



Retail Spaces Available

Sun Lakes Village 300 S Highland Springs Ave.

Banning, California 92220

Property Highlights

- Grocery Anchored Center w/ National Retailer Co-Tenants
- 1,750 SF to 2,590 SF Retail Available
- Monument Signage Facing Street & Large Pylon Signage Facing 10 Freeway
- Ample Parking w/ Multiple Ingress and Egress Points
- Adjacent to Sun Lakes Country Club Golf Course & Community
- JOIN: Albertsons, Pet Smart, Boot Barn, Marshalls, Hobby Lobby, Big 5, Carl's Jr, Chipotle, US Bank and Mobil.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,787	16,148	26,637
Total Population	8,483	44,368	76,005
Average HH Income	\$73,207	\$75,487	\$76,725

SPACES	LEASE RATE	SPACE SIZE
8A	\$1.80 SF/month	1,750 SF
8G	\$1.70 SF/month	2,784 - 5,222 SF
8H	\$1.70 SF/month	2,438 - 5,222 SF
2C,D	\$1.70 SF/month	2,590 SF

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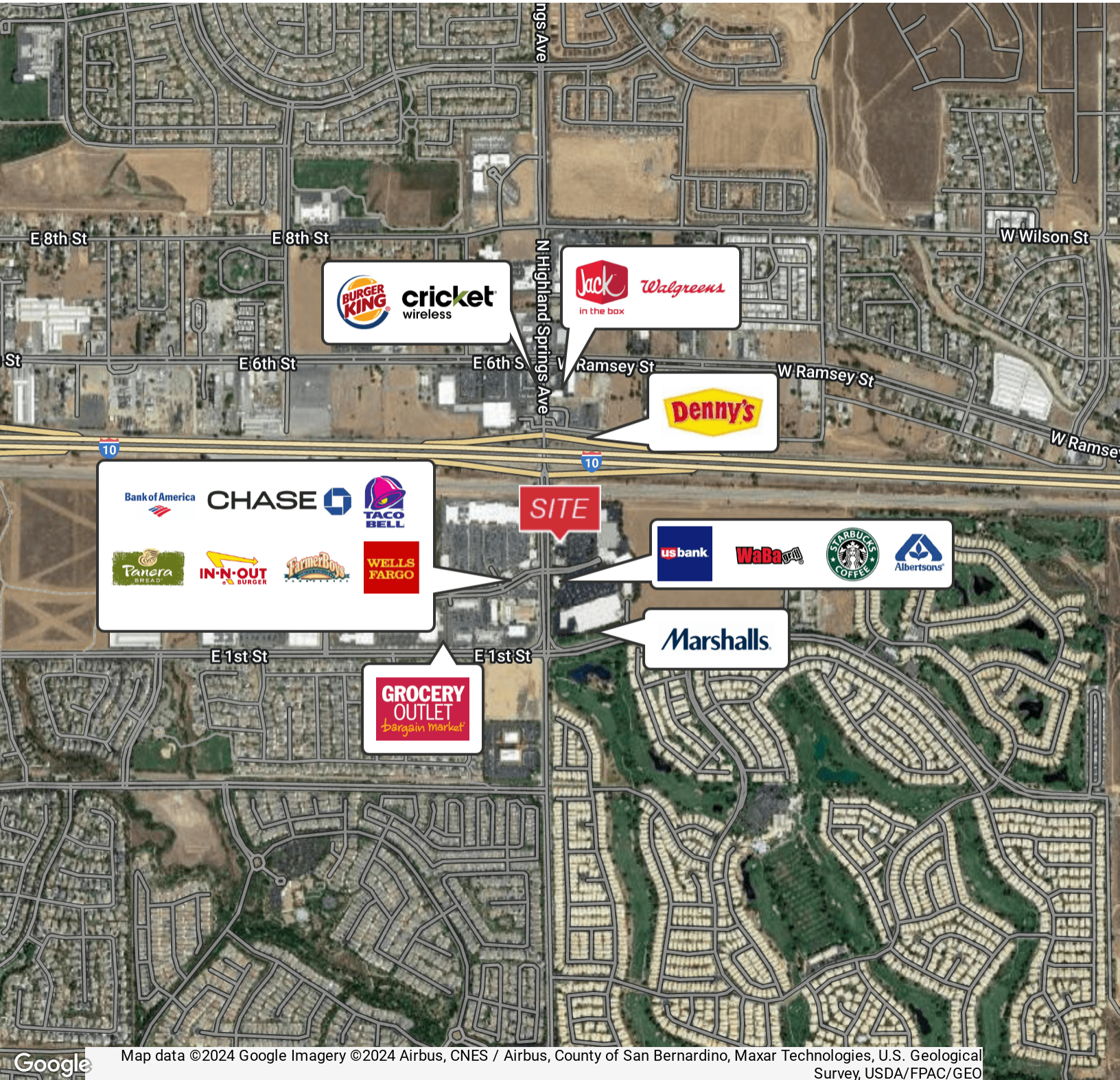
FOR LEASE



