

For Lease
The Village at East Highlands

NEC Greenspot Rd. & Church St.
Highland, CA 92346



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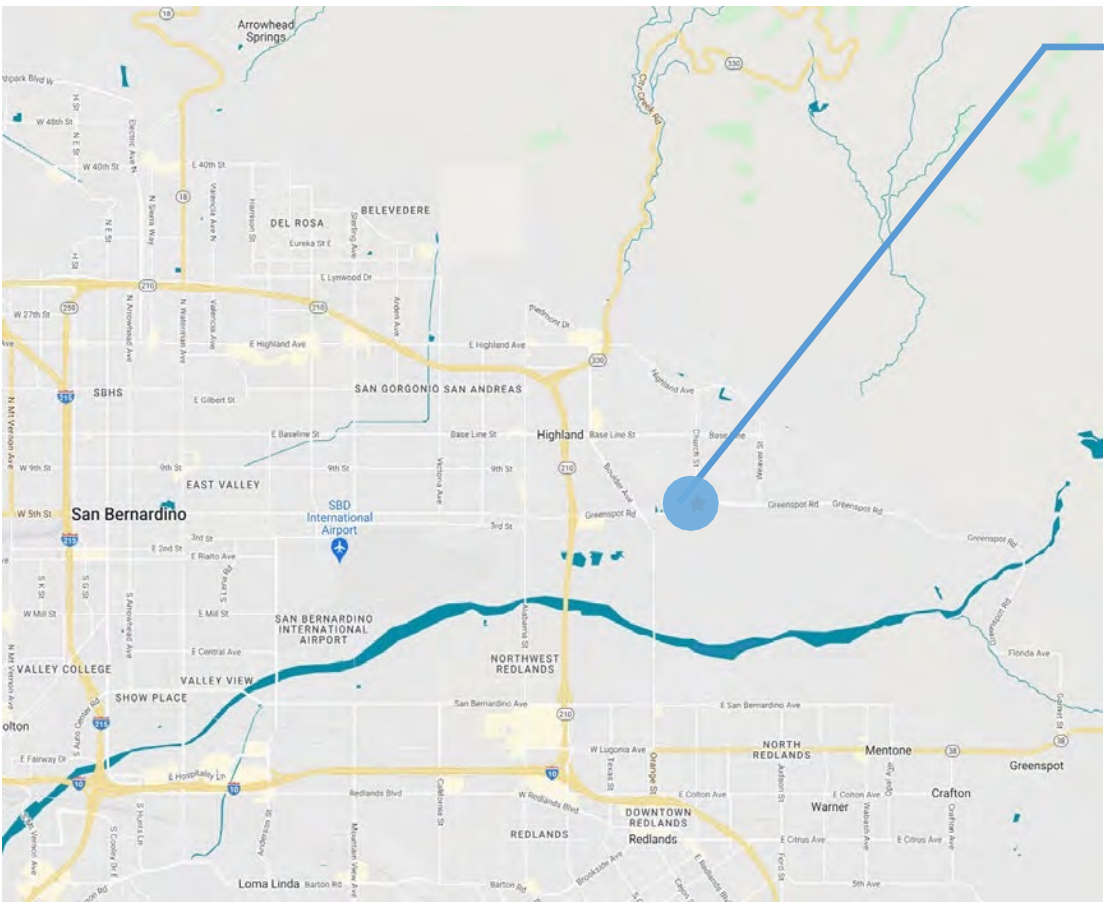
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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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Property Highlights:

- Co-tenancy with high performing Stater Bros, Wells Fargo and Great Clips
- Easy access to/from 210 Freeway
- Located at signalized intersection with over 33,339 CPD
- Daily needs shopping center that draws affluent East Highlands Ranch customer
- High growth trade area in terms of housing

Demographics:

