

FOR LEASE



INLAND
EMPIRE

HIGHLAND PLAZA

2102 N. PALM AVE.
HIGHLAND, CA 92346

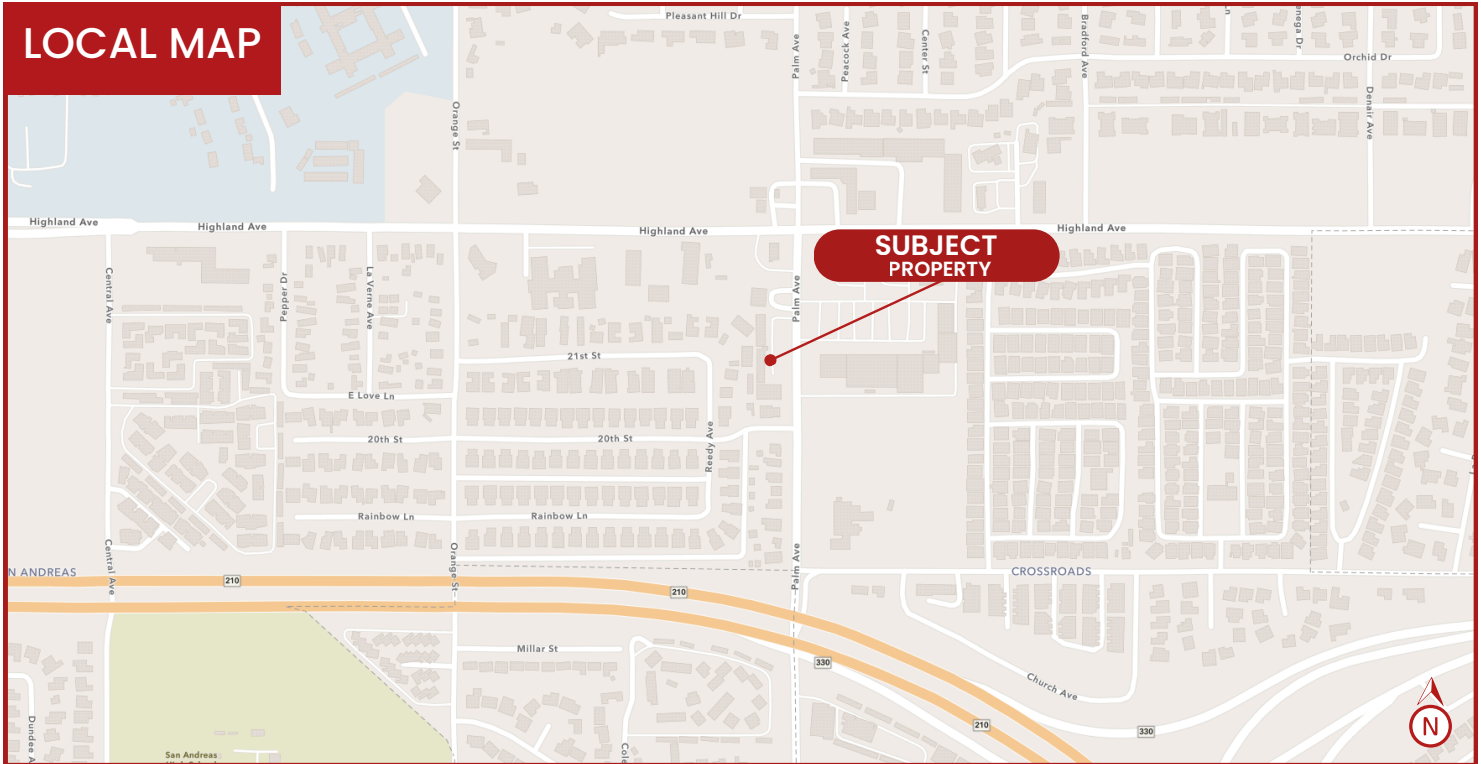


PROPERTY HIGHLIGHTS

- ± 600 sq.ft.-1150 sq.ft. Units Available.
- $\pm 5,000$ sq.ft. Second Floor Vanilla Shell Unit Available
- Available Eyebrow and Pylon Pole Signage
- Frontage on Palm Ave. ($\pm 7,500$ Vehicles per Day)
- Zoned: Commercial General (CG-1), per the City of San Bernardino, CA
- Great Access to the I-210 and near the I-215 Freeway



LOCAL MAP



REGIONAL MAP



DEMOGRAPHICS



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**2102 PALM AVE.
SAN BERNARDINO, CA 92405**

