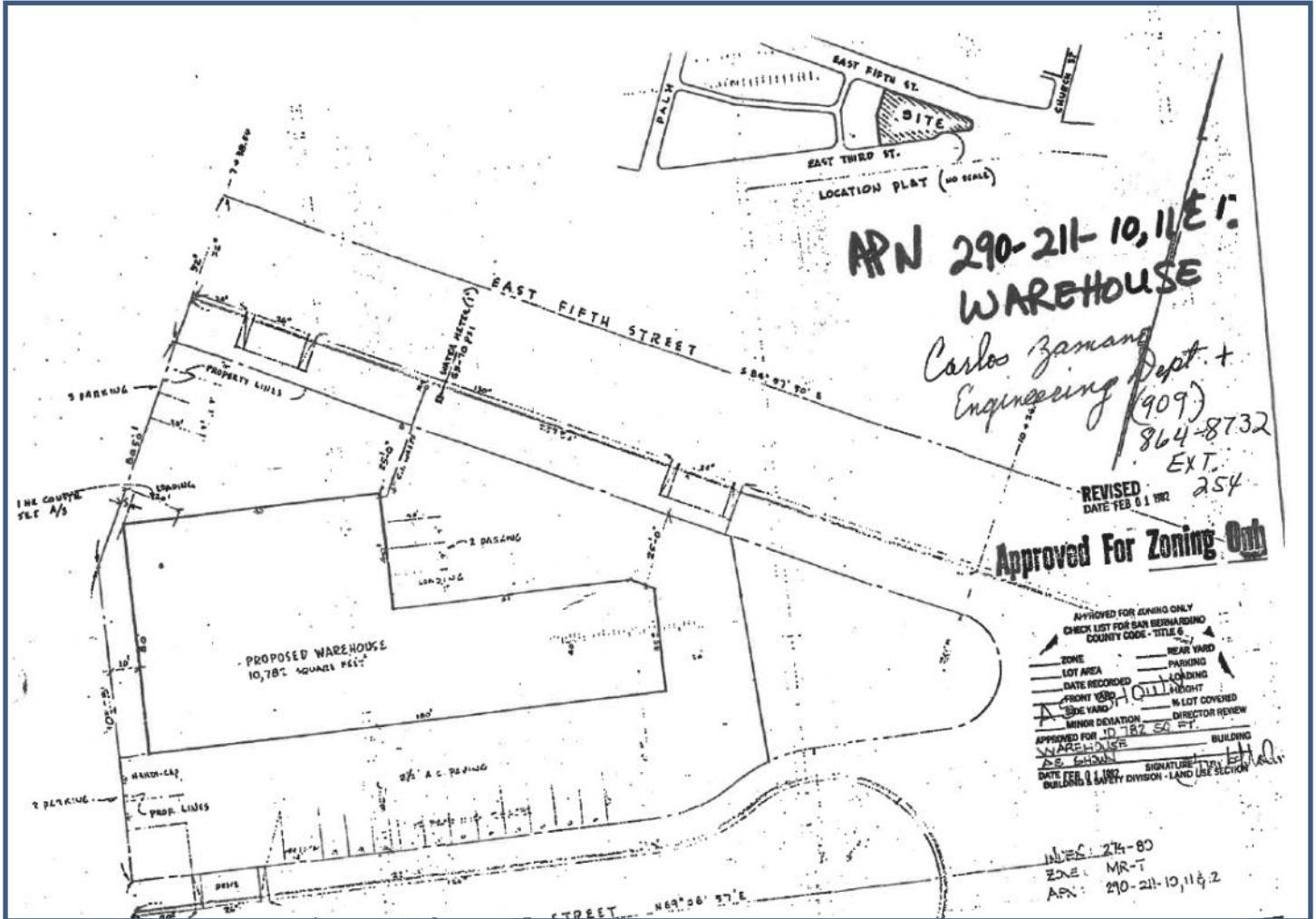
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PLANS - SITE ZONING



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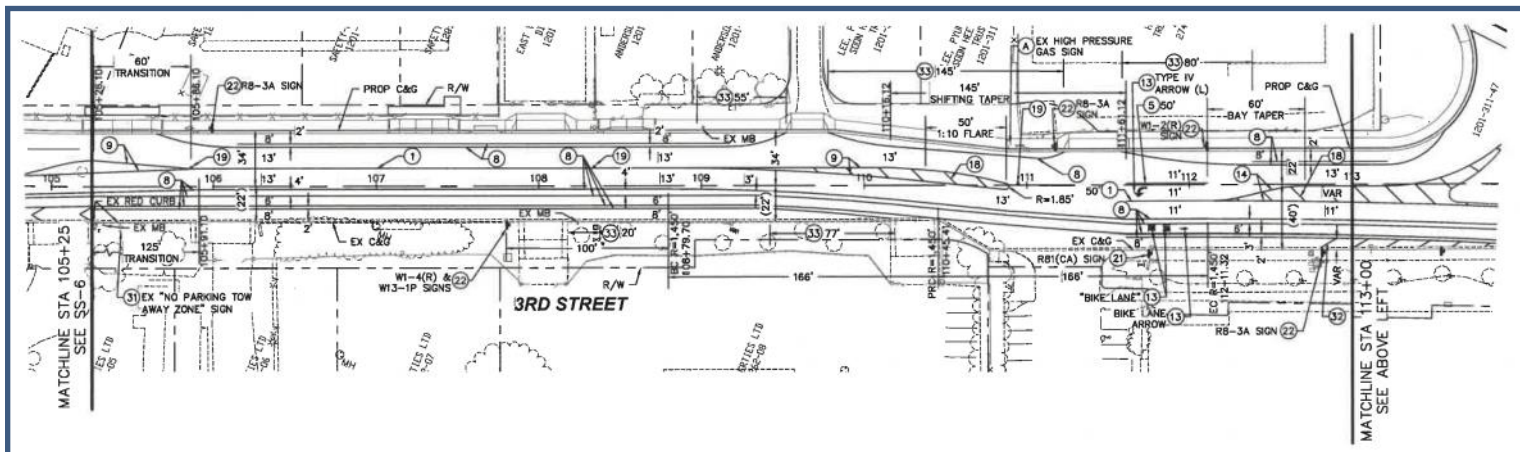
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MAPS - STREET ENGINEERING



