

NWQ BASE LINE STREET & INTERSTATE 210 FREEWAY HIGHLAND, CA

RETAIL FREEWAY COMMERCIAL PADS AVAILABLE FOR GROUND LEASE



JOIN AREA TENANTS:

Smart & Final

POPEYES



ARCO



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, Bank or Credit Union, and Car Wash.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population:	15,043	79,167	195,128
Daytime Population:	7,026	36,197	109,163
Avg. Household Income:	\$96,992	\$109,714	\$104,159

Source: Regis Online

TRAFFIC COUNTS

19,607 CPD

Baseline St.
Source: Regis Online

87,514 CPD

210 Freeway at Baseline St.

TED RIVENBARK

951.445.4512
trivenbark@leetemecula.com
DRE #01247098

MIKE HANNA

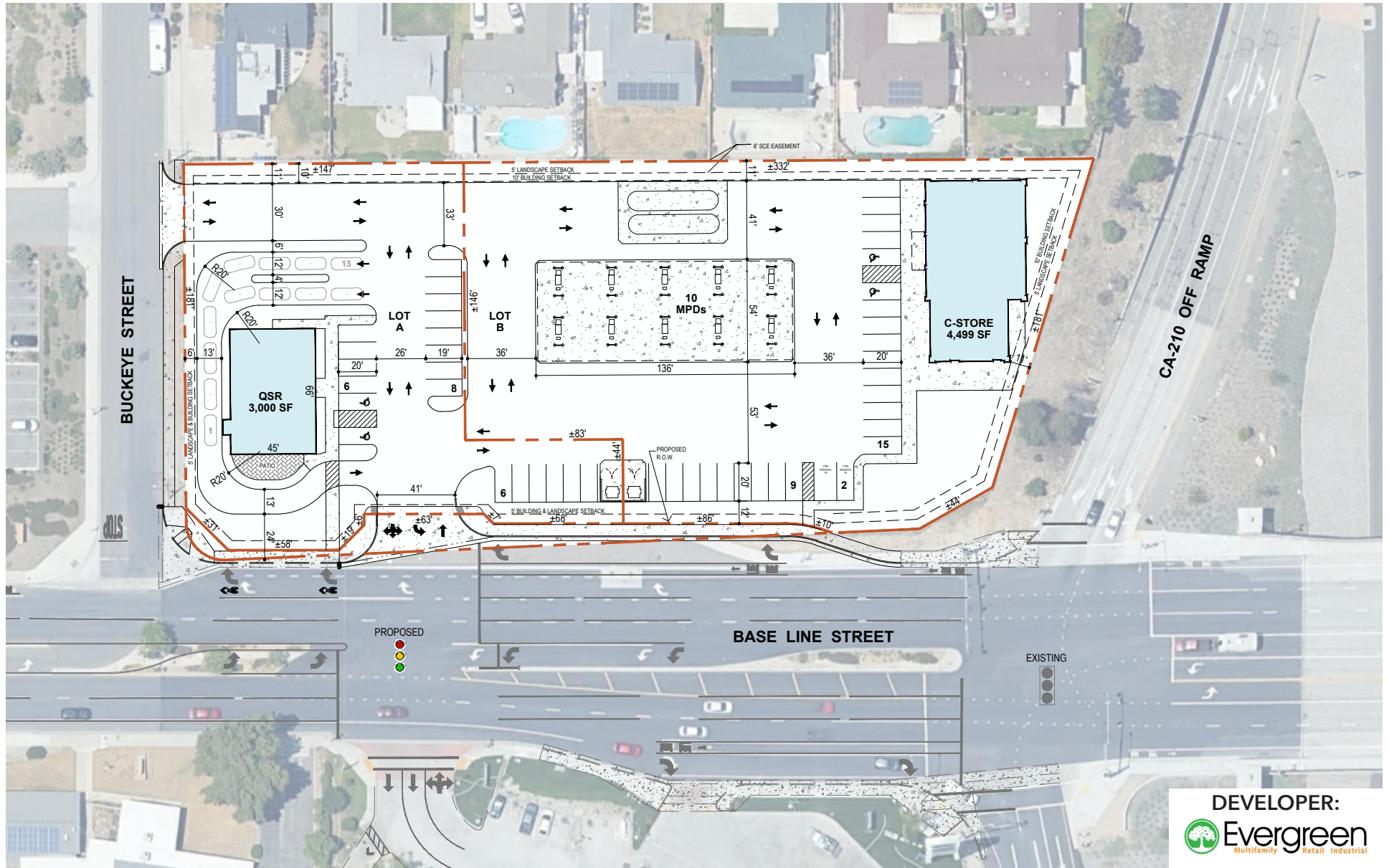
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SITE PLAN OPTION 1