Radius	1 Mile	3 Mile	4 Mile
Population			
2029 Projection	29,335	170,693	334,444
2024 Estimate	28,882	168,216	329,747
2020 Census	28,895	169,125	332,319
Growth 2024 - 2029	1.57%	1.47%	1.42%
Growth 2020 - 2024	-0.04%	-0.54%	-0.77%

2024 Population by Hispanic Origin	21,704		124,423		245,737	
2024 Population	28,882		168,216		329,747	
White	5,196	17.99%	30,952	18.40%	60,916	18.47%
Black	3,076	10.65%	18,313	10.89%	33,484	10.15%
Am. Indian & Alaskan	585	2.03%	3,015	1.79%	5,904	1.79%
Asian Hawaiian & Pacific Island	518	1.79%	4,420	2.63%	10,270	3.11%
Other	98	0.34%	644	0.38%	1,267	0.38%
U.S. Armed Forces	19,410	67.20%	110,872	65.91%	217,906	66.08%
		0	34		214	

Households						
2029 Projection	8,301		48,243		92,630	
2024 Estimate	8,175		47,505		91,274	
2020 Census	8,192		47,595		9,772	
Growth 2024 - 2029	1.54%		1.55%		1.49%	
Growth 2020 - 2024	-0.21%		-0.19%		-0.54%	
Owner Occupied	3,323	40.65%	20,411	42.97%	44,789	49.07%
Renter Occupied	4,852	59.35%	27,093	57.03%	46,485	50.93%

2024 Household by HH Income	8,174		47,505		91,274	
Income: <\$25,000	1,872	22.90%	11,931	25.12%	19,512	21.38%
Income: \$25,000 - \$50,000	2,277	27.86%	10,444	21.99%	19,066	20.89%
Income: \$50,000 - \$75,000	1,582	19.35%	8,974	18.89%	17,991	19.71%
Income: \$75,000 - \$100,000	1,316	16.10%	6,837	14.39%	13,464	14.75%
Income: \$100,000 - \$125,000	344	4.21%	3,793	7.98%	8,610	9.43%
Income: \$125,000 - \$150,000	421	5.15%	2,275	4.79%	5,271	5.77%
Income: \$150,000 - \$200,000	241	2.95%	1,968	4.14%	4,362	4.78%
Income: \$200,000+	121	1.48%	1,283	2.70%	2,998	3.28%

Household Growth						
Growth 2020 - 2024		-0.21%			1.18%	
Growth 2024 - 2029		1.54%			1.81%	
Renter Occupied		4,852	59.35%		268,084	39.67%
Owner Occupied		3,323	40.65%		407,638	60.33%

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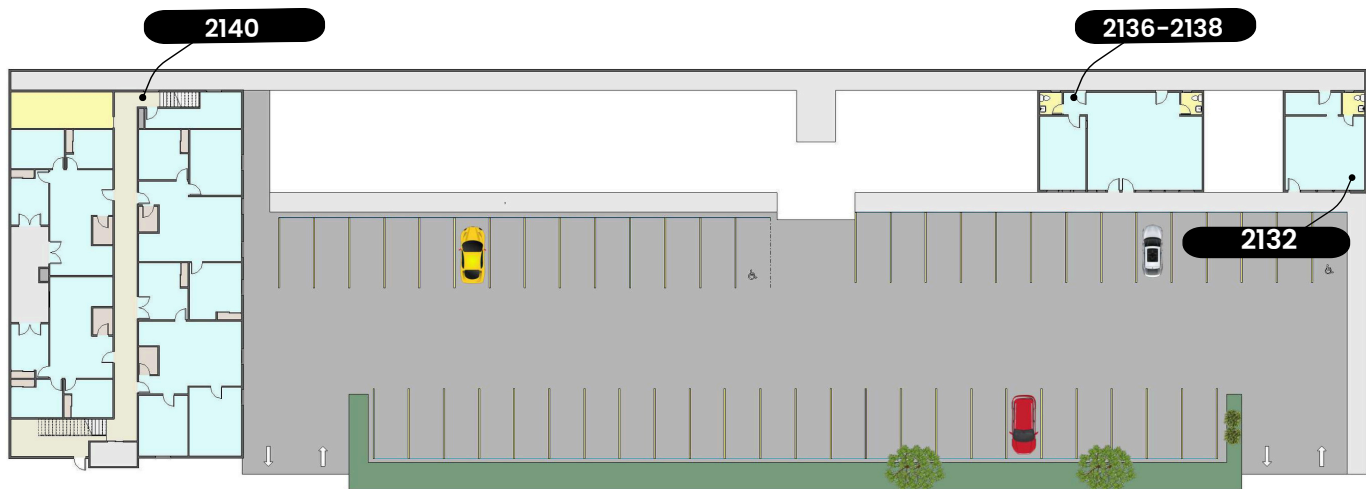
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CAL DRE # 02120868