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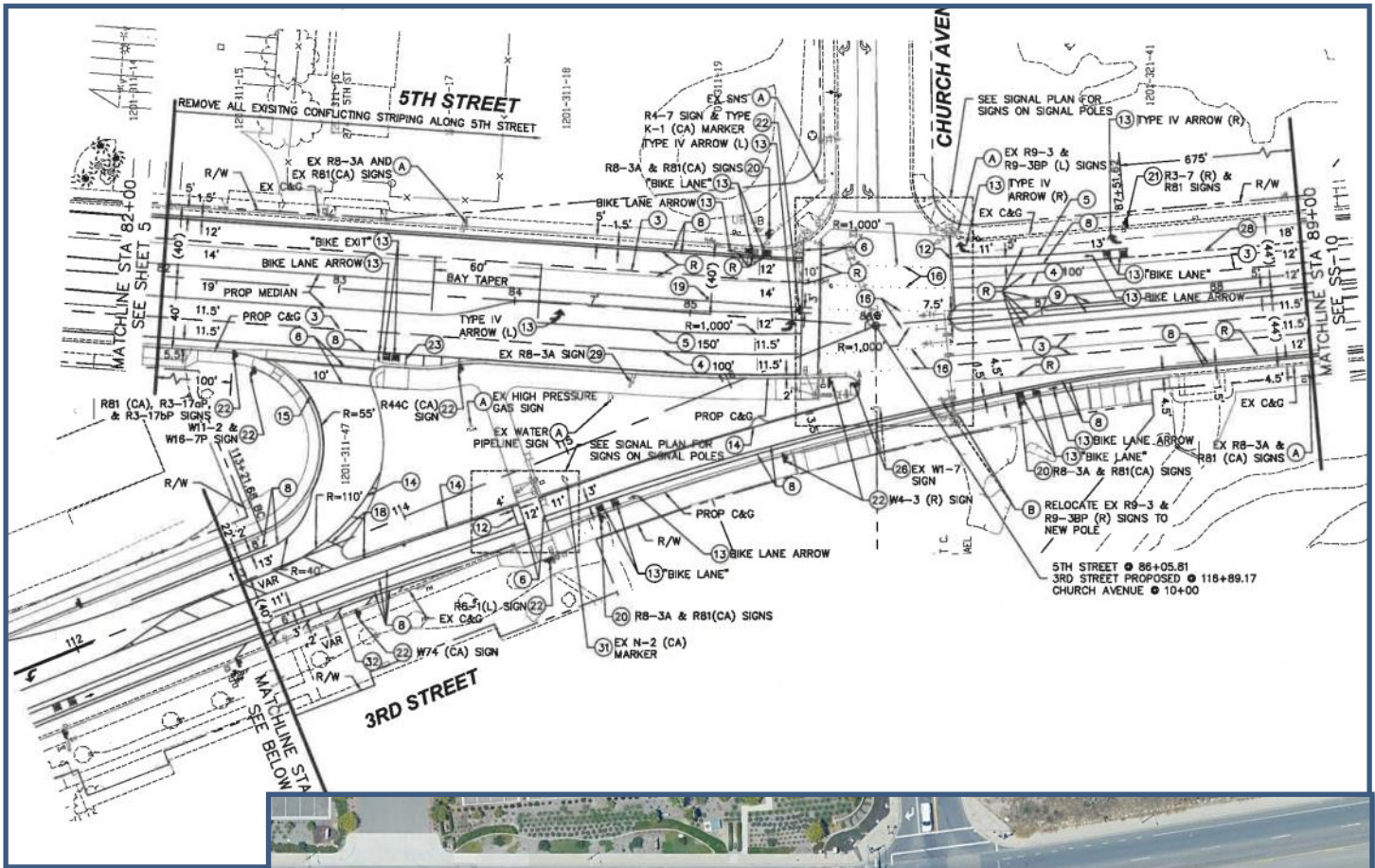
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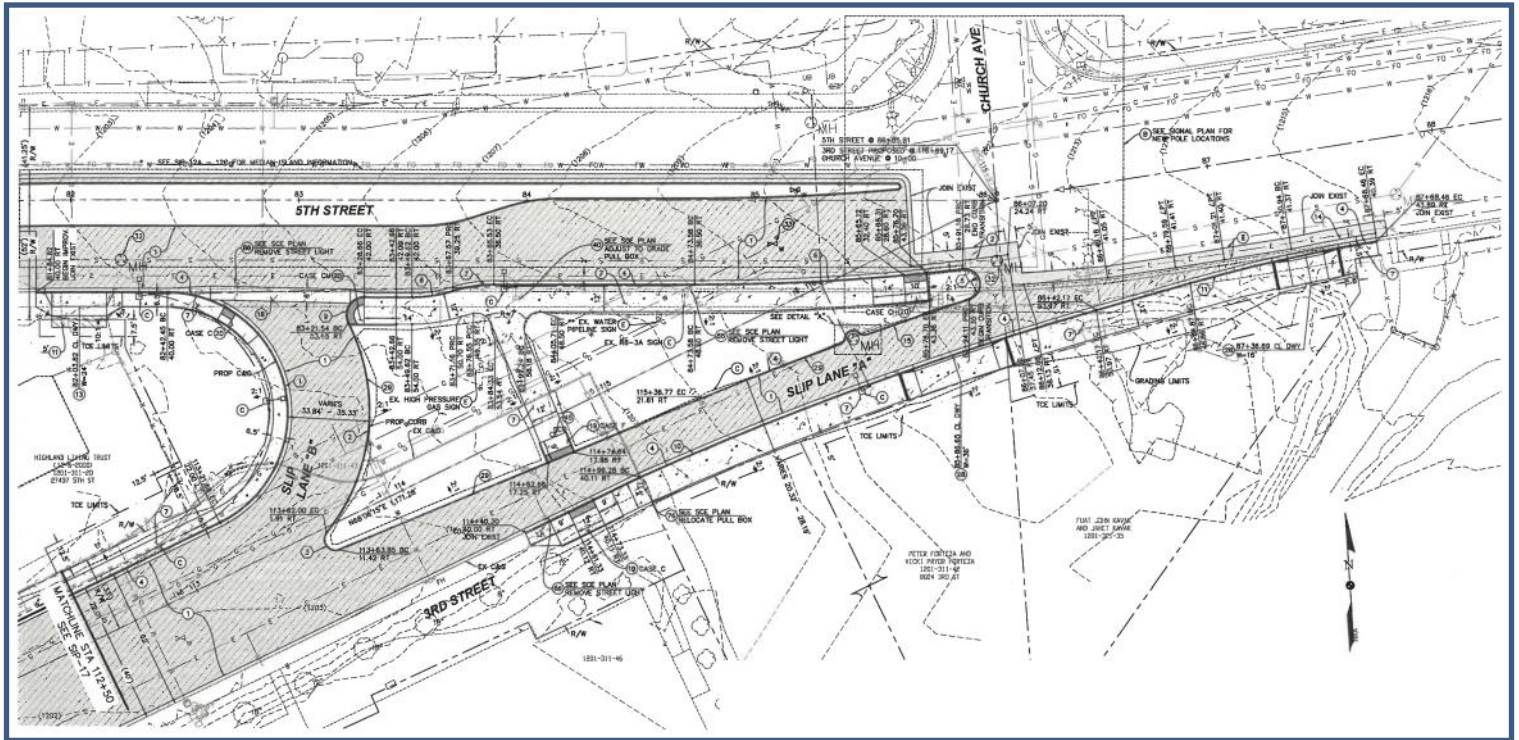
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BIRDS EYE AERIALS