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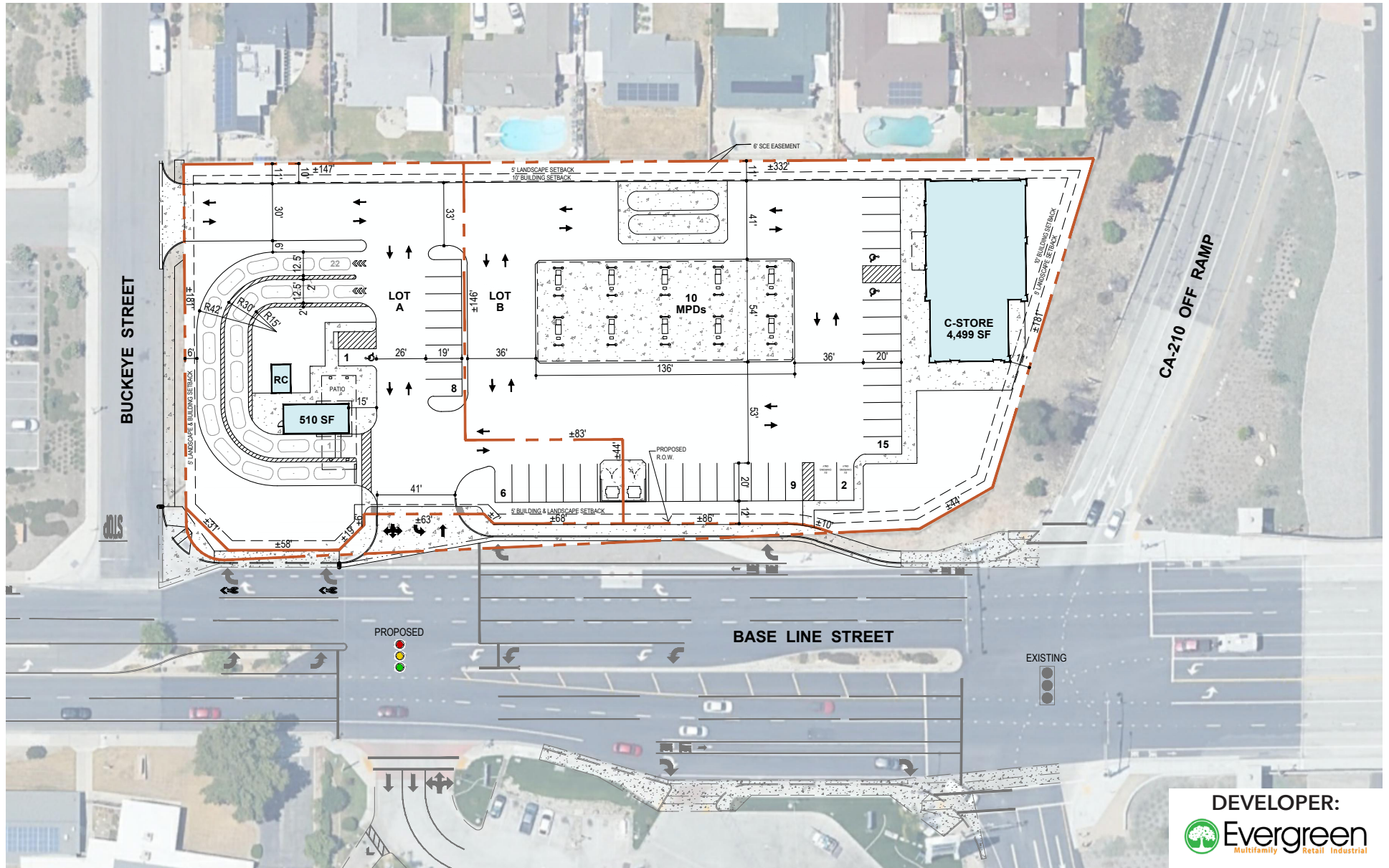
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DEVELOPER:
Evergreen
Multifamily Retail Industrial

