

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

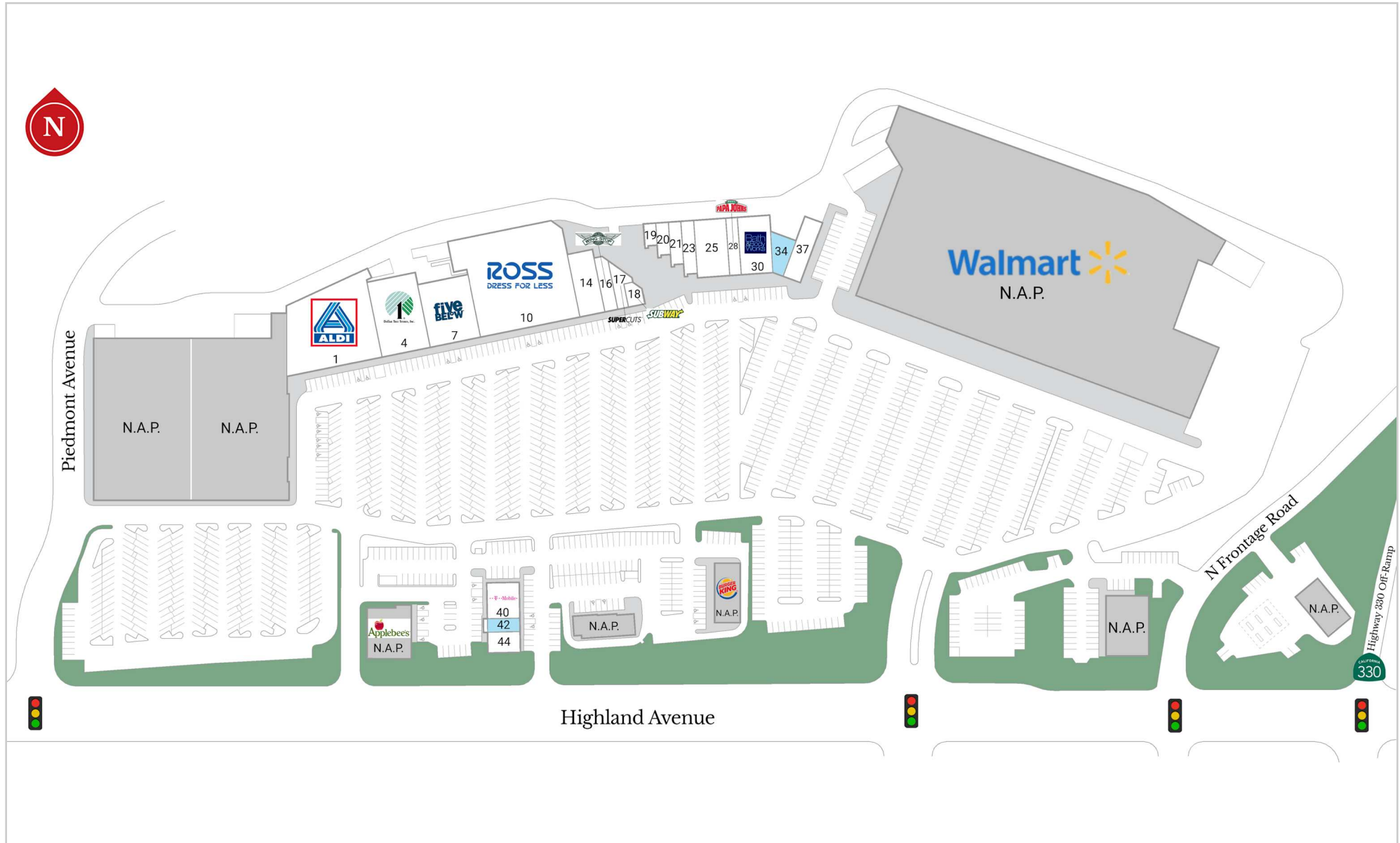
9.00 Total Acres

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	Bath & Body Works	4,050 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

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