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PROPERTY PHOTOS – EXTERIOR



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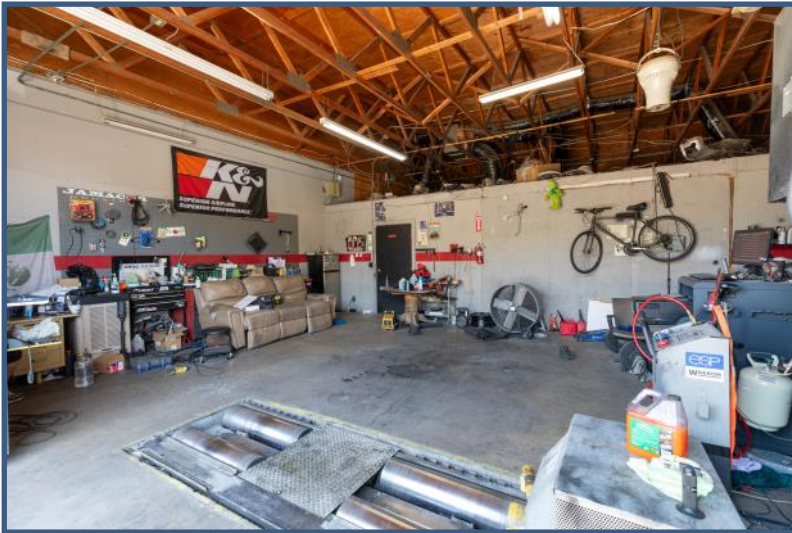
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PROPERTY PHOTOS – INTERIOR



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ZONING - DESCRIPTION

Zoning—Employment District (Business Park) (Source: Highland M.C., Chapter 16.24)

The general plan outlines the goals, objectives and policies establishing the character and location of business park, office professional and industrial land uses within the city. It is the purpose of this chapter to provide regulations which implement those goals, objectives, and policies which assure the availability of a solid and diversified economic base which is capable of offering a wide range of employment opportunities to the resident of the city.

1. Preserve appropriate areas for industrial uses and protect these areas from intrusion by residential and other incompatible land uses;
2. Protect adjacent land uses from the noise, odor, dust, smoke, truck traffic and other objectionable influences, and from fire, explosion, radiation and other potential hazards associated with certain industrial uses;
3. Provide adequate open space around industrial structures to protect them from hazards and to minimize the impact of industrial plants on nearby residential or commercial districts; and
4. Minimize traffic congestion and avoid the overloading of utilities by regulating the construction of buildings and structures of excessive size relative to the size of the building parcel.

