

Professional Retail Space for Lease 7223 Church St., Highland, CA., 92346



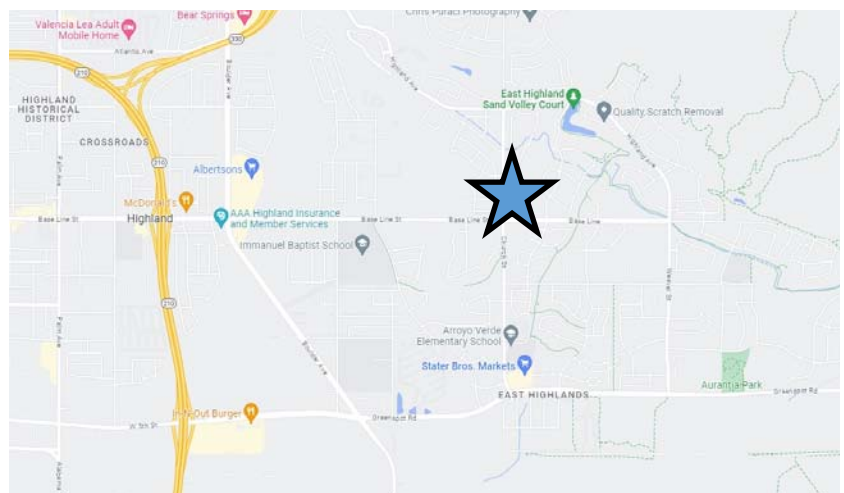
PROPERTY HIGHLIGHTS

- ◆ 68,488 SF Shopping Center
- ◆ Professionally Maintained
- ◆ Monument signage available
- ◆ Abundant parking spaces
- ◆ Signalized Intersection
- ◆ Anchored by Davita Dialysis Center

CLOSE PROXIMITY TO

- ◆ 210, 330 and 10 fwy's
- ◆ Surrounded by new home communities

STREET MAP



Retail Space FOR LEASE

MGR
Real Estate

Lic. # 01841921

For leasing information, please contact:

Fred Barajas
Commercial Associate
909.725.3434
fbarajas@mgrrealestate.com
Lic #01994577

Michael Rademaker
President / Broker
909.579.1340
mrademaker@mgrrealestate.com
Lic #00556679

3800 Concourse St., Ste. 350
Ontario, CA. 91764

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Lease Rate:

Availability:

\$1.55—\$1.75/RSF NNN Lease

1,400—3,732 RSF



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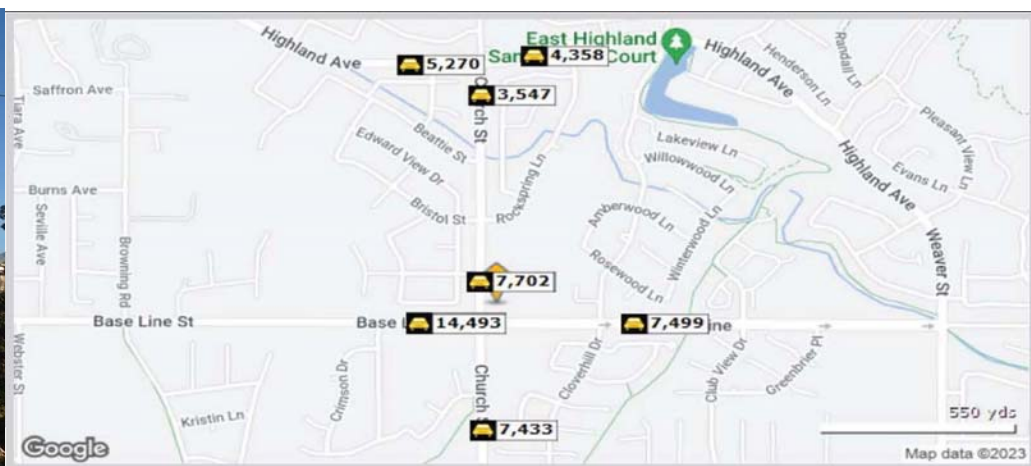
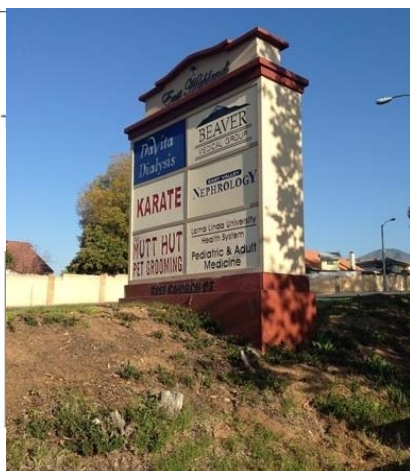
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Traffic Count / Demographics



