

# FOR SALE – Mixed Use Office Project

7035 & 7045 Palm Avenue, Highland CA 92346

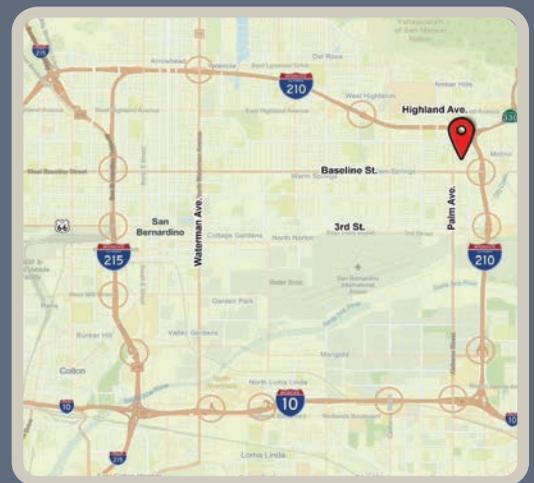


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## PROPERTY FEATURES

- ✓ Two (2) Professional Office Building Properties  
7035 Palm Ave.: ±1,968 SF on ±0.18 AC (APN 1200-361-03)  
7045 Palm Ave.: ±1,176 SF w/±500 SF on ±0.21 AC (APN 1200-361-04)
- ✓ Owner-User or Investment / Can Be Sold Together or Separately
- ✓ Zoned Employment District → Office Professional (OP)
- ✓ Well-Maintained Grounds, Secured Yards, Modern Security System
- ✓ Near Multiple Amenities, Restaurants, Retail, & City Civic Center
- ✓ Close Proximity to SR-210 Access via Baseline St.; I-10 & SR-215



**ERIC HUTCHINS 909.255.1210**

eric.hutchins@ie-commercial.com DRE #01515547

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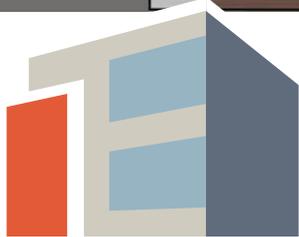
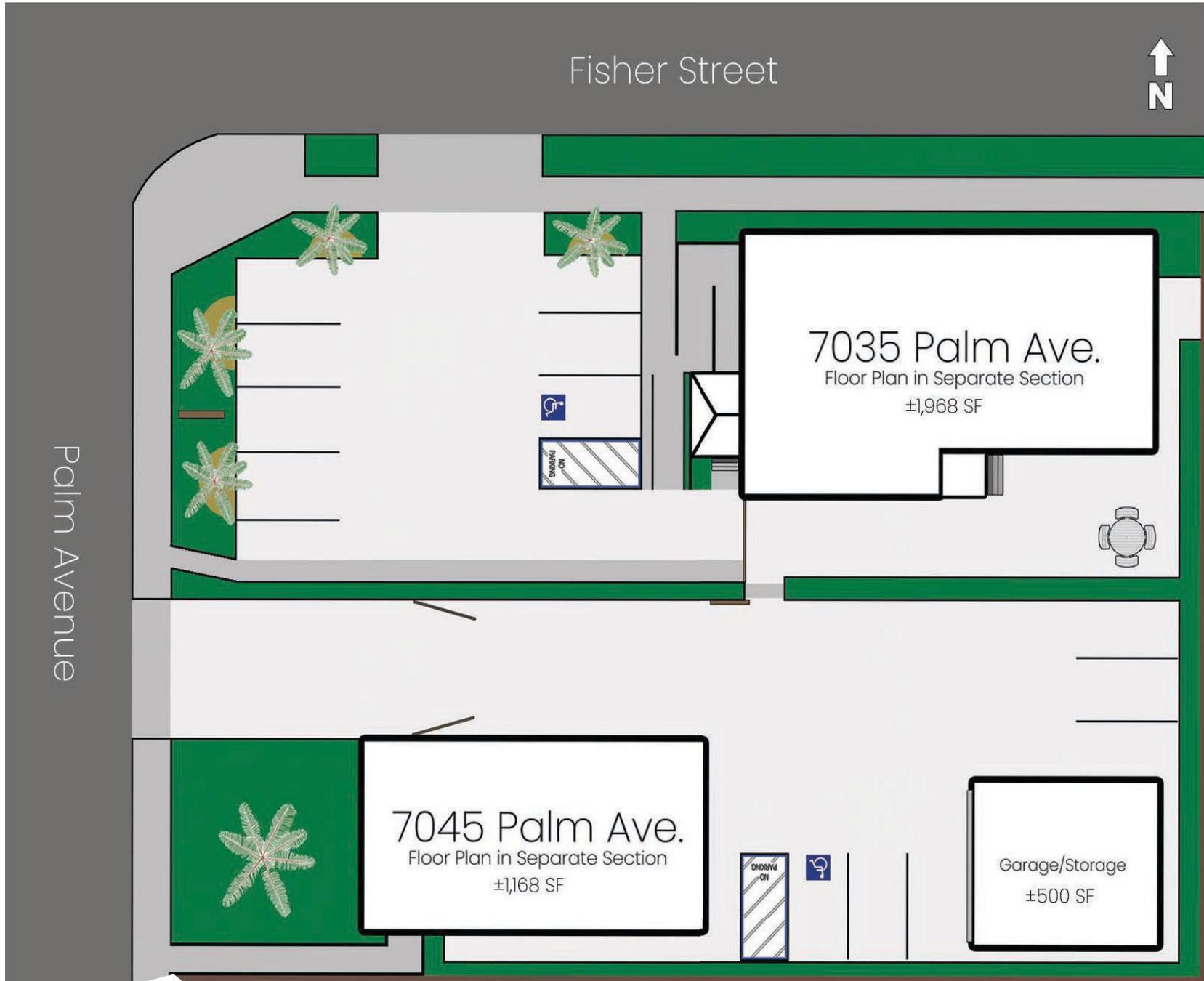
1255 West Colton Avenue, Suite 525, Redlands CA 92373