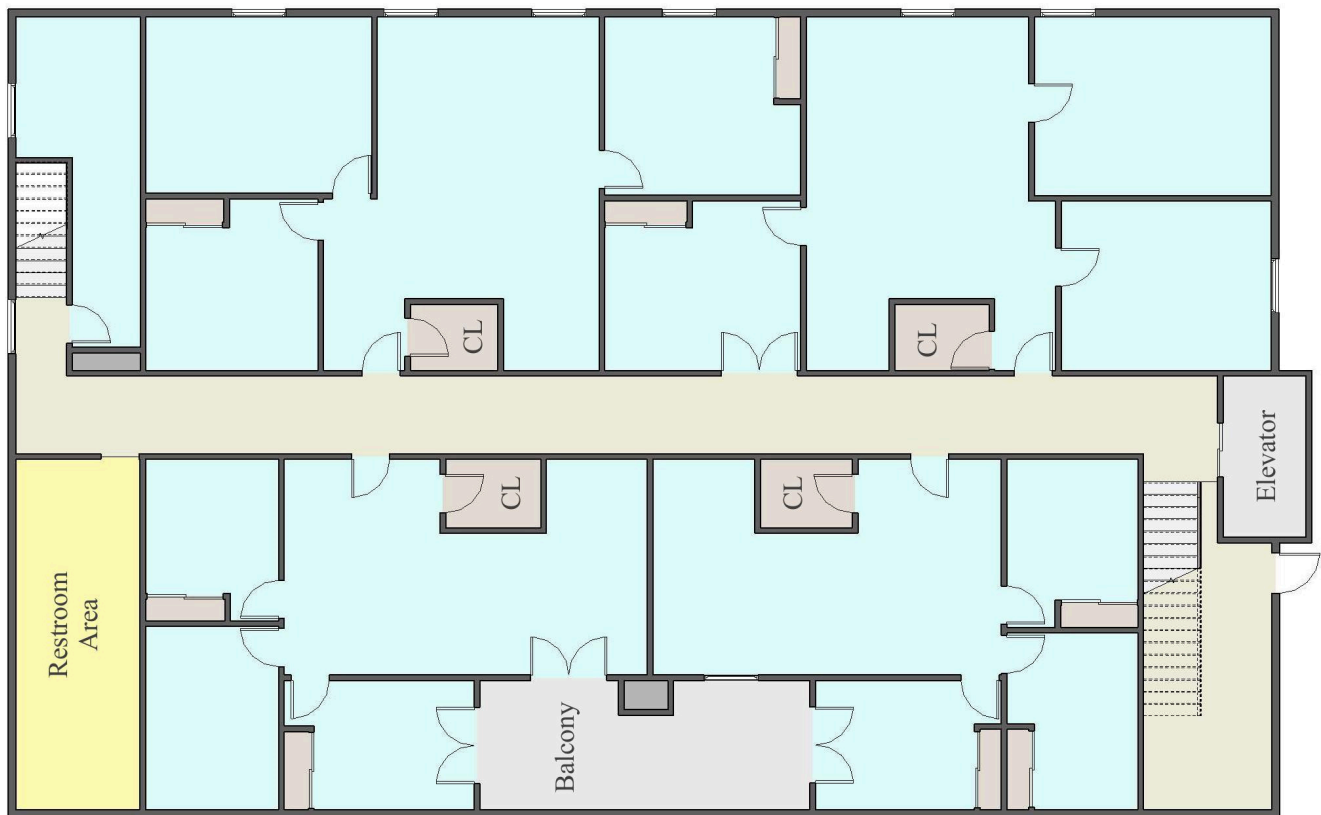
SITE PLAN



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FLOOR PLAN - UNIT 2140



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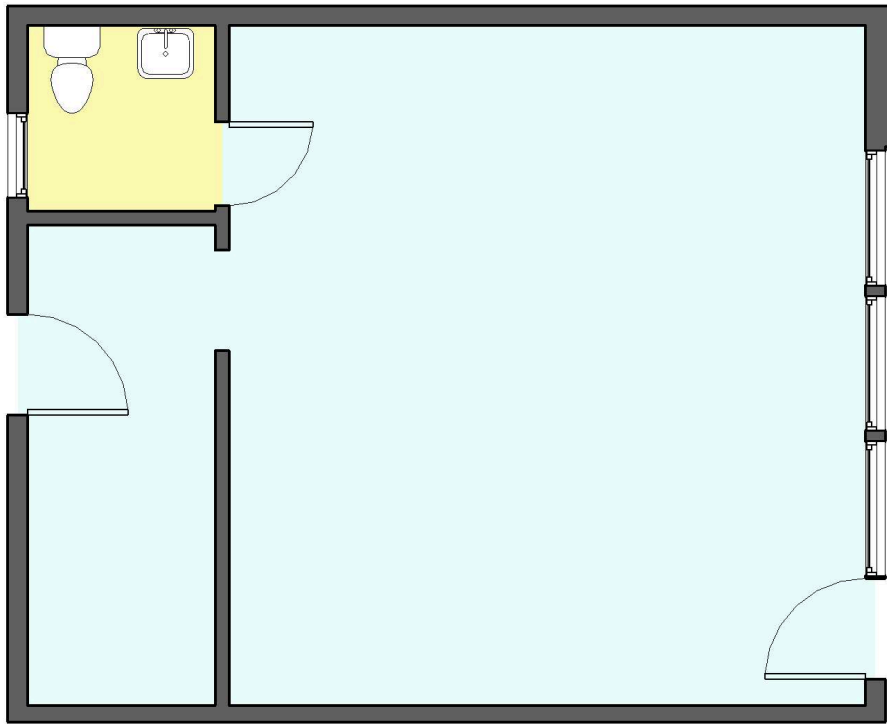
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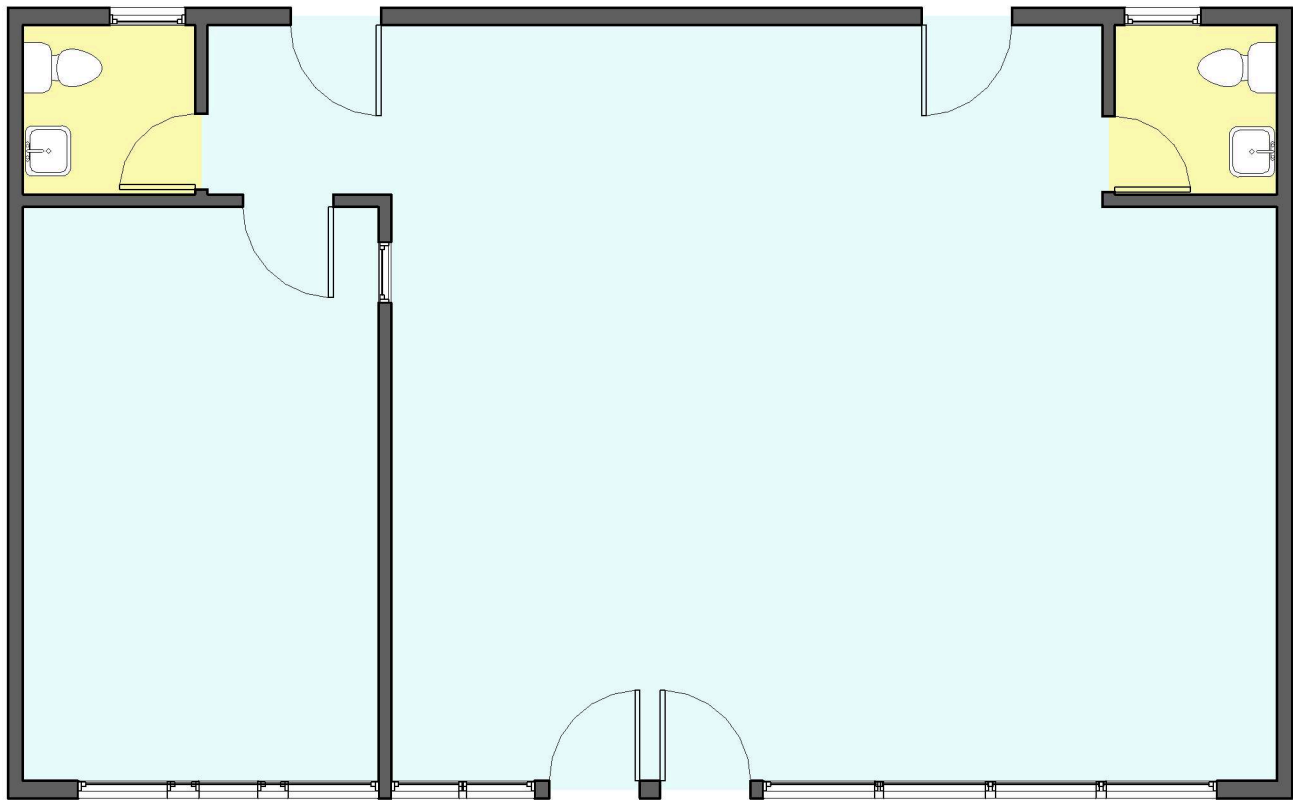
FLOOR PLAN - UNIT 2132



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FLOOR PLAN - UNIT 2136-2138



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AERIAL



INLAND EMPIRE



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