

HIGHLAND VILLAGE PLAZA

±1,200 SF - 2,558 SF SPACES AVAILABLE

7191-7291 Boulder Ave, Highland, CA 92346



ALBERT LOPEZ

Senior Retail Specialist
O: 909.230.4500 | C: 909.900.8922
Albert@progressiverep.com
DRE #01409003

JACKIE TORRES

Leasing Specialist
O: 909.230.4500 | C: 909.586.4462
jackie@progressiverep.com
DRE #02125277

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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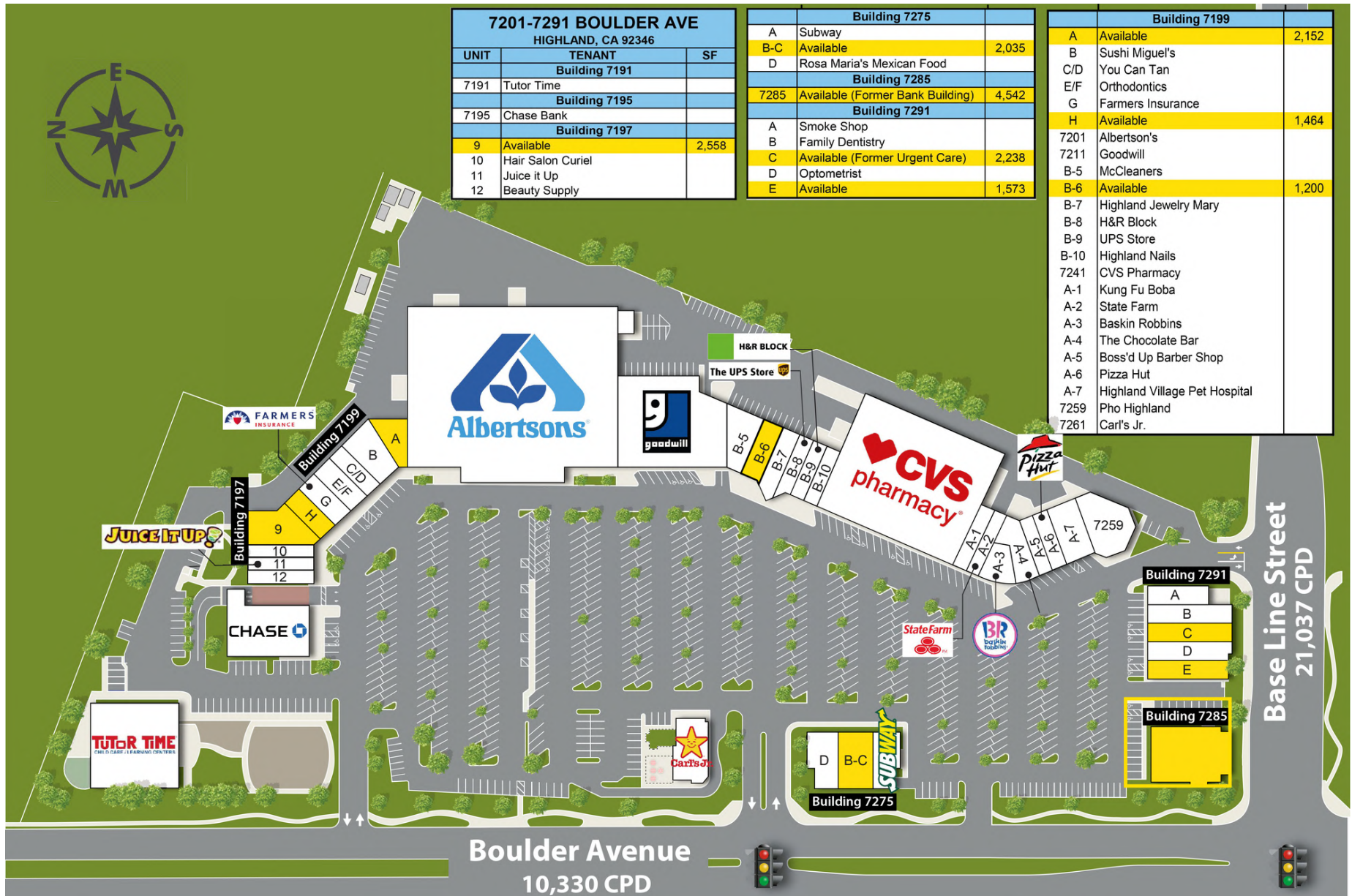
PROPERTY HIGHLIGHTS



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- Anchored by a high volume Albertsons grocery store and CVS
- Serves the Master Planned Community of East Highland Ranch with average house income of \$106,000 and average home value of \$500,000
- Located on NEC of Base Line St & Boulder Ave with excellent visibility to 31,367 CPD, and direct access to the 210 Freeway
- ±1,200 SF - 2,558 SF spaces available
- **National / Regional tenant mix includes** Chase Bank, CVS, Baskin Robbins, UPS, Pizza Hut, Subway, Carl's Jr, Tutor Time, Arrowhead Credit Union, and more

SITE PLAN



ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP



REGIONAL MAP



DEMOGRAPHICS



	1 mi	2 mi	3 mi
POPULATION			
2022 Total Population	12,250	44,138	73,821
2022 Median Age	38.9	35.8	33.6
2022 Households	3,809	13,686	22,263
2022 Average Household Size	3.20	3.09	3.22
INCOME			
2022 Average Household Income	\$114,629	\$106,567	\$97,544
2022 Median Household Income	\$92,974	\$77,867	\$67,762
2022 Per Capita Income	\$36,656	\$33,460	\$29,669
BUSINESS SUMMARY			
2022 Total Businesses	284	793	1,165
2022 Total Employees	3,178	7,812	13,804