Business Park (BP) The primary purpose of the Business Park (BP) District is to provide appropriate regulations and suitable locations for light industrial, research and development, and office-based firms seeking pleasant and attractive working environments, and for business support services and commercial uses requiring large parcels.



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ZONING – LAND USE

Table 16.24.030.A

Uses Permitted Within Employment District

- Not permitted in this district
- SR Permitted Subject to approval of a staff review permit application
- C Permitted Subject to approval of a conditional use permit application
- P Permitted in this district

Uses	BP	I	OP
A. MANUFACTURING USES			
1. Bakery/food preparation	C	SR	■
2. Bottling plants	C	SR	■
3. Carpenter and cabinet shops	SR	SR	■
4. Cement products manufacturing	C	SR	■
5. Citrus products manufacturing, including frozen foods	■	SR	■
6. Electronics: electrical and related parts; electrical appliances, motors, and devices; radio, television, and phonograph	SR	SR	■
7. Furniture upholstery	SR	SR	■
8. Instruments: electronic and precision; medical and dental; timing and measuring	SR	SR	■
9. Laboratories: chemical, dental, electrical, optical, mechanical, and medical	SR	SR	■
10. Manufacture and maintenance of electrical and other signs	SR	SR	■
11. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials:			
a. Canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood and yarns	C	SR	■
12. Office and related machinery: audio machinery; computers, electrical and manual; visual machinery	SR	SR	SR
13. Packing houses	■	SR	■
14. Pharmaceuticals: cosmetics, Drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils)	SR	SR	■
15. Rubber and metal stamp manufacturing	C	SR	■



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ZONING – LAND USE

- Not permitted in this district
- SR Permitted Subject to approval of a staff review permit application
- C Permitted Subject to approval of a conditional use permit application
- P Permitted in this district

Uses	BP	I	OP
B. WHOLESALE USES AND WAREHOUSING			
1. Light wholesale, storage and distribution including wholesaling, storage, and warehousing services within enclosed buildings. Storage and wholesale to retailers from the premises of unfinished, raw and semi-refined products requiring further processing, fabrication, and manufacturing, and other storage shall be excluded from this land use type	SR	SR	■
2. General wholesale, storage, and distribution including warehousing, storage, freight handling, shipping, trucking services and terminals, storage and warehousing from the premises of unfinished, raw and semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage shall be permitted subject to applicable screening requirements	C	SR	■
3. Contractor's storage yards (temporary in Business Park) including the storage of equipment, materials and vehicles for construction industry contractors (screening of outdoor storage required)	SR	SR	■
4. Recreational vehicle storage (screening of outdoor storage required)	C	SR	■
5. Vehicle storage/towing services	C	SR	■
6. Vehicle wrecking and storage	■	C	■
7. Mini storage	C	SR	■



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DRE #01905051. This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

OFFERING MEMORANDUM

Nine (9) Unit Multi-Tenant Industrial/Business Park

27437 5th Street, Highland CA 92346 ±10,880 SF ±0.69 AC APN 120-13-112

ZONING – LAND USE

- Not permitted in this district
- SR Permitted Subject to approval of a staff review permit application
- C Permitted Subject to approval of a conditional use permit application
- P Permitted in this district

Uses	BP	I	OP
C. COMMERCIAL USES AND SERVICES			
1. Adult entertainment (subject to Chapter 16.72 HMC)	SR	SR	■
2. Ambulance services	SR	SR	■
3. Appliance repair	SR	SR	■
4. Art galleries	SR	■	SR
5. Art studio	SR	SR	■
6. Art supply shops	SR	■	■
7. Athletic and health clubs (indoor)	SR	SR	C
8. Auction house	C	SR	■
9. Automotive fleet storage	C	SR	■
10. Automotive rental agencies	SR	SR	■
11. Automotive and light truck repair (minor)	SR	SR	■
12. Automotive and light truck repair (major)	■	SR	■
13. Bakery shops	SR	■	■
14. Banks, savings and loans, credit unions	SR	■	SR
15. Barber and beauty colleges	SR	■	SR
16. Blueprinting and photocopying	SR	SR	SR
17. Boat and camper repairs	C	SR	■
18. Car wash	SR	■	■
19. Cleaning and pressing establishments	SR	■	C
20. Communication and telecommunication facilities (radio and television, not including wireless telecommunication facilities)	C	C	C
21. Commercial recreational facilities (indoor)	C	C	C
22. Driving schools	C	■	C
23. Exterminators	C	SR	■
24. Emergency shelters – 25 persons or less (excludes transitional housing and permanent support type housing facilities) (refer to HMC 16.44.270)	SR	■	■
25. Florist shop	SR	■	SR



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ERIC HUTCHINS 909.255.1210

eric.hutchins@ie-commercial.com DRE #01515547

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Uses	BP	I	OP
C. COMMERCIAL USES AND SERVICES (CONT.)			
26. Furniture stores (repair and upholstery)	C	SR	■
27. Glass shops and glass studio	SR	SR	■
28. Hotels and motels	C	■	C
29. Janitorial services and supplies	SR	SR	C
30. Insurance services	SR	■	SR
31. Kennel and catteries	C	C	■
32. Laundry pickup and delivery services	SR	SR	■
33. Locksmith shops	SR	SR	■
34. Lumber and buildings material yards	C	SR	■
35. Massage establishments	C	■ ¹	■ ¹
36. Newspaper and magazine shops (printing and publishing)	C	SR	SR
37. Office and business machine (service and repair)	SR	■	C
38. Commercial parking facilities	C	■	C
39. Political or philanthropic headquarters	SR	■	SR
40. Printing and copy shops	SR	SR	SR
41. Plumbing shops and supplies	SR	SR	■
42. Real estate services	SR	■	SR
43. Recycling facilities: large collection facilities and processing facilities	■	SR	■
44. Restaurants (including Drive-through)	SR	■	C



