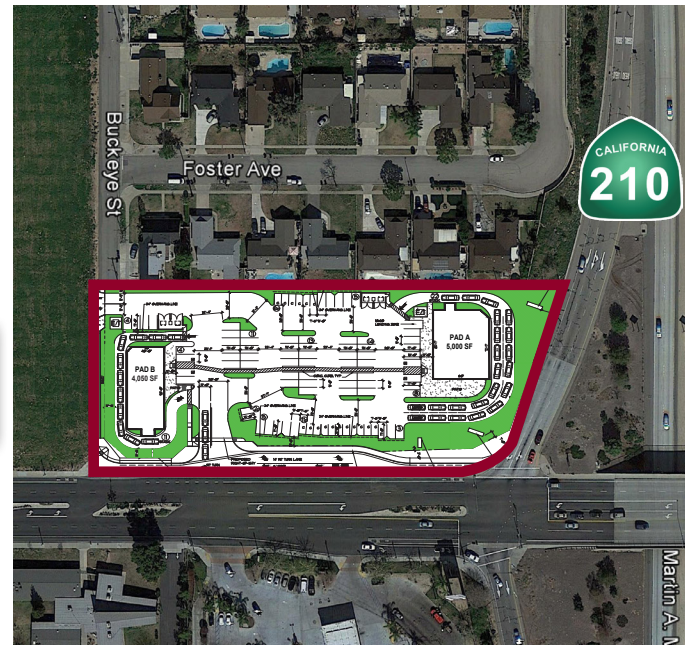


COMING SOON RETAIL FREEWAY COMMERCIAL PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

NWQ BASELINE ROAD AND INTERSTATE 210 FWY - HIGHLAND, CA



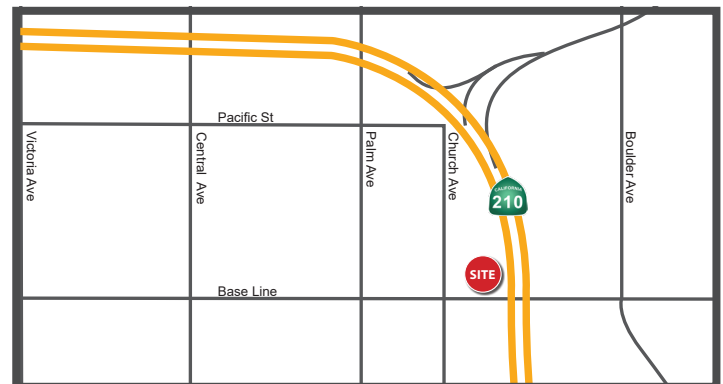
FEATURES:

- ± 2 Acres of Rare Commercial Pads Available for Ground Lease or Build to Suit Fronting I-210 FWY.
- Proposed Signal with Full Access at Site
- Project includes a 45 Foot Freeway Pole Sign For Outstanding Visibility.
- Traffic on Baseline Rd. is in Excess of 22,000 CPD. 210 FWY traffic is in excess of 79,000 CPD.
- Adjacent tenants include: Smart & Final, Starbucks, Popeye's, McDonalds, and Arco AM/PM.
- Ideal for Fast Food, Restaurant & Many Other Retail Uses.

DEMOGRAPHICS	1 mile	3 mile	5 mile
Average Income	\$81,887	\$82,791	\$74,228
Population	15,229	78,640	195,225

TRAFFIC COUNTS
22,000 CPD at Baseline Rd.
79,000 CPD 210 Fwy at Baseline Rd.