SITE PLAN OPTION 2

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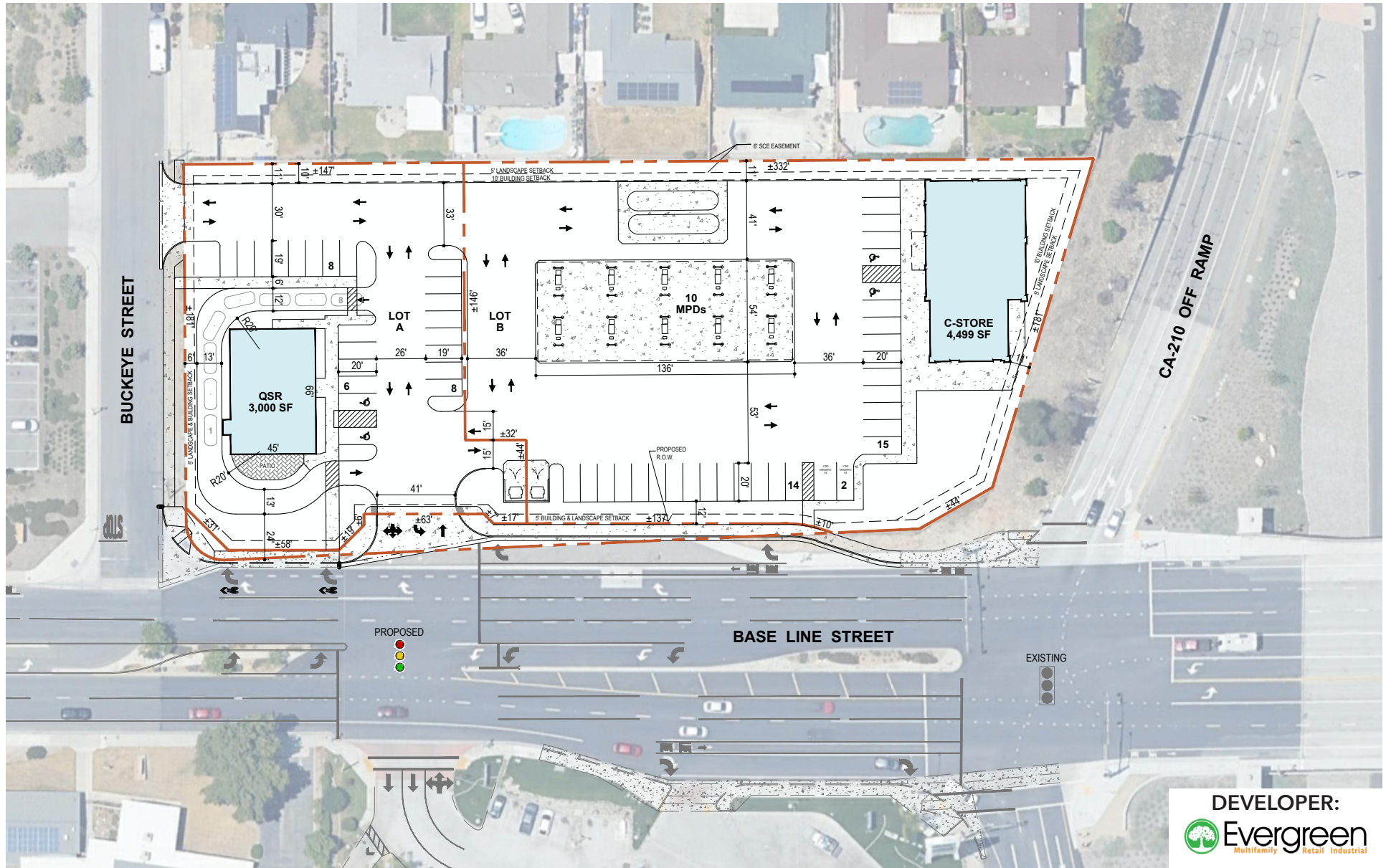
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SITE PLAN OPTION 3