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## Project Site Plan 7035 & 7045 Palm Avenue



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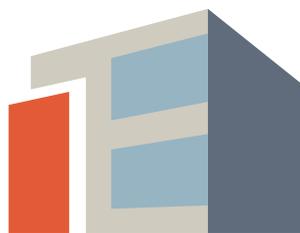
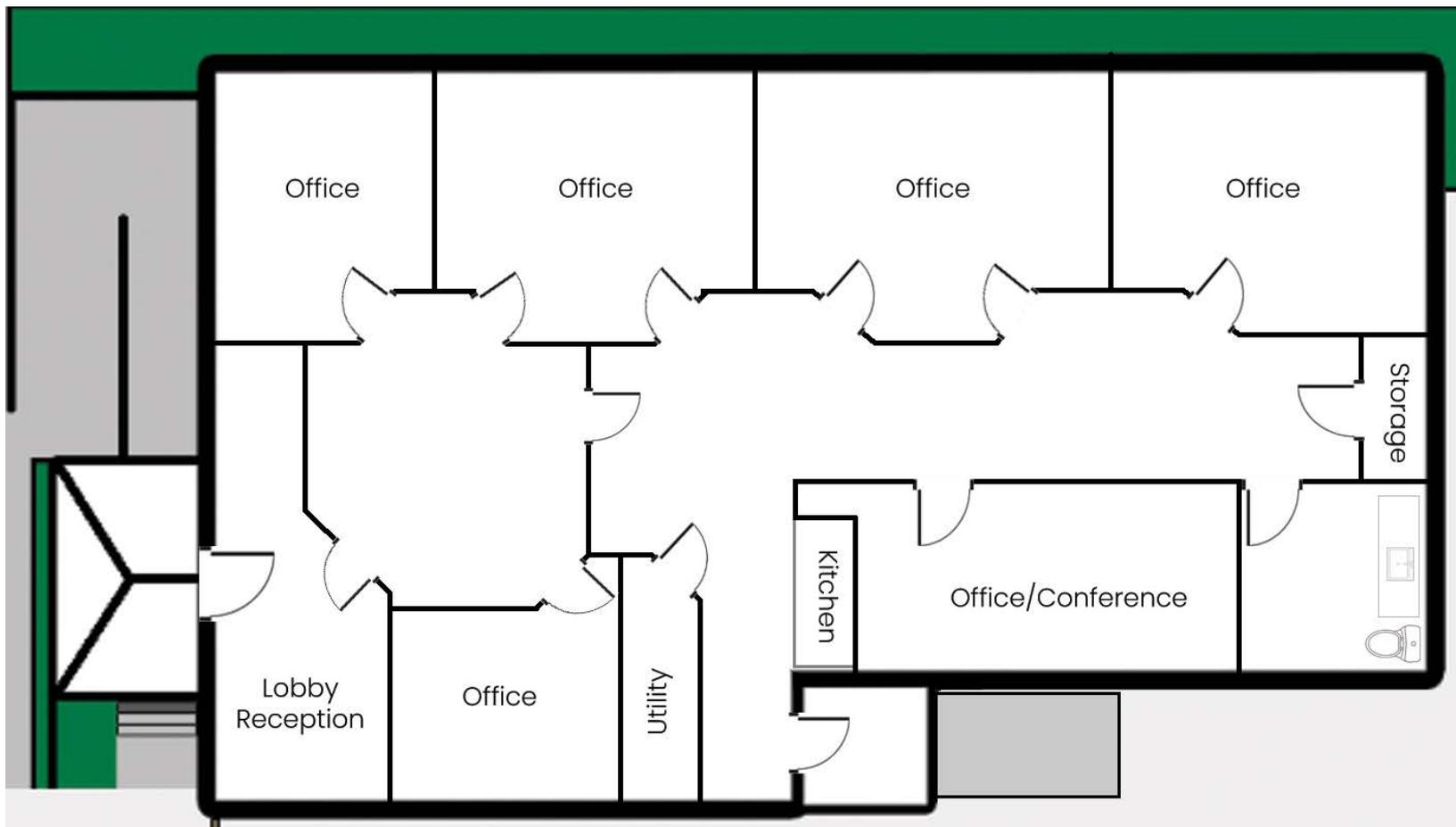
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## Floor Plan 7035 Palm Avenue