*Source: Regis

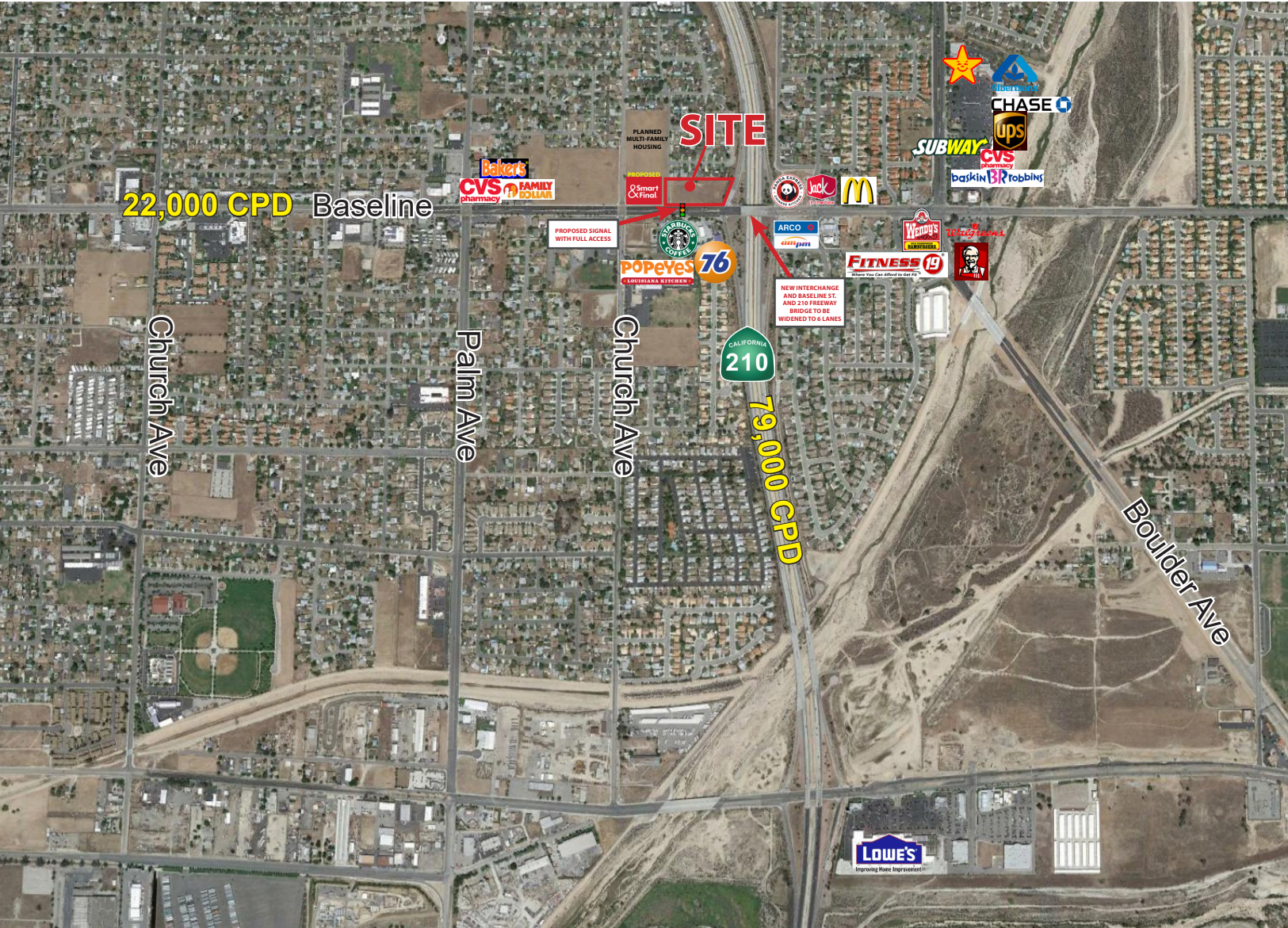
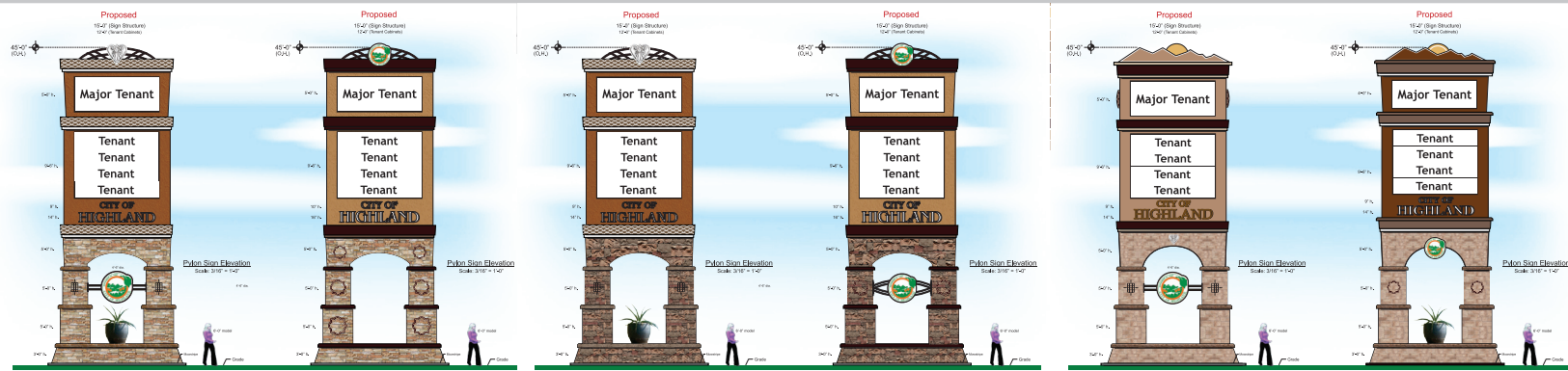


