

Highland Avenue Plaza

4060 Highland Avenue, San Bernardino, CA 92346



Demographics

	1-Mile	3-Mile	5-Mile
Population	10,696	76,904	160,682
Households	3,836	23,268	47,765
Avg HH Income	\$105,991	\$104,667	\$100,025

Source: Esri, 2023

Property Highlights

93,379 Gross Leasable Area

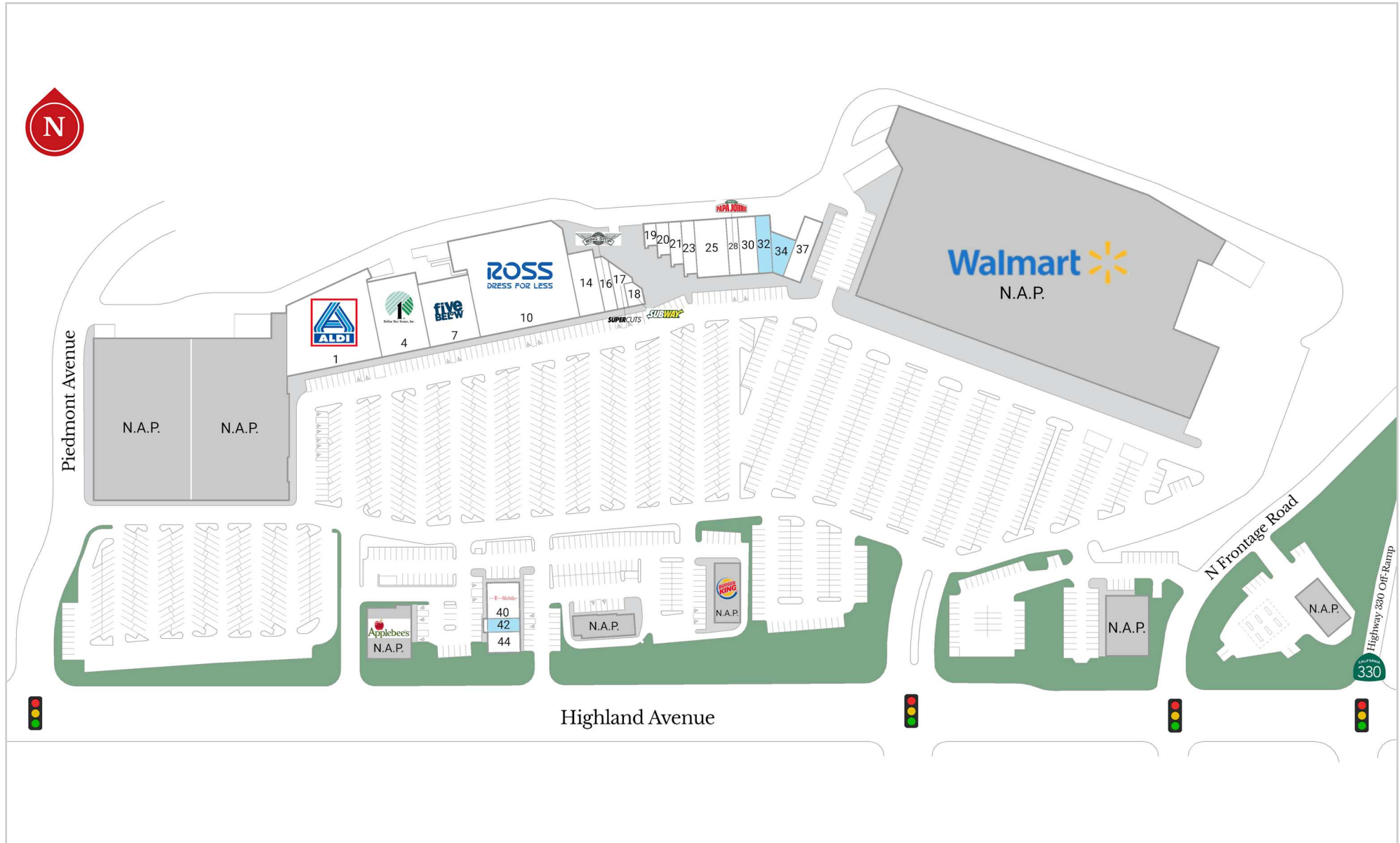
9.00 Total Acres

160,682 5 Mile Population

- The property is the dominant community shopping center in the trade area at the base of the San Bernardino Mountains in the northeast corner of the Los Angeles Basin.
- Anchored by Ross Dress for Less and Aldi Foods, the tenant mix includes neighborhood-serving retail and restaurant national chains such as Dollar Tree, Five Below, Wing-Stop, Supercuts, Papa John's Pizza and T-Mobile.
- Easy access from the 330 and 210 Freeways.
- Five points of access including three signalized entrances.

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Current Tenants

1	ALDI Food Market	17,506 SF	20	Shiny Nails	1,000 SF
4	Dollar Tree	9,360 SF	21	Universal Dental Care	1,328 SF
7	Five Below	8,300 SF	23	La Michoacana	1,657 SF
10	Ross Dress for Less	25,000 SF	25	Hibachi Grill Buffet	4,500 SF
14	Fashion Q	4,000 SF	28	Papa John's Pizza	1,650 SF
16	Wingstop	1,691 SF	30	Inland Empire Taekwondo	2,250 SF
17	Supercuts	1,151 SF	37	CanAm Dental	2,800 SF
18	Subway	1,226 SF	40	T-Mobile	3,120 SF
19	Royal Vape and Smoke	660 SF	44	Sharp Image	1,380 SF

Available/Coming Soon

32	Available	1,800 SF
34	Available	2,000 SF
42	Available	1,000 SF