

# **NWQ BASE LINE STREET & INTERSTATE 210 FREEWAY HIGHLAND, CA**

# RETAIL FREEWAY COMMERCIAL PADS AVAILABLE FOR GROUND LEASE



## JOIN AREA TENANTS:

**Smart & Final. POPEYES**



## PROPERTY HIGHLIGHTS

- Two ± 1 Acre Rare Commercial Pads Available for Ground Lease or Build to Suit Fronting I-210 FWY
- Proposed Signal with Full Access at Site
- Potential for tenants to obtain a 60' tall freeway pylon sign for outstanding visibility
- Both I-210 Freeway and Baseline Rd. have recently expanded to 6 lanes
- Traffic on Baseline Rd. is in Excess of 19,607 CPD. 210 FWY traffic is in excess of 87,514 CPD
- Adjacent tenants include: Smart & Final, Starbucks, Popeye's, McDonalds, and Arco AM/PM
- Ideal for Gas Station with Convenience Store, Fast Food Drive-Thru Restaurant, Sit-down Restaurant, Petrol, Gas, Little Caesar's, L.G. Wok

## DEMOGRAPHICS

1 MILE      3 MILES      5 MILES

15,043 79,167 195,128

Daytime Population: 7,026 36,197 109,163

Source: Regis Online

## TRAFFIC COUNTS

19.607 CPD

87,514 CPD

210 Freeway at Baseline St.

**TED RIVENBARK**  
951.445.4512  
trivenbark@leetemecula.com  
DRE #01247098

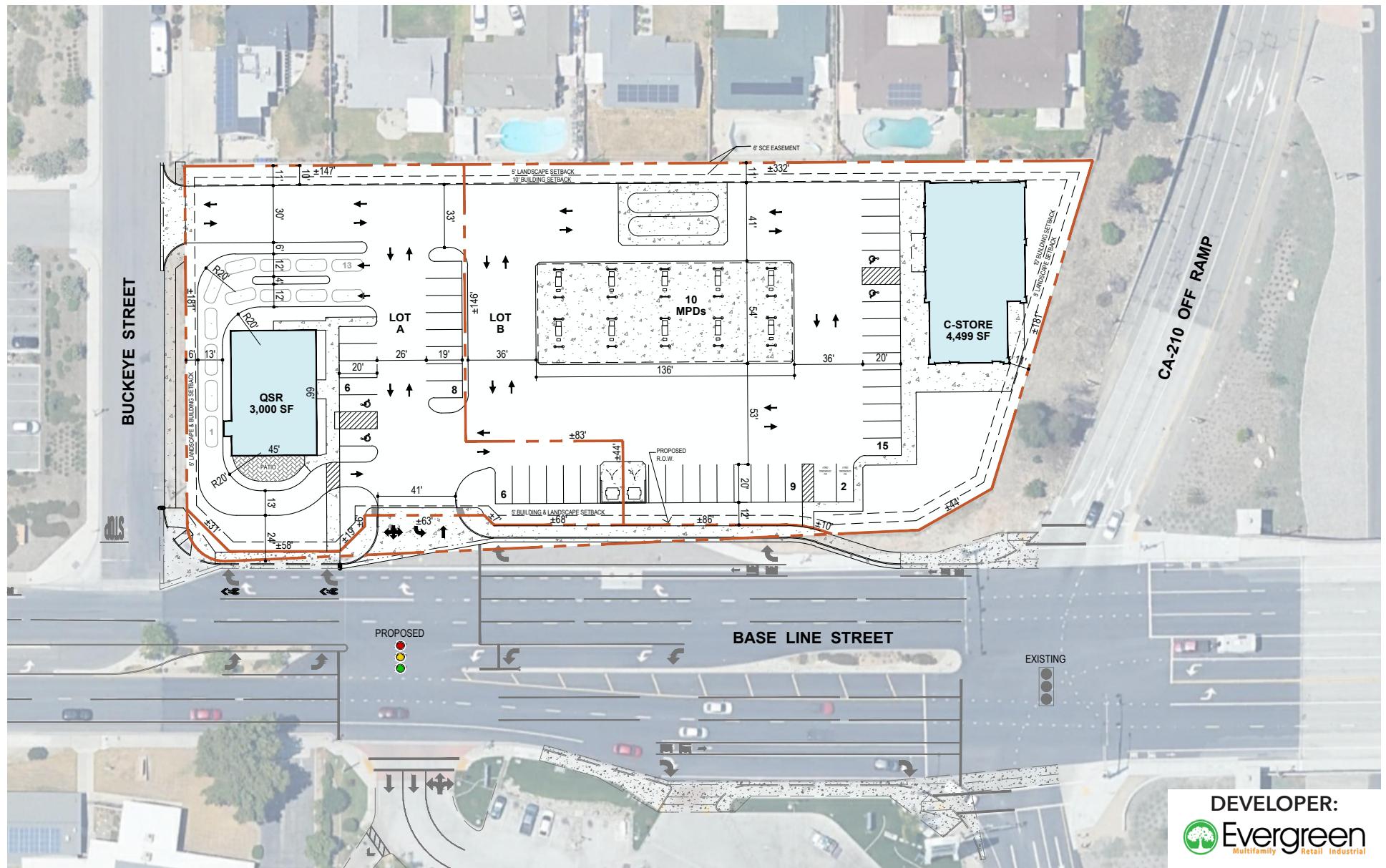
**MIKE HANNA**  
951.445.4503  
mhanna@leetemecula.co  
DRF #01456055