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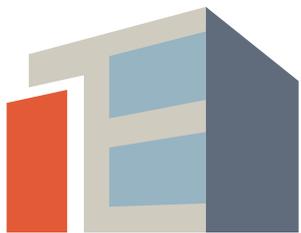
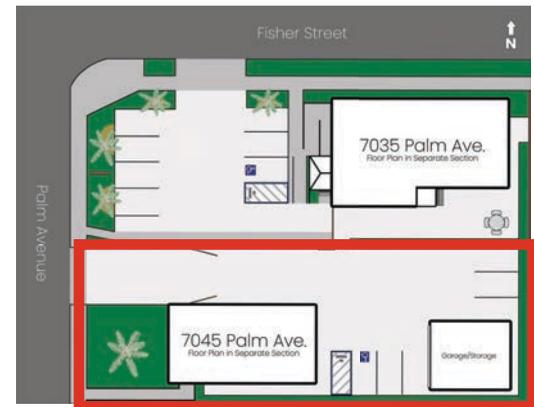
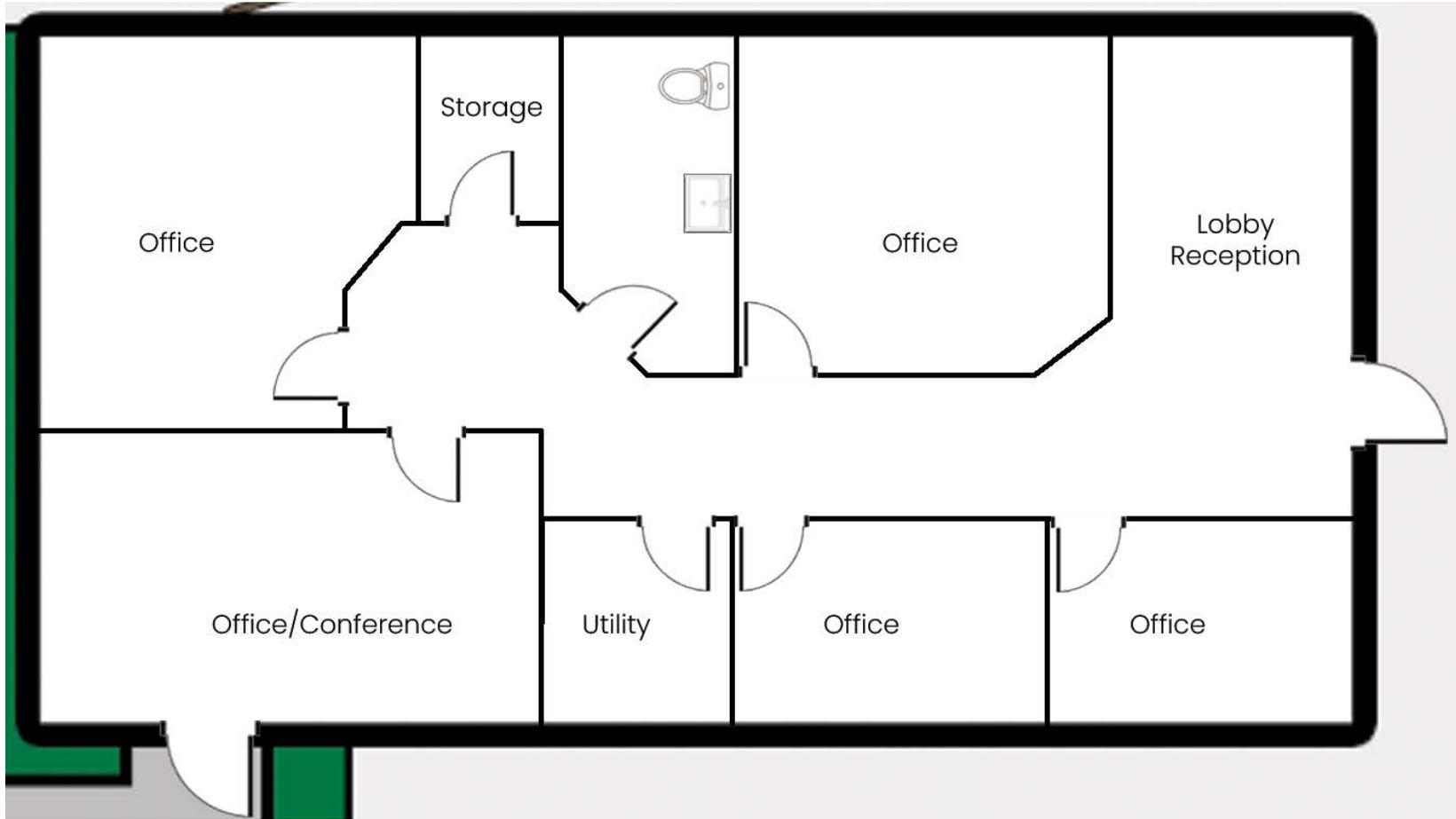
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## Floor Plan 7045 Palm Avenue