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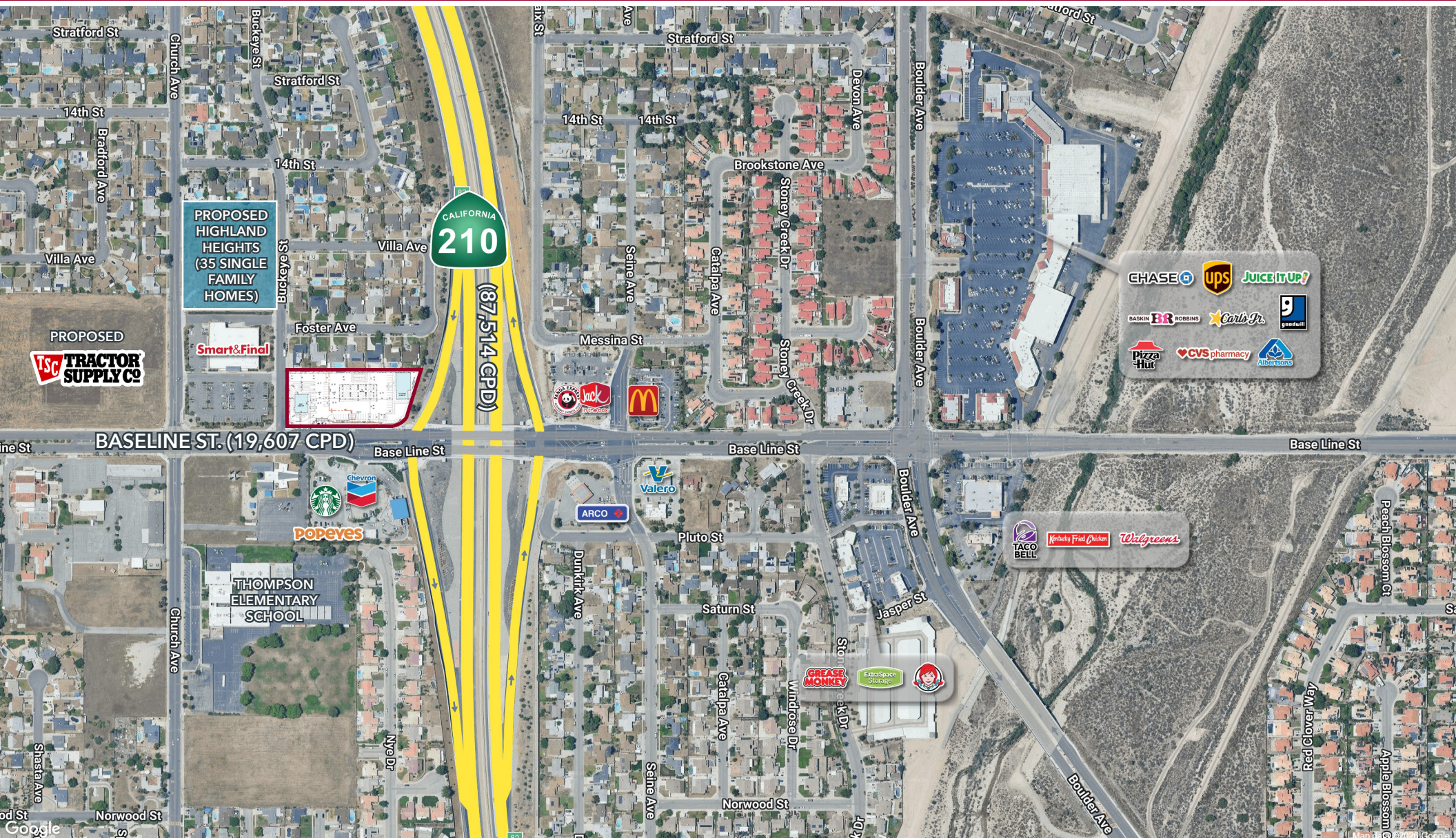
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SURROUNDING AREA AERIAL

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