

## HIGHLAND VILLAGE PLAZA

# ±900 SF - ±3,160 SF SPACES AVAILABLE

7191-7291 Boulder Ave, Highland, CA 92346



**ALBERT LOPEZ**

VP, Retail Leasing & Sales

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

**PROGRESSIVE**  
REAL ESTATE PARTNERS



## Presented By



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VP, Retail Leasing & Sales

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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
- $\pm 900$  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



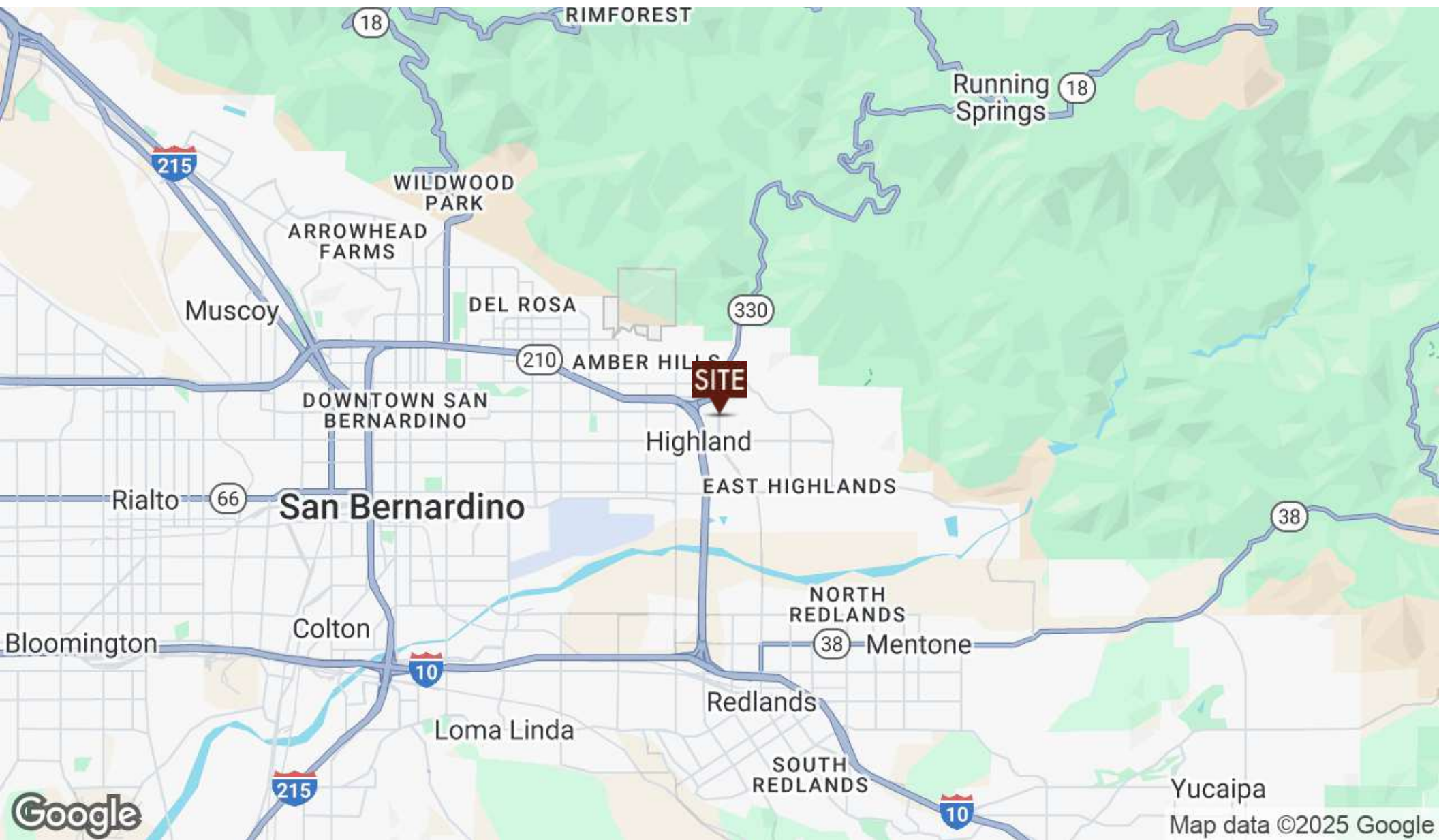


# RETAILER MAP

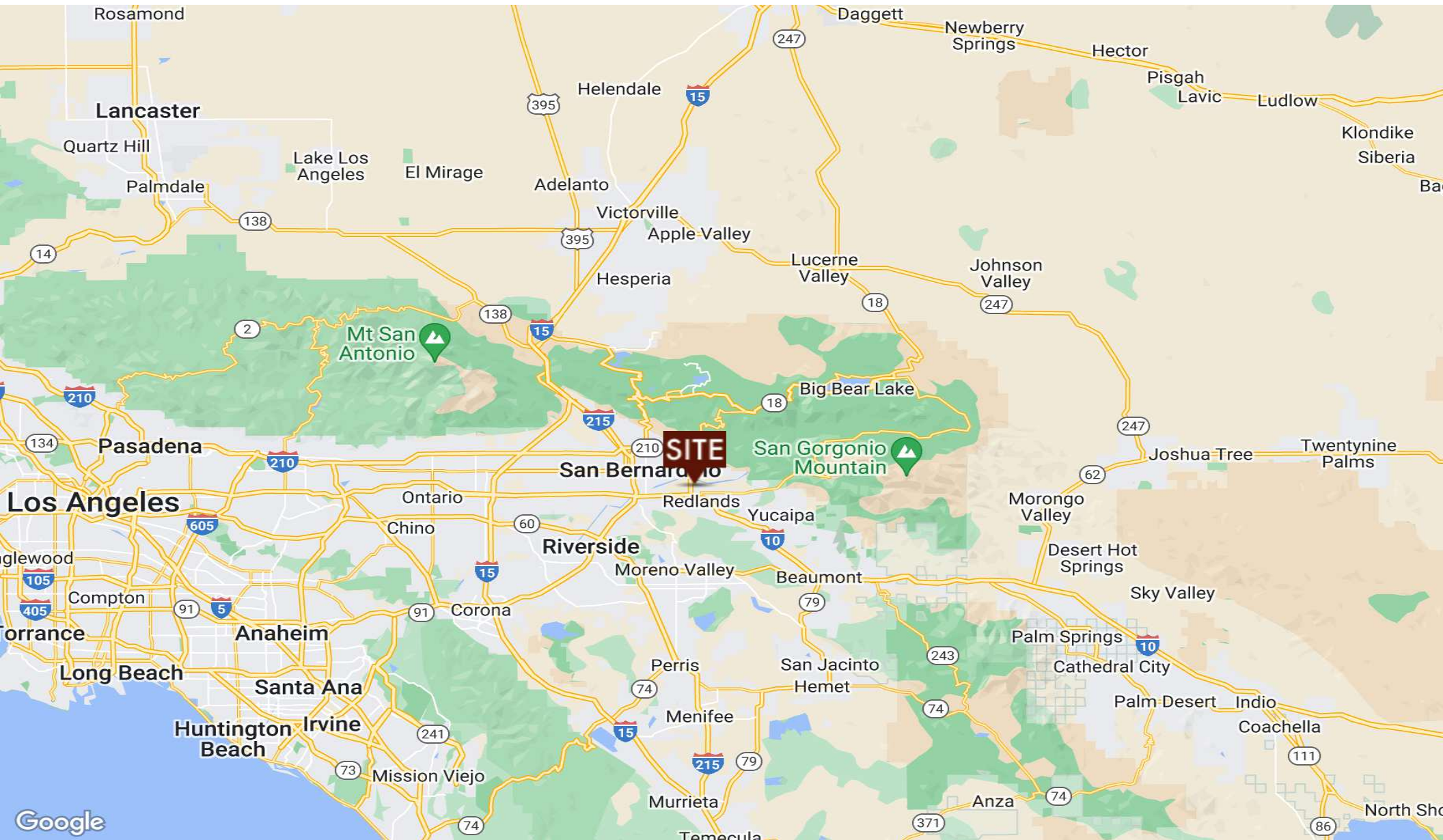




# LOCATION MAP



# 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