

3644

HIGHLAND AVENUE

HIGHLAND, GA



ZACUTO GROUP
COMMERCIAL REAL ESTATE



**FREE STANDING DRIVE-THRU
QUICK SERVICE RESTAURANT**

FOR LEASE

3644 HIGHLAND AVENUE HIGHLAND, CA, 92346

Quick service restaurant lease opportunity with highly desirable drive-thru window. Excellent visibility within dynamic shopping center. At the crossroads of Highland and N Palm Avenue. Within excellent proximity to big box retail and Yaamava Resort & Casino.



DETAILS

SIZE

3,000 SF

RATE

\$4.00/SF + \$0.50/SF NNN

TERM

5-15 YEARS

CORNER

Highland Ave + N. Palms Ave

LISTING TEAM



JAKE ZACUTO

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Vice President

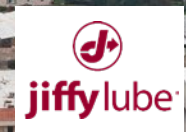
858.337.4991

benji@zacutogroup.com

DRE #02069968



SUBJECT PROPERTY



HIGHLAND AVENUE

N PALM AVENUE



The image shows the exterior of a restaurant. A large wooden pergola with thick beams covers the outdoor seating area. Several red cylindrical columns support the structure. Under the pergola, there are metal tables and chairs, as well as red cushioned benches. The restaurant's entrance is visible in the background, with a sign that says "boost my coffee NOW OPEN". The scene is set on a sunny day with shadows cast on the ground.

PROPERTY HIGHLIGHTS

- Turnkey drive-thru restaurant opportunity featuring an existing kitchen layout, drive-thru lane, and customer parking—ideal for QSR, coffee, dessert, or fast-casual operators.
- Excellent visibility and access on Highland Avenue, a major east-west arterial serving the Inland Empire with strong daily traffic counts and convenient ingress/egress.