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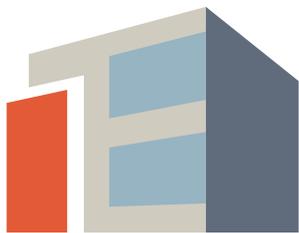
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## Aerial Images



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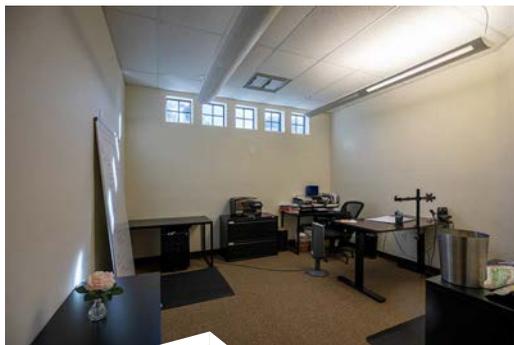
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## Interior Images 7035 Palm Avenue



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## Interior Images 7045 Palm Avenue



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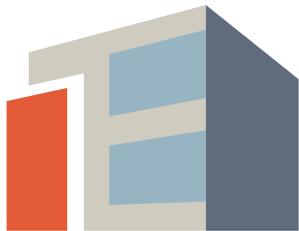
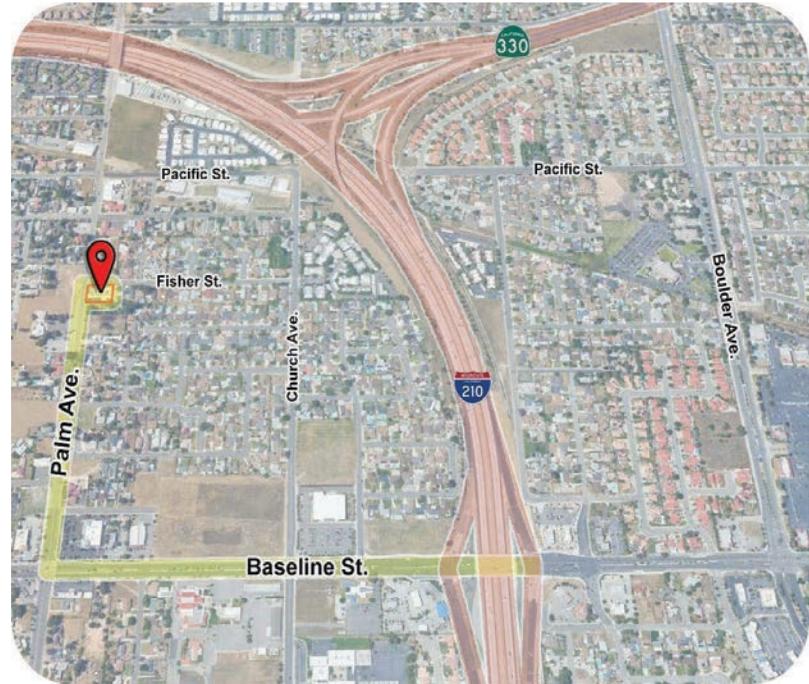
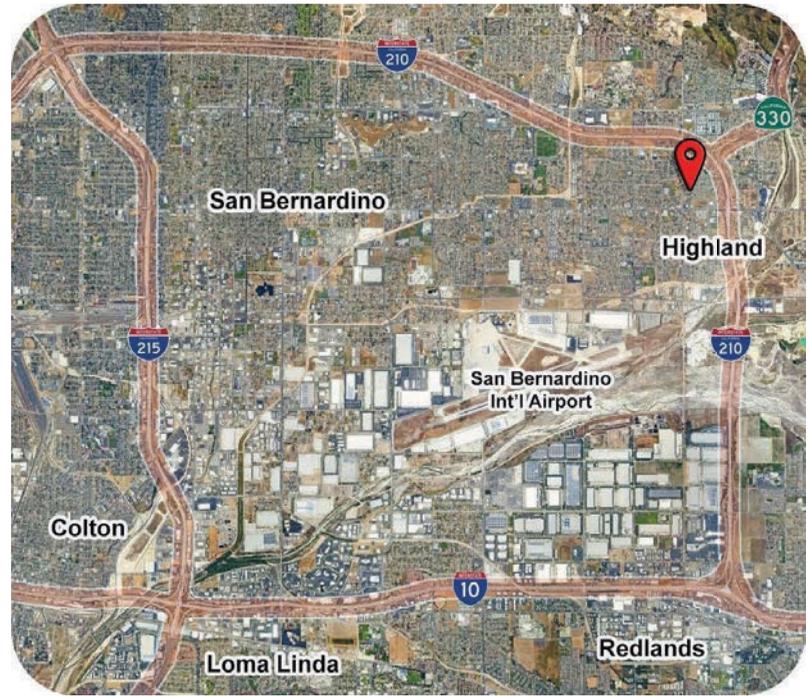
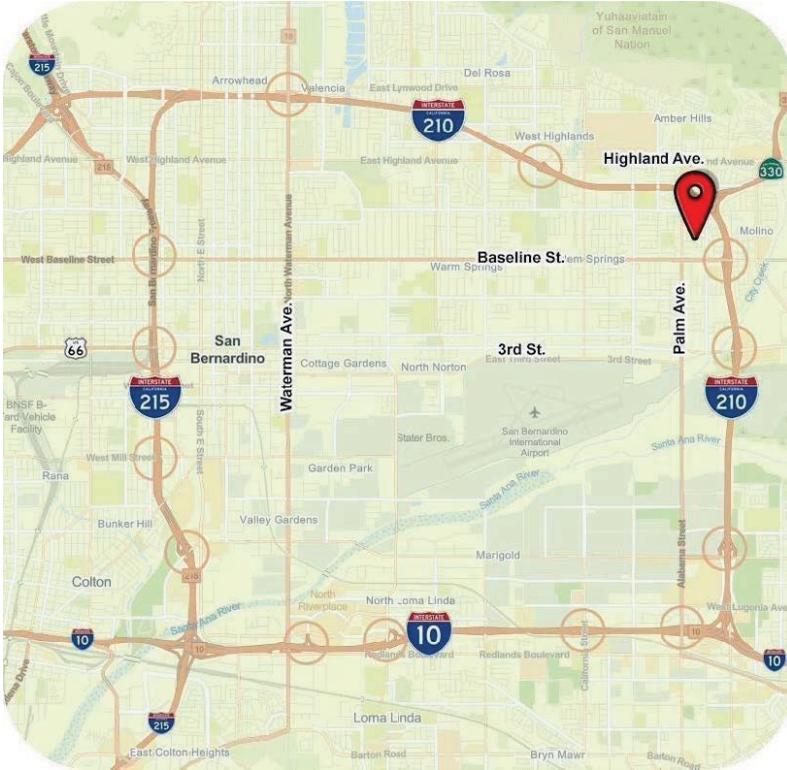
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## Regional Maps



