

HIGHLAND VILLAGE PLAZA

±900 SF - ±3,160 SF SPACES AVAILABLE

7191-7291 Boulder Ave, Highland, CA 92346



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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PROPERTY OVERVIEW



HIGHLIGHTS

- Anchored by a high volume Albertsons grocery store and CVS
- Serves the Master Planned Community of East Highland Ranch with average house income of \$120,337 within a 2 mile radius and an average home value of \$500,000
- Located on the NEC of Base Line St. & Boulder Ave with excellent visibility to $\pm 24,350$ CPD, and direct access to the 210 Freeway
- ± 900 SF - 3,160 SF shop spaces available
- National / Regional tenant mix includes Chase Bank, CVS, Baskin Robbins, UPS, Pizza Hut, Subway, Carl's Jr, Tutor Time, and more

SITE PLAN



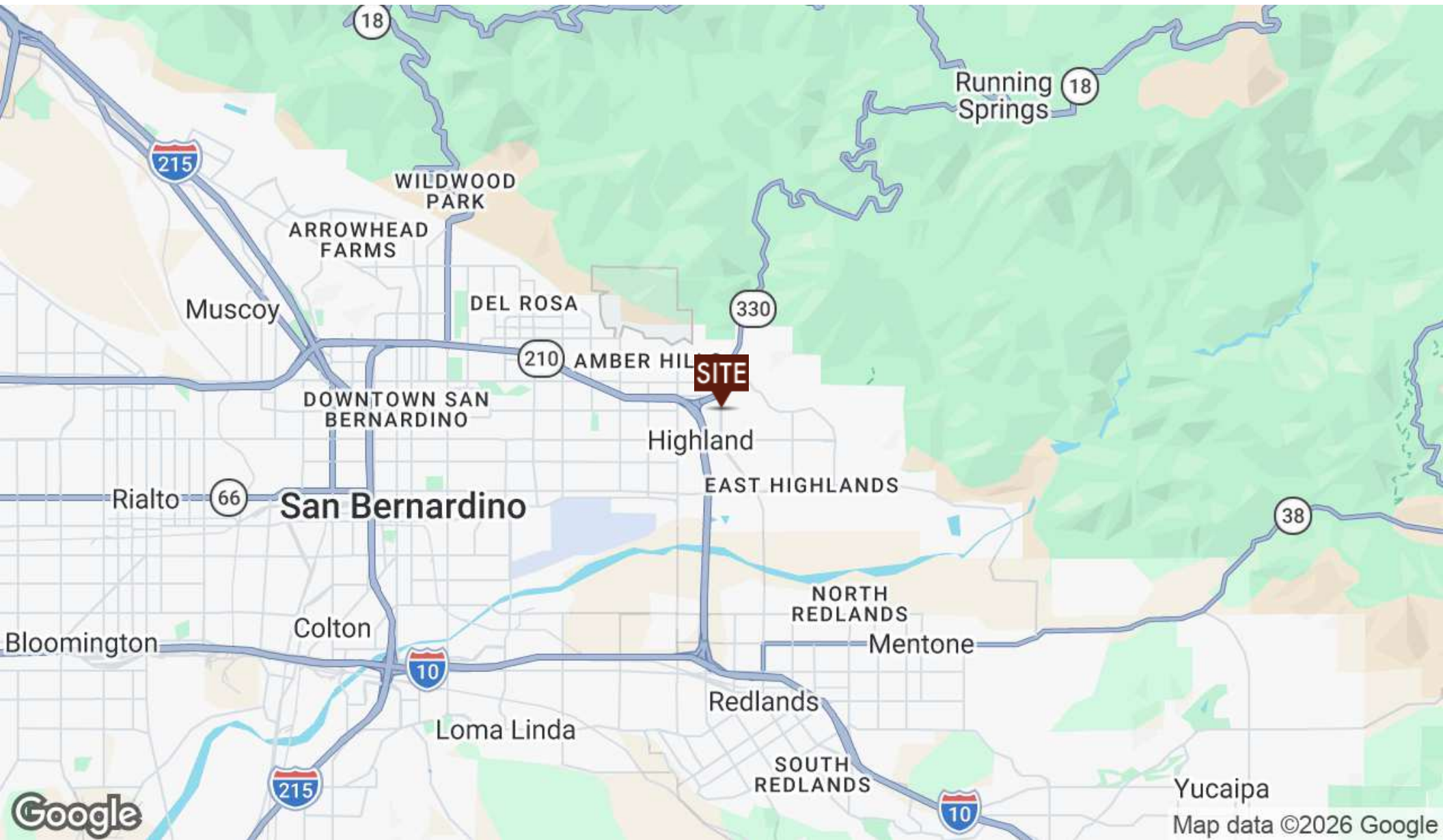
ADDITIONAL PHOTOS



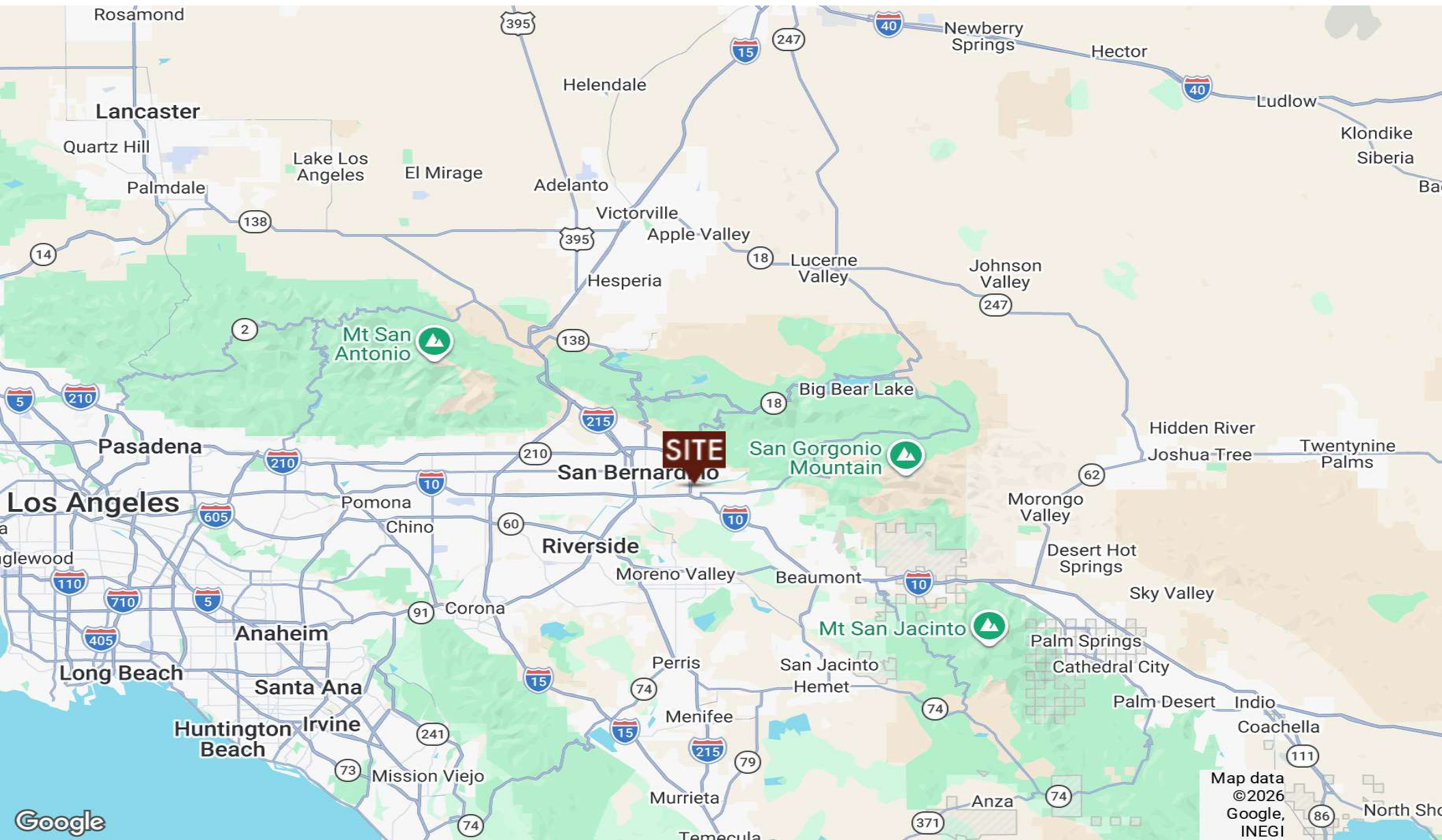
RETAILER MAP



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS

	1 mi	2 mi	3 mi
POPULATION			
2025 Total Population	11,908	42,595	71,899
2025 Median Age	37.4	36.2	34.3
2025 Households	4,014	13,156	21,593
2025 Average Household Size	3.0	3.1	3.2
INCOME			
2025 Average Household Income	\$112,552	\$120,337	\$113,084
2025 Median Household Income	\$90,229	\$97,917	\$93,435
2025 Per Capita Income	\$38,024	\$37,851	\$34,405
BUSINESS SUMMARY			
2025 Total Businesses	366	952	1,340
2025 Total Employees	2,055	5,640	9,781