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Uses	BP	I	OP
C. COMMERCIAL USES AND SERVICES (CONT.)			
45. Restaurants other than fast food:			
a. With entertainment and/or serving alcoholic beverages, including upgrading an existing ABC license	C	■	C
b. Without entertainment and/or serving alcoholic beverages	SR	■	SR
46. Sign painting shops	SR	SR	■
47. Stationery stores	SR	■	SR
48. Statue shop	SR	■	■
49. Surveying services	SR	■	SR
50. Swimming pool and spa sales	SR	■	■
51. Swimming pool supply and cleaning services	SR	SR	■
52. Tailor shops	SR	■	SR
53. Taxidermist	SR	SR	■
54. Travel agencies	SR	■	SR
55. Truck wash	■	SR	■
56. Tire retreading and recapping	■	C	■
57. Vehicle fueling stations (automotive, without convenience sales)	C	■	■
58. Vehicle fueling stations (automotive, with convenience store, with or without alcoholic beverage sales)	C	■	■
59. Vending machine service and repair	SR	SR	■
60. Veterinary offices and animal hospitals, excluding exterior kennels, pens or runs	C	■	C
61. Weight reduction center	SR	■	SR
62. Wireless telecommunication facility			
a. Major	C	C	C
b. Minor	SR	SR	SR



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FINANCIAL INFORMATION

CURRENT REV & EXP							
\$ PSF	SALE PRICE	RENT REV	NEW TAX (0.0123)	OPEX	TOTAL EXP	NOI	CAP
\$205.00	\$2,230,400.00	±\$137,280.00	±\$27,433.92	±\$8,728.28	±\$36,162.20	±\$101,117.80	±4.53%
\$211.40	\$2,300,000.00	±\$137,280.00	±\$28,290.00	±\$8,728.28	±\$37,018.28	±\$100,261.72	±4.36%
\$215.00	\$2,339,200.00	±\$137,280.00	±\$28,772.16	±\$8,728.28	±\$37,500.44	±\$99,779.56	±4.27%
\$225.00	\$2,448,000.00	±\$137,280.00	±\$30,110.40	±\$8,728.28	±\$38,838.68	±\$98,441.32	±4.02%

CURRENT RENTS			
Unit #	Size (Est.)	Rent Mo.	Rent PSF
1	±1,209	\$1,320.00	\$1.09
2	±1,209	\$1,320.00	\$1.09
3, 4	±2,418	\$2,500.00	\$1.03
6	±1,209	\$1,500.00	\$1.24
5, 7, 8, 9	±4,835	\$4,800.00	\$0.99
	10,880	\$11,440.00	\$1.05 (AVG)
CURRENT GROSS INCOME: ±\$137,280.00			

PROFORMA RENTS				
Unit #	Size (Est.)	Rent Mo.	Rent PSF	Increase
1	±1,209	\$1,632.15	\$1.35	23.65%
2	±1,209	\$1,632.15	\$1.35	23.65%
3, 4	±2,418	\$3,264.30	\$1.35	30.57%
6	±1,209	\$1,632.15	\$1.35	8.81%
5, 7, 8, 9	±4,835	\$6,527.25	\$1.35	35.98%
	±10,880	\$14,688.00	\$1.35 (AVG)	28.39%
POTENTIAL GROSS INCOME: ±\$176,256.00				

PROFORMA REV & EXP							
\$ PSF	SALE PRICE	RENT REV	NEW TAX (0.0123)	OPEX	TOTAL EXP	NOI	CAP
\$205.00	\$2,230,400.00	±\$176,256.00	±\$27,433.92	±\$8,728.28	±\$36,162.20	±\$140,093.80	±6.28%
\$211.40	\$2,300,000.00	±\$176,256.00	±\$28,290.00	±\$8,728.28	±\$37,018.28	±\$139,237.72	±6.05%
\$215.00	\$2,339,200.00	±\$176,256.00	±\$28,772.16	±\$8,728.28	±\$37,500.44	±\$138,755.56	±5.93%
\$225.00	\$2,448,000.00	±\$176,256.00	±\$30,110.40	±\$8,728.28	±\$38,838.68	±\$137,417.32	±5.61%