NEGOTIABLE RATES

COMING SOON

RETAIL FREEWAY COMMERCIAL PADS

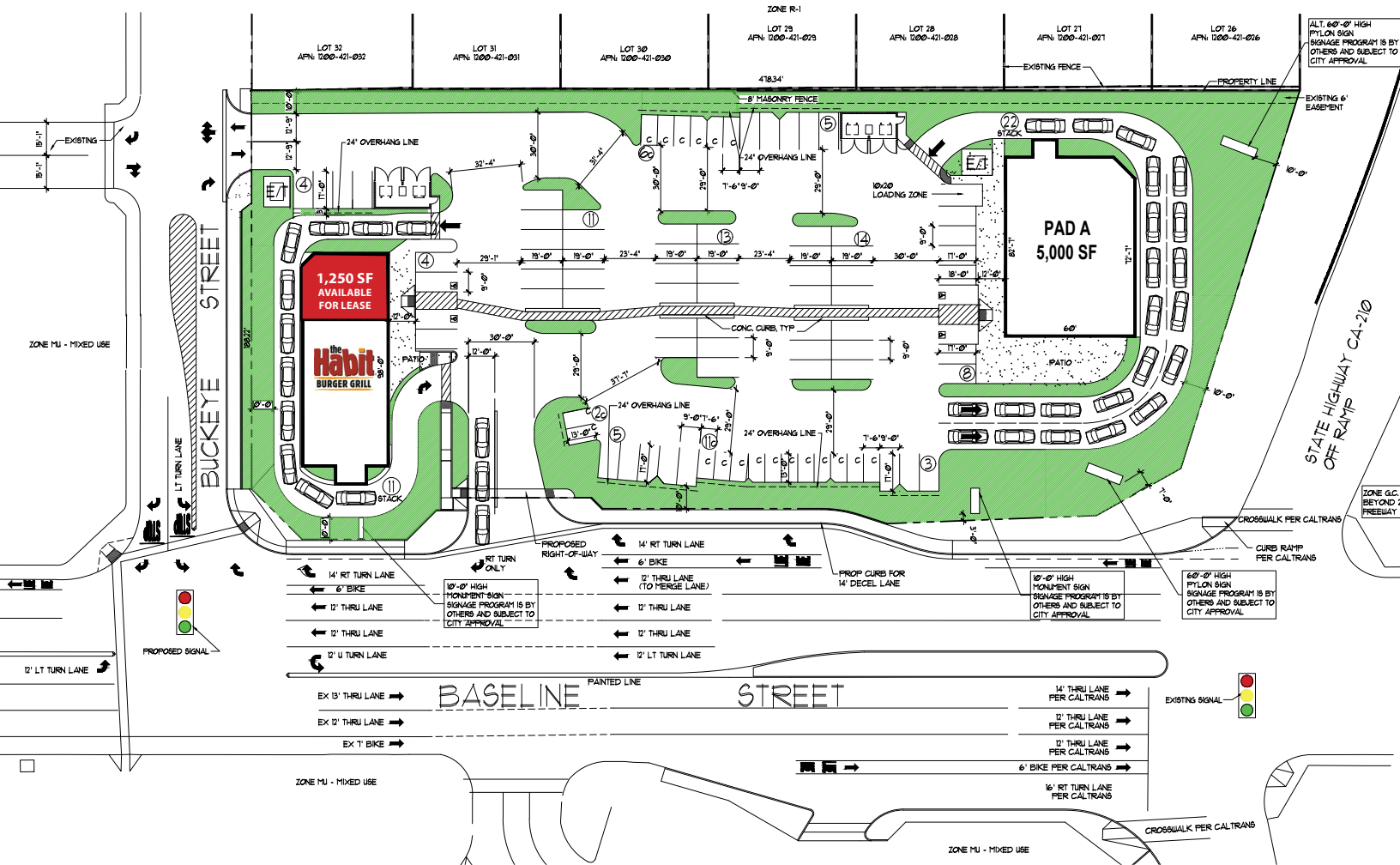
AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