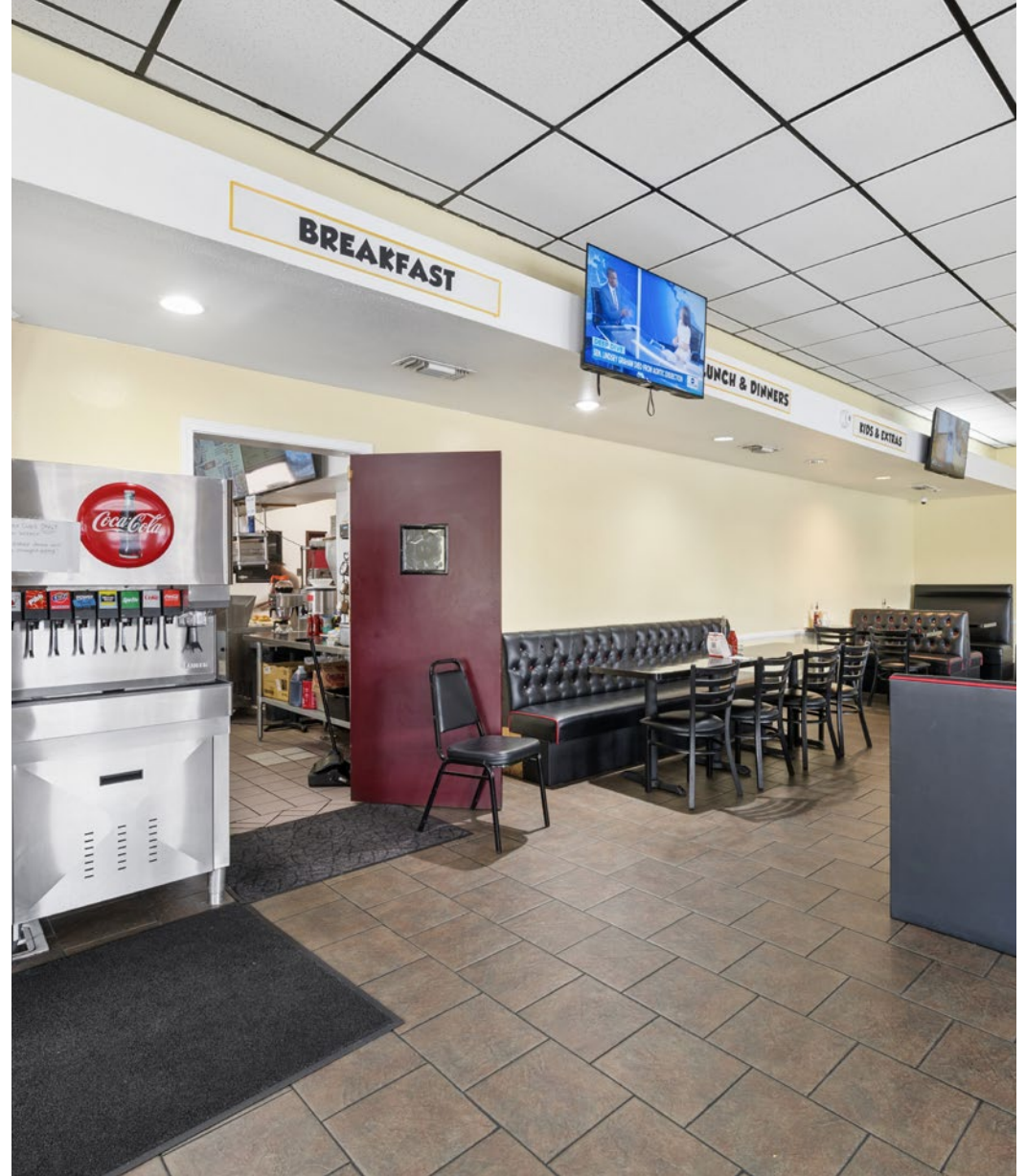
FOR LEASE

DRIVE THRU - 3644 HIGHLAND AVENUE, HIGHLAND, CA 92346



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PROPERTY HIGHLIGHTS

SUBJECT PROPERTY

- Dense residential trade area with approximately 189,500 residents within a 5-mile radius, providing a substantial built-in customer base for food and beverage concepts.
- Great co-tenancy and regional draw, located near major national retailers including Walmart, Aldi, Ross, and other established shopping destinations.



HIGHLAND HISTORIC DISTRICT

SAN BERNADINO INTERNATIONAL AIRPORT

HIGHLAND PACIFIC ELEMENTARY SCHOOL

SUBJECT PROPERTY



HIGHLAND AVENUE

N PALM AVENUE

DEMOGRAPHICS

3644
HIGHLAND
AVENUE
HIGHLAND, CA

Population	1 Mile	3 Miles	5 Miles	10 Miles
Population	13,171	92,108	187,055	571,338
5 Yr Growth	1.6%	1.4%	1.4%	0.9%
Median Age	39	35	34	35
5 Yr Forecast	40	36	36	37
White / Black / Hispanic	33% / 12% / 51%	26% / 12% / 60%	25% / 11% / 63%	27% / 9% / 61%
5 Yr Forecast	33% / 12% / 51%	26% / 12% / 60%	25% / 11% / 63%	27% / 9% / 61%
Employment	5,094	16,145	48,508	196,612
Buying Power	\$324.1M	\$2B	\$4B	\$13.9B
5 Yr Growth	1.6%	2.3%	2.6%	2.5%
College Graduates	19.6%	15.8%	15.3%	19.7%
Household				
Households	4,568	27,119	55,193	175,586
5 Yr Growth	1.8%	1.4%	1.5%	0.9%
Median Household Income	\$70,945	\$73,820	\$72,403	\$79,215
5 Yr Forecast	\$70,842	\$74,465	\$73,192	\$80,466
Average Household Income	\$94,617	\$96,787	\$94,393	\$100,156
5 Yr Forecast	\$94,266	\$97,432	\$95,249	\$101,323
% High Income (>\$75K)	48%	49%	48%	52%
Housing				
Median Home Value	\$443,951	\$465,120	\$456,921	\$474,547
Median Year Built	1976	1977	1973	1974
Owner / Renter Occupied	60% / 40%	55% / 45%	51% / 49%	54% / 46%





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