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# SITE PLAN OPTION 1

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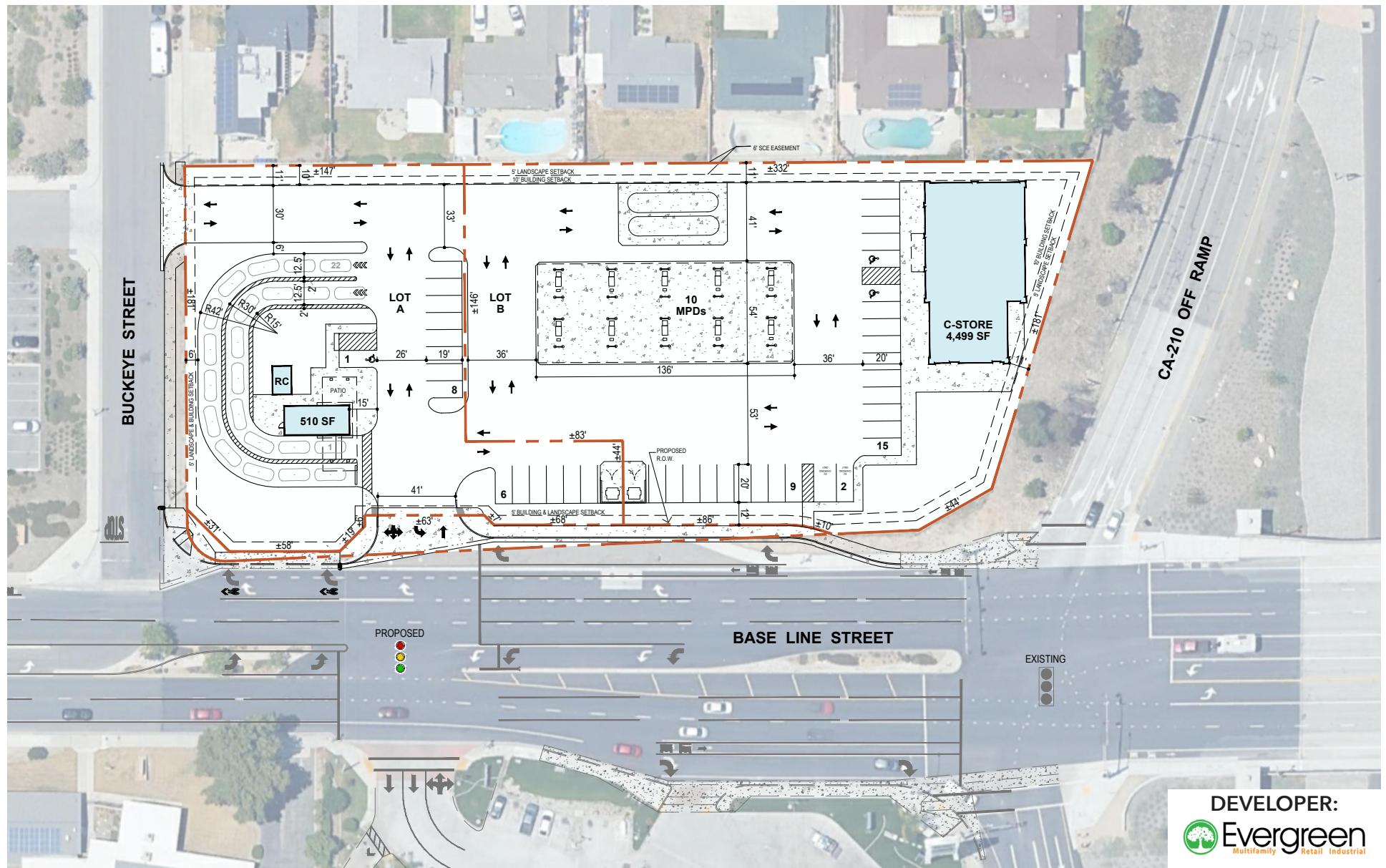
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**DEVELOPER:**  
**Evergreen**  
Multifamily Retail Industrial