COMING SOON RETAIL FREEWAY COMMERCIAL PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

NWQ BASELINE ROAD AND INTERSTATE 210 FWY - HIGHLAND, CA

CONCEPTUAL SITE PLAN



COMING SOON

RETAIL FREEWAY COMMERCIAL PADS

AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

NWQ BASELINE ROAD AND INTERSTATE 210 FWY - HIGHLAND, CA

Highland, CA 92346		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	15,229	78,640	195,225
	2025 Projected Population	15,651	81,454	202,795
	2010 Census Population	14,685	75,758	186,498
	2000 Census Population	14,045	67,566	164,520
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	0.4%	0.8%	0.9%
	2020 Median Age	37.2	33.6	32.1
HOUSEHOLDS	2020 Estimated Households	5,108	24,128	60,211
	2025 Projected Households	5,185	24,663	61,715
	2010 Census Households	4,782	22,586	55,671
	2000 Census Households	4,718	21,173	52,163
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	0.4%	0.7%	0.8%
RACE AND ETHNICITY	2020 Estimated White	53.9%	48.1%	47.0%
	2020 Estimated Black or African American	10.5%	14.0%	12.9%
	2020 Estimated Asian or Pacific Islander	8.8%	8.2%	8.1%
	2020 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.2%
	2020 Estimated Other Races	25.7%	28.7%	30.8%
	2020 Estimated Hispanic	48.3%	50.2%	53.6%
INCOME	2020 Estimated Average Household Income	\$81,887	\$82,791	\$74,228
	2020 Estimated Median Household Income	\$63,465	\$66,267	\$59,576
	2020 Estimated Per Capita Income	\$27,534	\$25,636	\$23,215
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	7.3%	9.1%	9.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.2%	12.4%	13.5%
	2020 Estimated High School Graduate	30.5%	26.9%	28.6%
	2020 Estimated Some College	24.4%	23.5%	21.5%
	2020 Estimated Associates Degree Only	9.1%	9.8%	7.9%
	2020 Estimated Bachelors Degree Only	13.1%	11.3%	11.9%
	2020 Estimated Graduate Degree	5.4%	7.0%	6.8%
BUSINESS	2020 Estimated Total Businesses	366	1,396	6,594
	2020 Estimated Total Employees	2,746	14,355	72,690
	2020 Estimated Employee Population per Business	7.5	10.3	11.0
	2020 Estimated Residential Population per Business	41.6	56.3	29.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.