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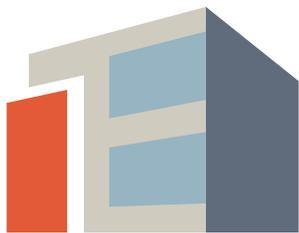
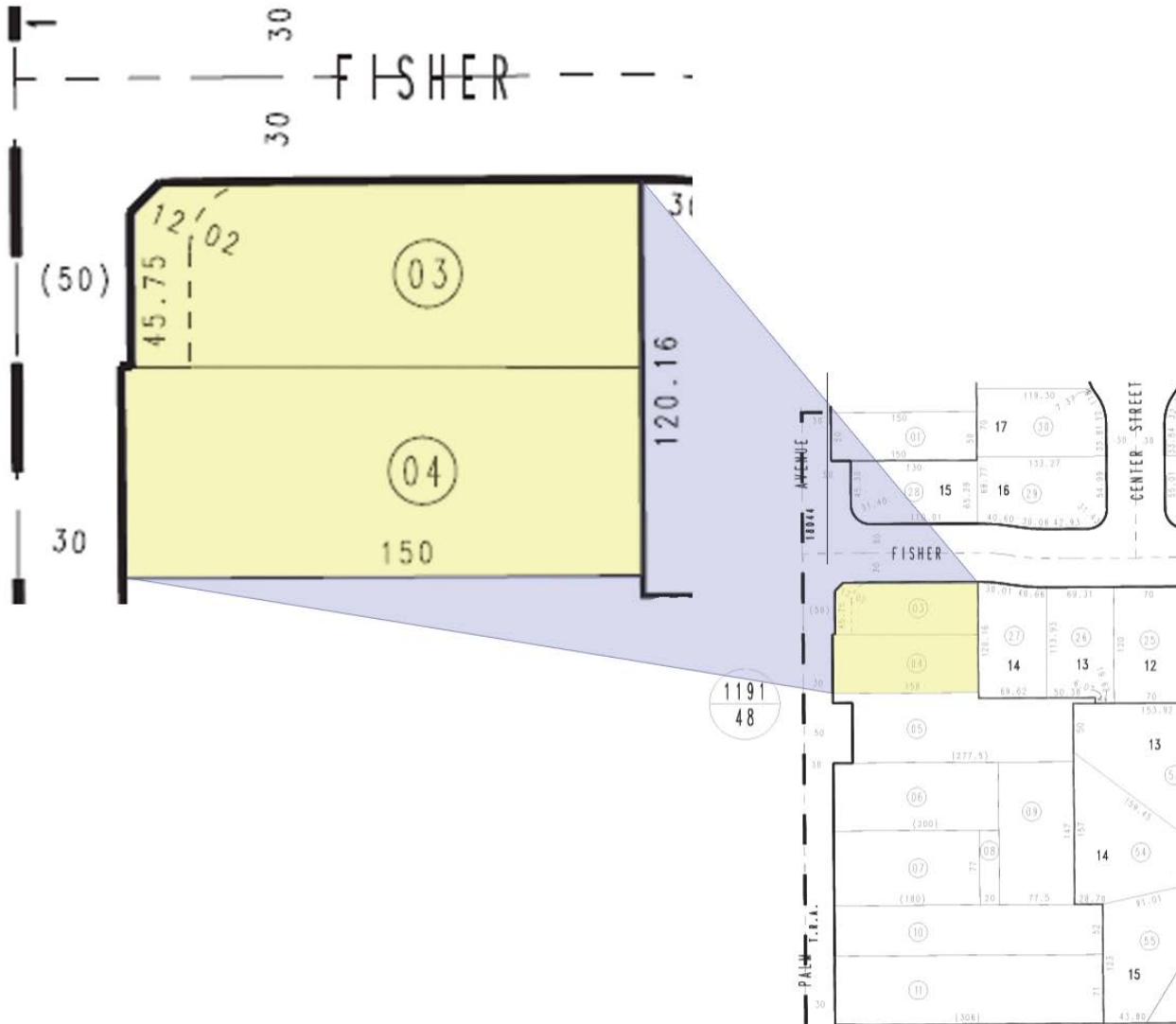
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## Parcel Map (Focused)

- 1200-361-03-0000 (7035 Palm Avenue)
- 1200-361-04-0000 (7045 Palm Avenue)



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