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# SITE PLAN OPTION 2

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951.445.4512  
trivenbark@leetemecula.com  
DRE #01247098

**MIKE HANNA**  
951.445.4503  
mhanna@leetemecula.com  
DRE #01456055

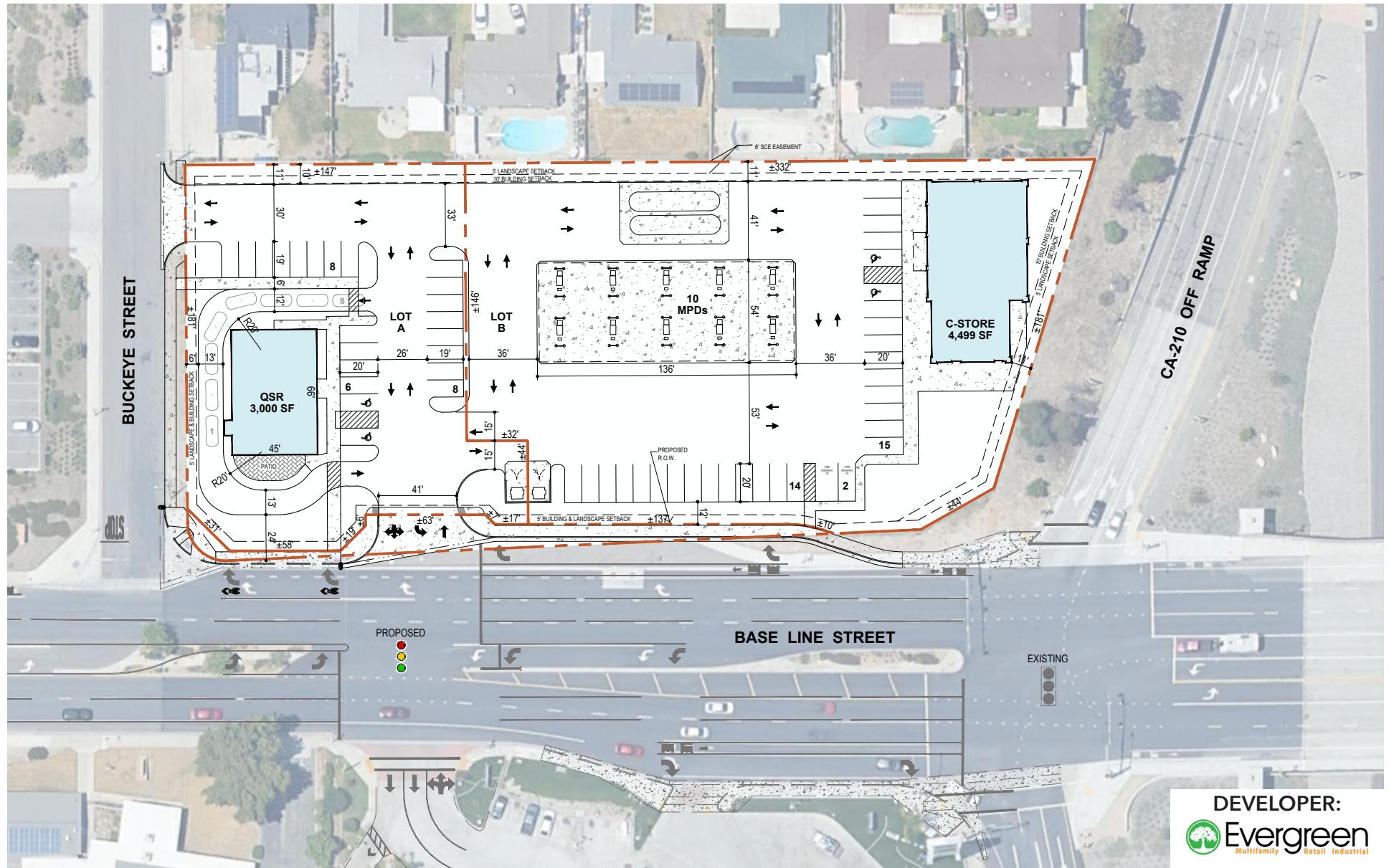
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**DEVELOPER:**  
**Evergreen**  
Multifamily Retail Industrial