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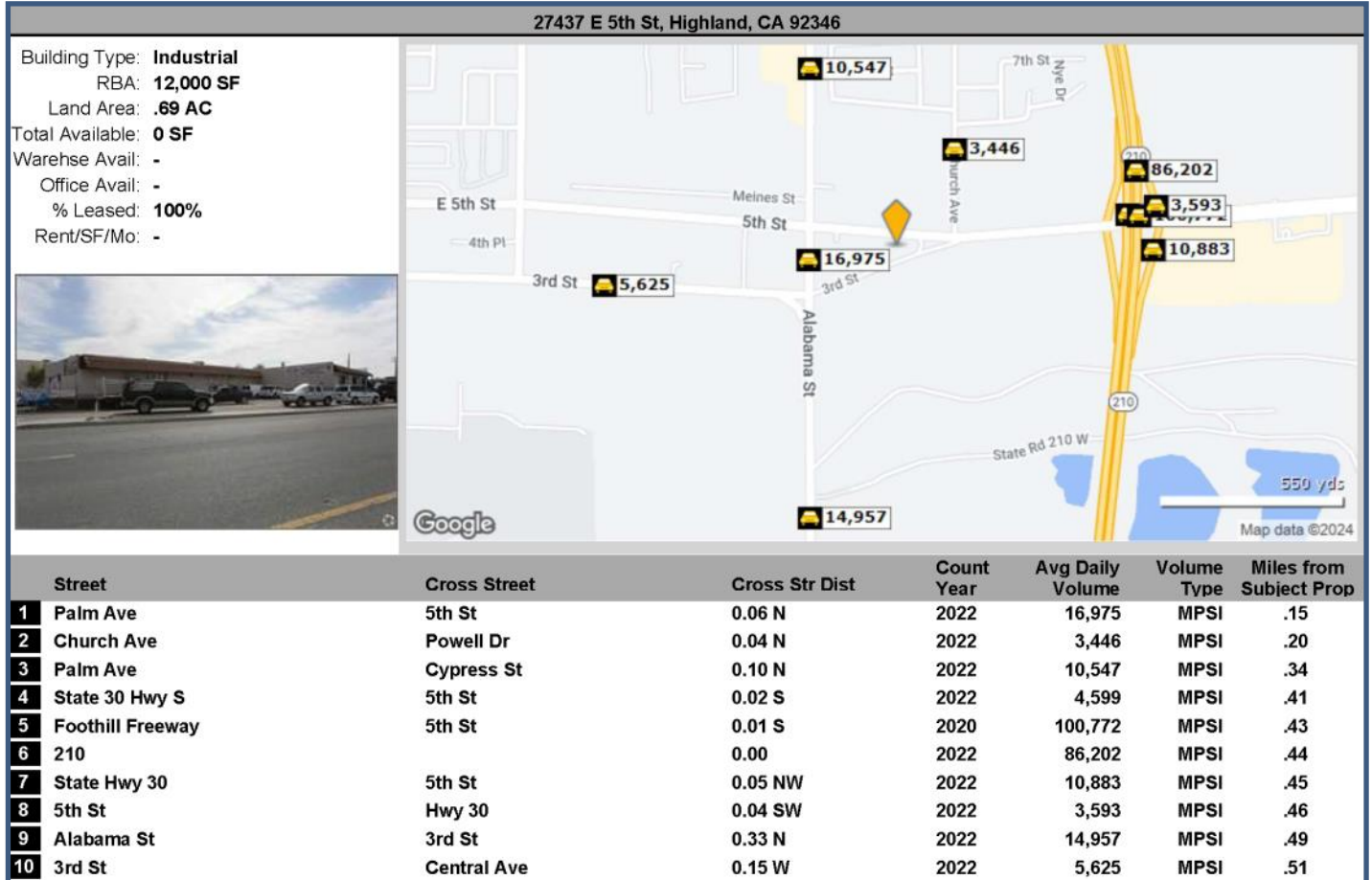
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TRAFFIC COUNTS



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DEMOGRAPHIC SUMMARY

27437 E 5th St, Highland, CA 92346			
Building Type: Industrial	Warehouse Avail: -		
RBA: 12,000 SF	Office Avail: -		
Land Area: .69 AC	% Leased: 100%		
Total Available: 0 SF	Rent/SF/Mo: -		
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	6,520	90,244	245,433
2023 Estimate	6,494	88,640	241,877
2010 Census	6,293	79,001	219,973
Growth 2023 - 2028	0.40%	1.81%	1.47%
Growth 2010 - 2023	3.19%	12.20%	9.96%
2023 Population by Hispanic Origin	3,746	48,589	128,653
2023 Population	6,494	88,640	241,877
White	4,609 70.97%	62,316 70.30%	171,167 70.77%
Black	780 12.01%	11,617 13.11%	28,893 11.95%
Am. Indian & Alaskan	199 3.06%	1,850 2.09%	5,487 2.27%
Asian	603 9.29%	8,873 10.01%	25,413 10.51%
Hawaiian & Pacific Island	41 0.63%	463 0.52%	1,389 0.57%
Other	262 4.03%	3,520 3.97%	9,528 3.94%
U.S. Armed Forces	0	85	85
Households			
2028 Projection	1,978	27,032	76,239
2023 Estimate	1,971	26,540	75,169
2010 Census	1,902	23,500	68,381
Growth 2023 - 2028	0.36%	1.85%	1.42%
Growth 2010 - 2023	3.63%	12.94%	9.93%
Owner Occupied	1,331 67.53%	15,633 58.90%	37,286 49.60%
Renter Occupied	640 32.47%	10,907 41.10%	37,883 50.40%
2023 Households by HH Income	1,970	26,542	75,169
Income: <\$25,000	314 15.94%	4,693 17.68%	14,759 19.63%
Income: \$25,000 - \$50,000	373 18.93%	5,492 20.69%	16,742 22.27%
Income: \$50,000 - \$75,000	503 25.53%	4,781 18.01%	13,014 17.31%
Income: \$75,000 - \$100,000	206 10.46%	3,262 12.29%	9,836 13.09%
Income: \$100,000 - \$125,000	220 11.17%	2,816 10.61%	7,769 10.34%
Income: \$125,000 - \$150,000	118 5.99%	1,920 7.23%	4,425 5.89%
Income: \$150,000 - \$200,000	135 6.85%	1,817 6.85%	4,090 5.44%
Income: \$200,000+	101 5.13%	1,761 6.63%	4,534 6.03%
2023 Avg Household Income	\$83,803	\$86,318	\$80,972
2023 Med Household Income	\$65,955	\$63,960	\$59,654