2022 Estimates	1 MILE	3 MILE	5 MILE
Population	8,522	61,326	164,177
AHH Income	\$106,455	\$99,918	\$87,111



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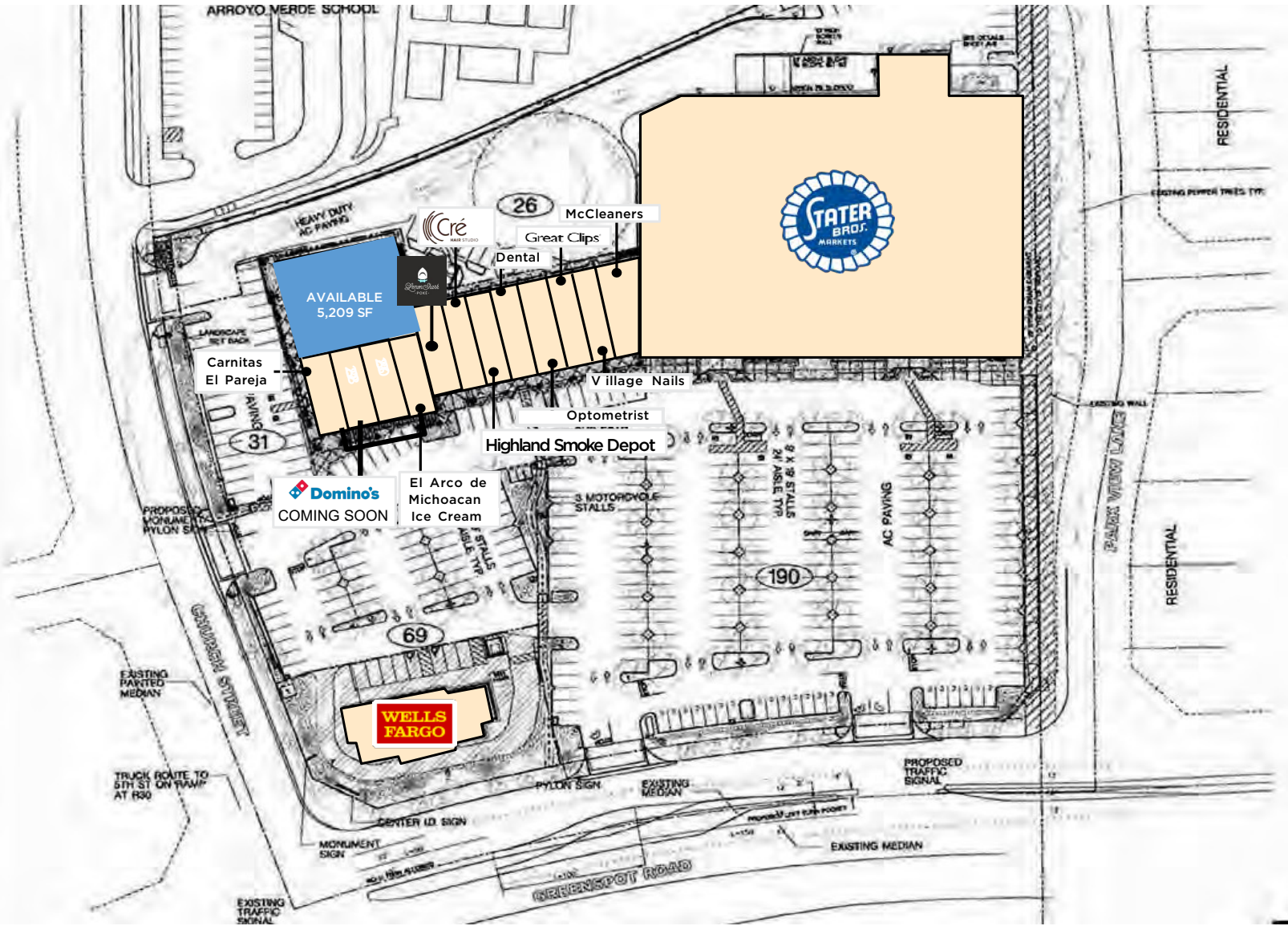
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Availability:

- **1,158 SF:** Former pizza restaurant with new Tenant Improvements
- **5,209 SF:** Former Century 21 office