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Church St	Latimer St	0.01 N	2018	6,863	MPSI	.05
2 Church St	Latimer St	0.01 N	2022	7,702	MPSI	.05
3 Baseline St	Marigold Ave	0.06 W	2022	11,350	MPSI	.13
4 Baseline St	Marigold Ave	0.06 W	2018	14,493	MPSI	.13
5 Baseline St	Cloverhill Dr	0.05 W	2022	7,499	MPSI	.23
6 Church St	Water St	0.08 S	2018	6,755	MPSI	.24
7 Church St	Water St	0.08 S	2022	7,433	MPSI	.24
8 Church St	Highland Ave	0.06 N	2022	3,547	MPSI	.41
9 Highland Ave	Hamilton Dr	0.04 E	2022	5,270	MPSI	.49
10 Highland Ave	Rock Spring Ln	0.06 E	2022	4,358	MPSI	.49

2022 Households by Household Income	4,270	661,708
Income <\$25K	267	6.25%
Income \$25K - \$50K	228	5.34%
Income \$50K - \$75K	404	9.46%
Income \$75K - \$100K	712	16.67%
Income \$100K - \$125K	737	17.26%
Income \$125K - \$150K	447	10.47%
Income \$150K - \$200K	629	14.73%
Income \$200K+	846	19.81%
2022 Med Household Inc	\$117,774	\$69,606
2022 Median Age	39.00	34.00

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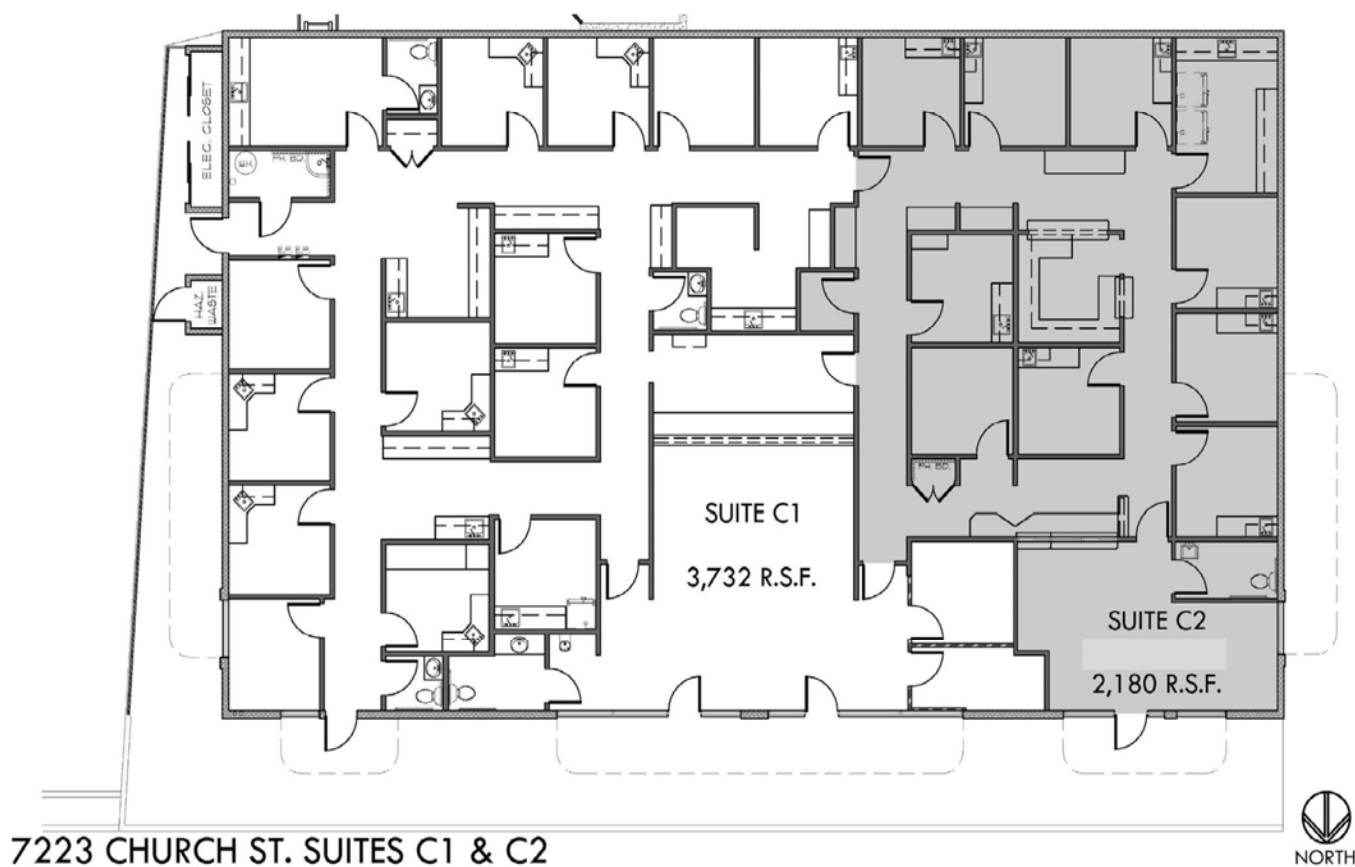
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Floor Plans—C1 & C2