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DEMOGRAPHIC SUMMARY

27437 E 5th St, Highland, CA 92346						
Building Type: Industrial	Warehouse Avail: -					
RBA: 12,000 SF	Office Avail: -					
Land Area: .69 AC	% Leased: 100%					
Total 0 SF	Rent/SF/Mo: -					
Radius	1 Mile	3 Mile		5 Mile		
Population						
2028 Projection	6,520	90,244	245,433			
2023 Estimate	6,494	88,640	241,877			
2010 Census	6,293	79,001	219,973			
Growth 2023 - 2028	0.40%	1.81%	1.47%			
Growth 2010 - 2023	3.19%	12.20%	9.96%			
2023 Population by Age	6,494	88,640		241,877		
Age 0 - 4	421 6.48%	5,858 6.61%	16,401 6.78%			
Age 5 - 9	453 6.98%	6,242 7.04%	17,471 7.22%			
Age 10 - 14	490 7.55%	6,706 7.57%	18,479 7.64%			
Age 15 - 19	478 7.36%	6,615 7.46%	17,867 7.39%			
Age 20 - 24	452 6.96%	6,347 7.16%	17,043 7.05%			
Age 25 - 29	461 7.10%	6,537 7.37%	17,825 7.37%			
Age 30 - 34	469 7.22%	6,648 7.50%	18,643 7.71%			
Age 35 - 39	446 6.87%	6,212 7.01%	17,738 7.33%			
Age 40 - 44	411 6.33%	5,597 6.31%	15,966 6.60%			
Age 45 - 49	383 5.90%	5,155 5.82%	14,343 5.93%			
Age 50 - 54	373 5.74%	5,053 5.70%	13,616 5.63%			
Age 55 - 59	364 5.61%	5,014 5.66%	13,168 5.44%			
Age 60 - 64	348 5.36%	4,779 5.39%	12,409 5.13%			
Age 65 - 69	302 4.65%	4,069 4.59%	10,549 4.36%			
Age 70 - 74	247 3.80%	3,174 3.58%	8,212 3.40%			
Age 75 - 79	181 2.79%	2,162 2.44%	5,554 2.30%			
Age 80 - 84	116 1.79%	1,315 1.48%	3,365 1.39%			
Age 85+	100 1.54%	1,155 1.30%	3,229 1.33%			
Age 65+	946 14.57%	11,875 13.40%	30,909 12.78%			
Median Age	35.30	34.50	34.30			
Average Age	36.90	36.20	35.80			



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DEMOGRAPHIC SUMMARY

27437 E 5th St, Highland, CA 92346						
Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	6,494		88,640		241,877	
White	4,609	70.97%	62,316	70.30%	171,167	70.77%
Black	780	12.01%	11,617	13.11%	28,893	11.95%
Am. Indian & Alaskan	199	3.06%	1,850	2.09%	5,487	2.27%
Asian	603	9.29%	8,873	10.01%	25,413	10.51%
Hawaiian & Pacific Island	41	0.63%	463	0.52%	1,389	0.57%
Other	262	4.03%	3,520	3.97%	9,528	3.94%
Population by Hispanic Origin	6,494		88,640		241,877	
Non-Hispanic Origin	2,748	42.32%	40,050	45.18%	113,224	46.81%
Hispanic Origin	3,747	57.70%	48,589	54.82%	128,654	53.19%
2023 Median Age, Male	34.00		33.50		33.30	
2023 Average Age, Male	35.70		35.30		34.90	
2023 Median Age, Female	36.50		35.50		35.20	
2023 Average Age, Female	38.00		37.10		36.70	
2023 Population by Occupation Classification	5,034		68,512		185,958	
Civilian Employed	2,923	58.07%	39,547	57.72%	107,510	57.81%
Civilian Unemployed	125	2.48%	1,992	2.91%	5,250	2.82%
Civilian Non-Labor Force	1,986	39.45%	26,892	39.25%	73,117	39.32%
Armed Forces	0	0.00%	81	0.12%	81	0.04%
Households by Marital Status						
Married	921		12,986		33,758	
Married No Children	458		6,416		16,640	
Married w/Children	463		6,570		17,118	
2023 Population by Education	4,540		61,087		165,085	
Some High School, No Diploma	922	20.31%	13,177	21.57%	34,238	20.74%
High School Grad (Incl Equivalency)	1,139	25.09%	15,223	24.92%	39,831	24.13%
Some College, No Degree	1,508	33.22%	17,535	28.70%	45,444	27.53%
Associate Degree	338	7.44%	4,215	6.90%	10,468	6.34%
Bachelor Degree	431	9.49%	6,711	10.99%	20,831	12.62%
Advanced Degree	202	4.45%	4,226	6.92%	14,273	8.65%