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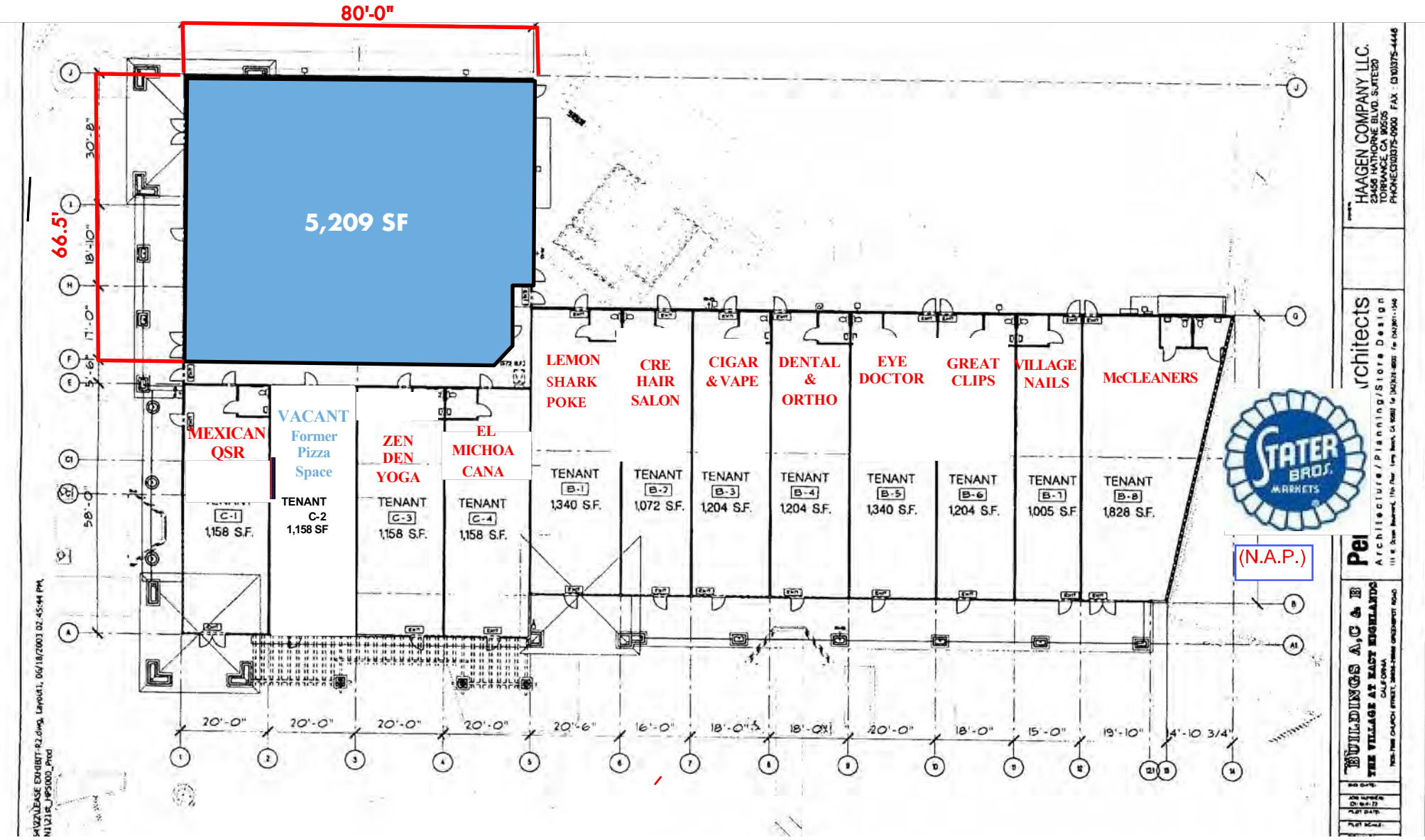
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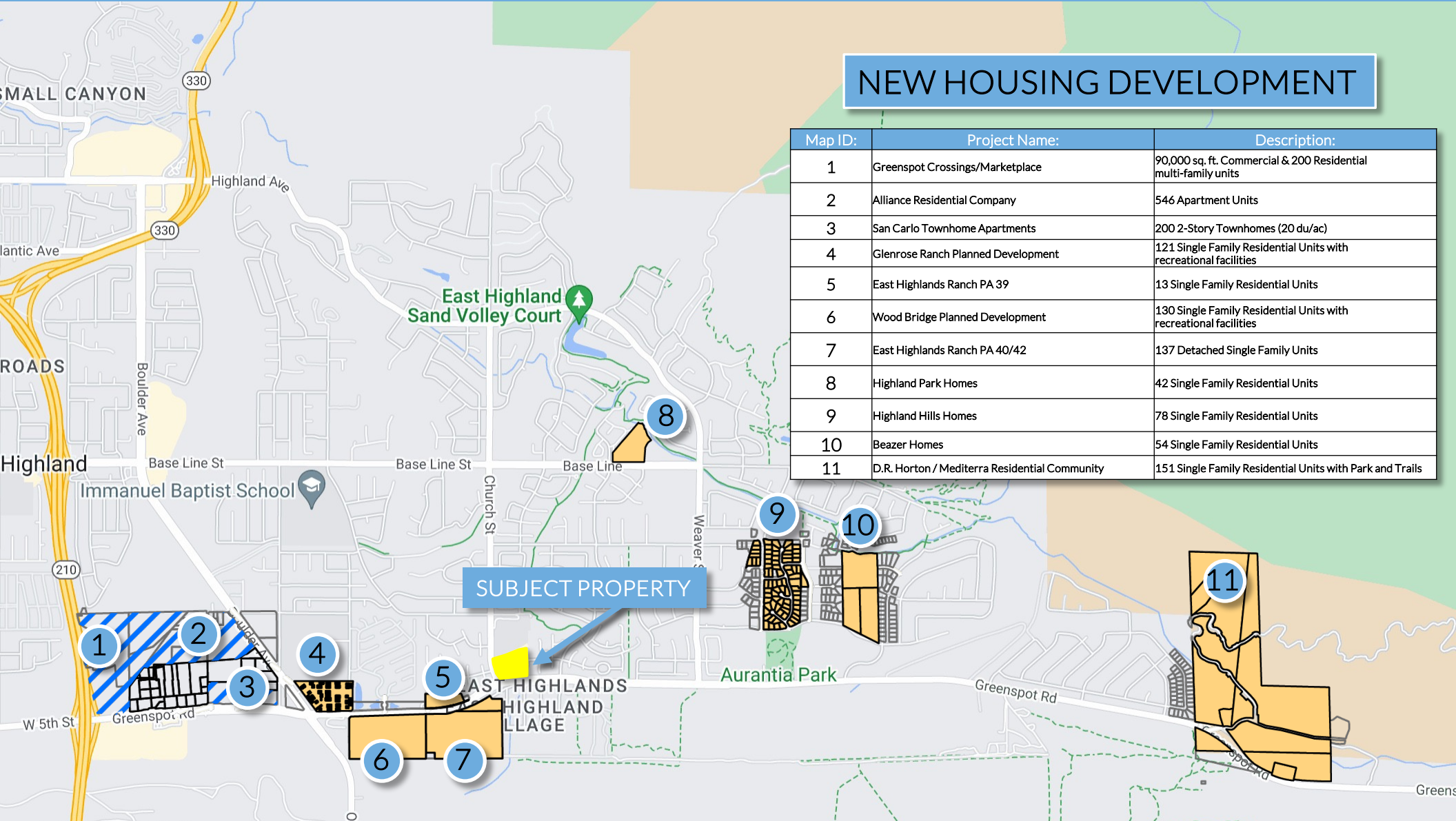
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NEW HOUSING DEVELOPMENT

Map ID:	Project Name:	Description:
1	Greenspot Crossings/Marketplace	90,000 sq. ft. Commercial & 200 Residential multi-family units
2	Alliance Residential Company	546 Apartment Units
3	San Carlo Townhome Apartments	200 2-Story Townhomes (20 du/ac)
4	Glenrose Ranch Planned Development	121 Single Family Residential Units with recreational facilities
5	East Highlands Ranch PA 39	13 Single Family Residential Units
6	Wood Bridge Planned Development	130 Single Family Residential Units with recreational facilities
7	East Highlands Ranch PA 40/42	137 Detached Single Family Units
8	Highland Park Homes	42 Single Family Residential Units
9	Highland Hills Homes	78 Single Family Residential Units
10	Beazer Homes	54 Single Family Residential Units
11	D.R. Horton / Medterra Residential Community	151 Single Family Residential Units with Park and Trails



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