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# SITE PLAN OPTION 3

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951.445.4512  
[trivenbark@leetemecula.com](mailto:trivenbark@leetemecula.com)  
DRF #01247098

MIKE HANNA  
951.445.4503  
[mhanna@leetemecula.com](mailto:mhanna@leetemecula.com)  
DRF #01456055

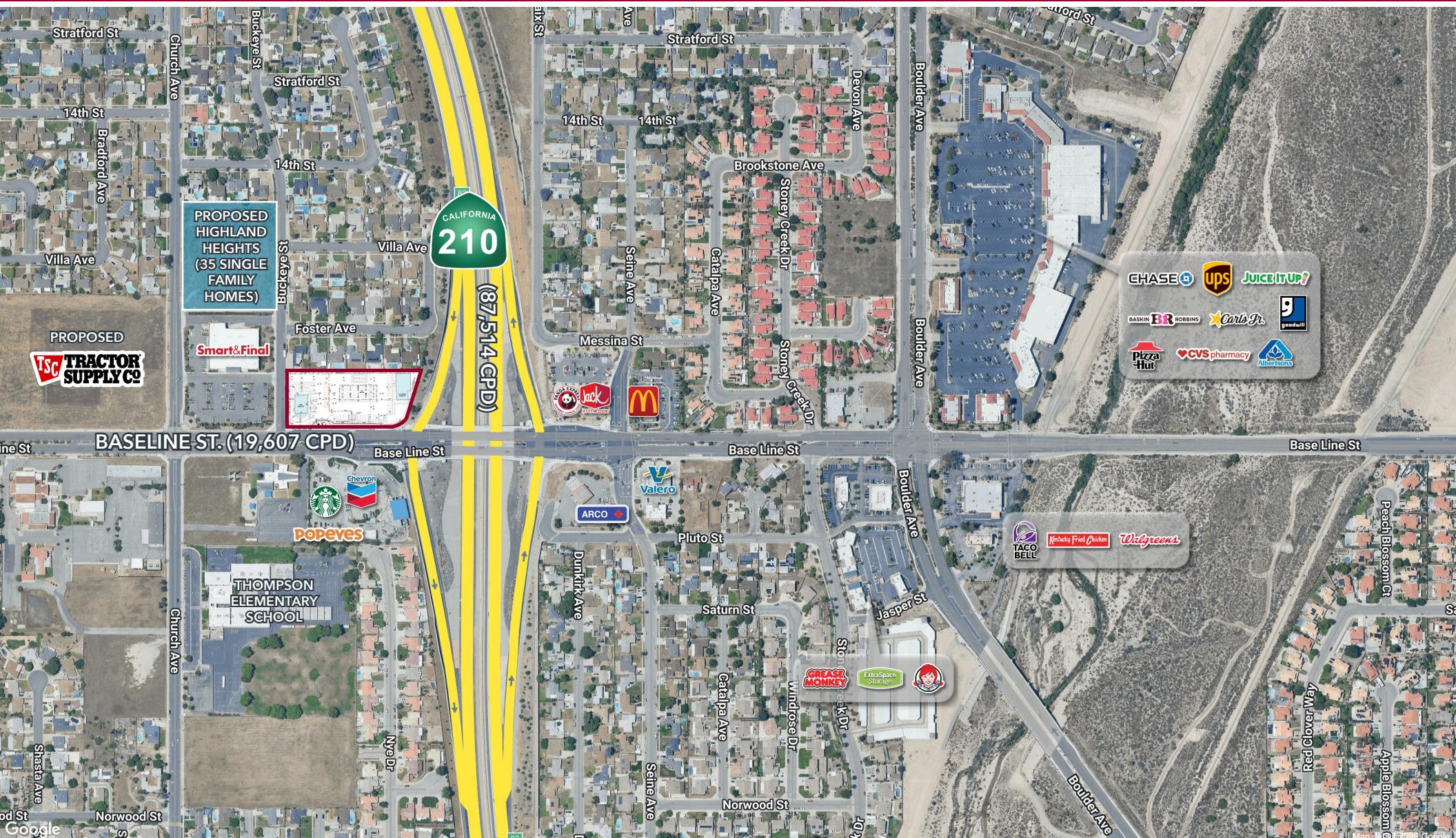


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**DEVELOPER:**  
 **Evergreen**  
Multifamily      Retail      Industrial

# SURROUNDING AREA AERIAL

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DRE #01247098

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mhanna@leetemecula.com  
DRE #01456055

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