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DEMOGRAPHIC SUMMARY

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	5,263		72,976		199,004	
Real Estate & Finance	113	2.15%	1,501	2.06%	4,284	2.15%
Professional & Management	924	17.56%	14,801	20.28%	44,099	22.16%
Public Administration	86	1.63%	1,959	2.68%	5,190	2.61%
Education & Health	680	12.92%	9,365	12.83%	27,699	13.92%
Services	728	13.83%	8,492	11.64%	21,971	11.04%
Information	32	0.61%	335	0.46%	878	0.44%
Sales	684	13.00%	8,676	11.89%	22,010	11.06%
Transportation	50	0.95%	636	0.87%	1,944	0.98%
Retail	460	8.74%	5,891	8.07%	14,279	7.18%
Wholesale	108	2.05%	1,499	2.05%	3,662	1.84%
Manufacturing	130	2.47%	2,586	3.54%	7,294	3.67%
Production	441	8.38%	7,735	10.60%	20,405	10.25%
Construction	384	7.30%	3,575	4.90%	9,821	4.94%
Utilities	305	5.80%	3,661	5.02%	9,598	4.82%
Agriculture & Mining	30	0.57%	259	0.35%	683	0.34%
Farming, Fishing, Forestry	3	0.06%	169	0.23%	444	0.22%
Other Services	105	2.00%	1,836	2.52%	4,743	2.38%
2023 Worker Travel Time to Job	2,861		38,476		103,690	
<30 Minutes	1,752	61.24%	25,295	65.74%	68,503	66.07%
30-60 Minutes	812	28.38%	9,609	24.97%	25,912	24.99%
60+ Minutes	297	10.38%	3,572	9.28%	9,275	8.94%
2010 Households by HH Size	1,901		23,500		68,382	
1-Person Households	383	20.15%	4,069	17.31%	14,433	21.11%
2-Person Households	447	23.51%	5,865	24.96%	17,653	25.82%
3-Person Households	343	18.04%	4,157	17.69%	11,618	16.99%
4-Person Households	287	15.10%	4,036	17.17%	10,636	15.55%
5-Person Households	192	10.10%	2,580	10.98%	6,815	9.97%
6-Person Households	111	5.84%	1,379	5.87%	3,625	5.30%
7 or more Person Households	138	7.26%	1,414	6.02%	3,602	5.27%
2023 Average Household Size	3.30		3.20		3.10	
Households						
2028 Projection	1,978		27,032		76,239	
2023 Estimate	1,971		26,540		75,169	
2010 Census	1,902		23,500		68,381	
Growth 2023 - 2028	0.36%		1.85%		1.42%	
Growth 2010 - 2023	3.63%		12.94%		9.93%	



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DEMOGRAPHIC SUMMARY

27437 E 5th St, Highland, CA 92346			
Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	1,970	26,542	75,169
<\$25,000	314 15.94%	4,693 17.68%	14,759 19.63%
\$25,000 - \$50,000	373 18.93%	5,492 20.69%	16,742 22.27%
\$50,000 - \$75,000	503 25.53%	4,781 18.01%	13,014 17.31%
\$75,000 - \$100,000	206 10.46%	3,262 12.29%	9,836 13.09%
\$100,000 - \$125,000	220 11.17%	2,816 10.61%	7,769 10.34%
\$125,000 - \$150,000	118 5.99%	1,920 7.23%	4,425 5.89%
\$150,000 - \$200,000	135 6.85%	1,817 6.85%	4,090 5.44%
\$200,000+	101 5.13%	1,761 6.63%	4,534 6.03%
2023 Avg Household Income	\$83,803	\$86,318	\$80,972
2023 Med Household Income	\$65,955	\$63,960	\$59,654
2023 Occupied Housing	1,971	26,540	75,169
Owner Occupied	1,331 67.53%	15,633 58.90%	37,286 49.60%
Renter Occupied	640 32.47%	10,907 41.10%	37,883 50.40%
2010 Housing Units	1,751	25,694	75,330
1 Unit	1,531 87.44%	18,192 70.80%	49,378 65.55%
2 - 4 Units	53 3.03%	1,924 7.49%	7,531 10.00%
5 - 19 Units	89 5.08%	2,861 11.13%	9,326 12.38%
20+ Units	78 4.45%	2,717 10.57%	9,095 12.07%
2023 Housing Value	1,329	15,633	37,285
<\$100,000	108 8.13%	1,285 8.22%	2,562 6.87%
\$100,000 - \$200,000	60 4.51%	645 4.13%	2,122 5.69%
\$200,000 - \$300,000	232 17.46%	3,158 20.20%	7,389 19.82%
\$300,000 - \$400,000	645 48.53%	5,252 33.60%	11,721 31.44%
\$400,000 - \$500,000	208 15.65%	3,091 19.77%	7,894 21.17%
\$500,000 - \$1,000,000	76 5.72%	2,031 12.99%	5,121 13.73%
\$1,000,000+	0 0.00%	171 1.09%	476 1.28%
2023 Median Home Value	\$341,007	\$351,951	\$356,048
2023 Housing Units by Yr Built	2,042	27,983	79,713
Built 2010+	29 1.42%	2,723 9.73%	5,289 6.64%
Built 2000 - 2010	33 1.62%	1,875 6.70%	5,305 6.66%
Built 1990 - 1999	520 25.47%	3,771 13.48%	7,072 8.87%
Built 1980 - 1989	225 11.02%	5,990 21.41%	14,602 18.32%
Built 1970 - 1979	281 13.76%	5,124 18.31%	14,048 17.62%
Built 1960 - 1969	507 24.83%	4,061 14.51%	12,478 15.65%
Built 1950 - 1959	326 15.96%	2,803 10.02%	11,689 14.66%
Built <1949	121 5.93%	1,636 5.85%	9,230 11.58%
2023 Median Year Built	1971	1980	1974



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COMMERCIAL
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ERIC HUTCHINS 909.255.1210

eric.hutchins@ie-commercial.com DRE #01515547

Inland Empire Commercial Real Estate, Inc.

1255 West Colton Avenue, Suite 525, Redlands CA 92373

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