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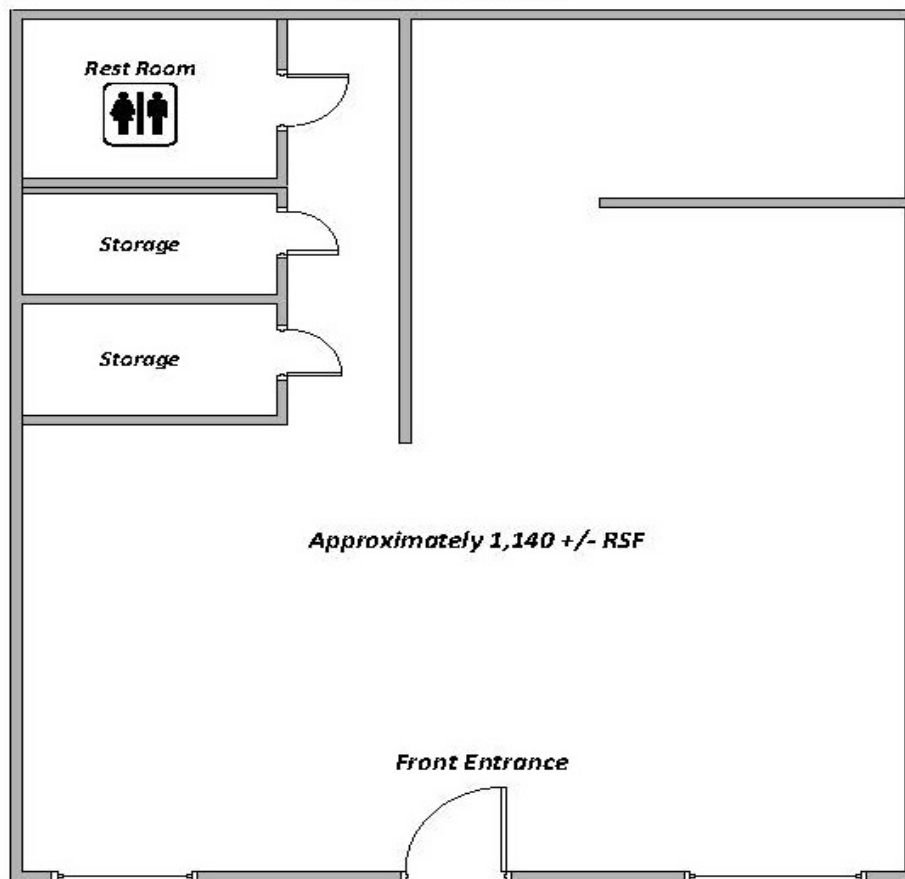
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Floor Plans—A-13

7223 Church St., Suite A-13, Highland

Floor Plan – Exhibit C

(Floor Plan Not to Scale)



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