200,000 SF



**\$1.70 - 1.80
SF/MONTH (NNN)**



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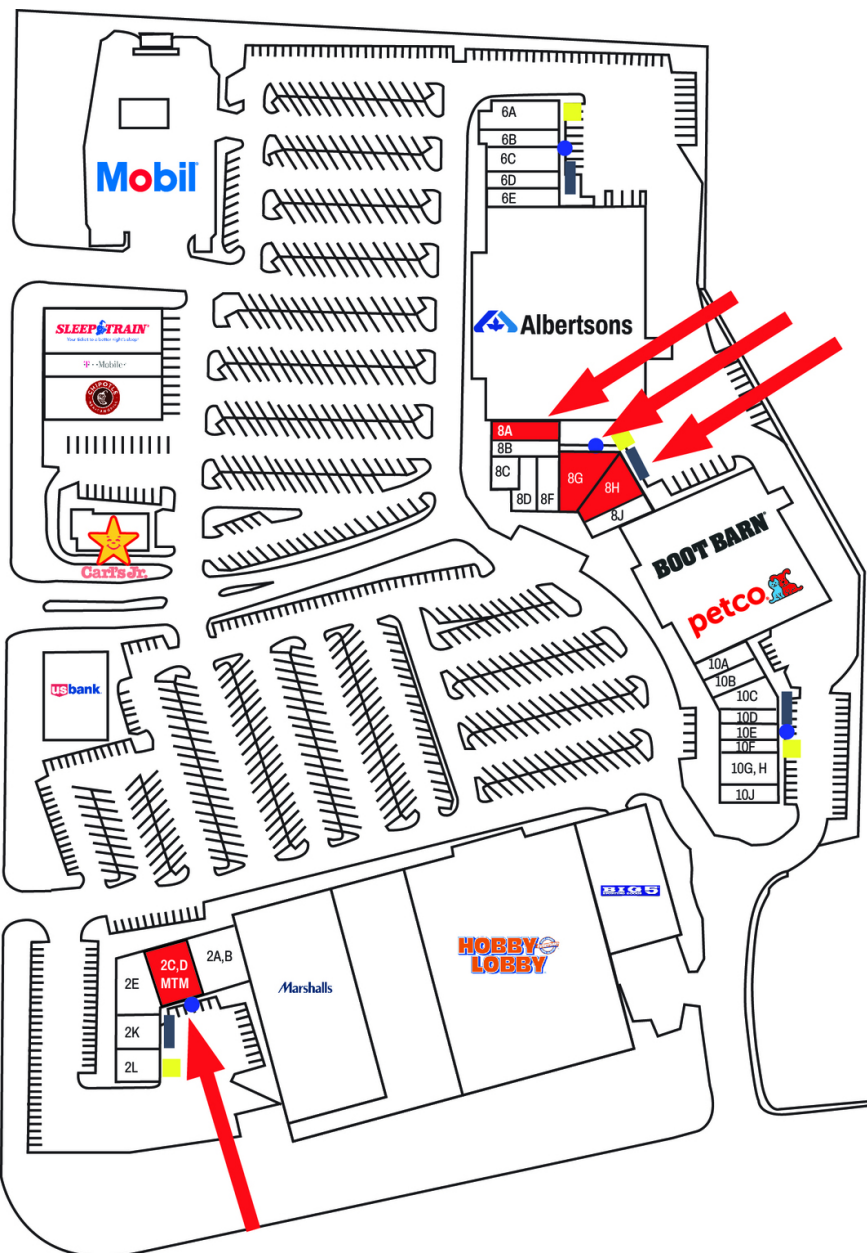
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Suite	Tenant	Square Footage
6A	Krzy Egg House	2,525
6B	Surin Thai	1,475
6C	Postal Annex	1,400
6D	Advance America	1,360
6E	Good China Express	1,790
8A	VACANT	1,750
8B	Sally Beauty Supply	1,750
8C	Baskin Robbins	1,000
8D, F	Waba Grill	1,875
8G	VACANT	2,784
8H	VACANT	2,438
8J	Sunlakes Drycleaners	1,500
10A,B	Spectrum	2,700
10C	Sentry Escrow	2,018
10D	Kim's Fantasy Nails	900
10E	D Tour's Barber	900
10F	Blooming Lotus	1,200
10G, H	Darumaya	1,800
10J	Cali's Finest Golf Carts	1,200
2A,B	La Cocina Grill	2,795
2C,D	RCMC Medical Weightloss - Available, MTM	2,590
2E	Leslie's Pool Supply	2,993
2K	Sunlakes Realty	2,143
2L	Pristine Dentistry	1,500

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LEASE INFORMATION

Lease Type:	NNN (\$0.73 SF/month)	Lease Term:	Negotiable
Total Space:	1,750 - 5,222 SF	Lease Rate:	\$1.70 - \$1.80 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8A	Available	1,750 SF	NNN	\$1.80 SF/month
8G	Available	2,784 - 5,222 SF	NNN	\$1.70 SF/month
8H	Available	2,438 - 5,222 SF	NNN	\$1.70 SF/month
2C,D	Available	2,590 SF	NNN	\$1.70 SF/month



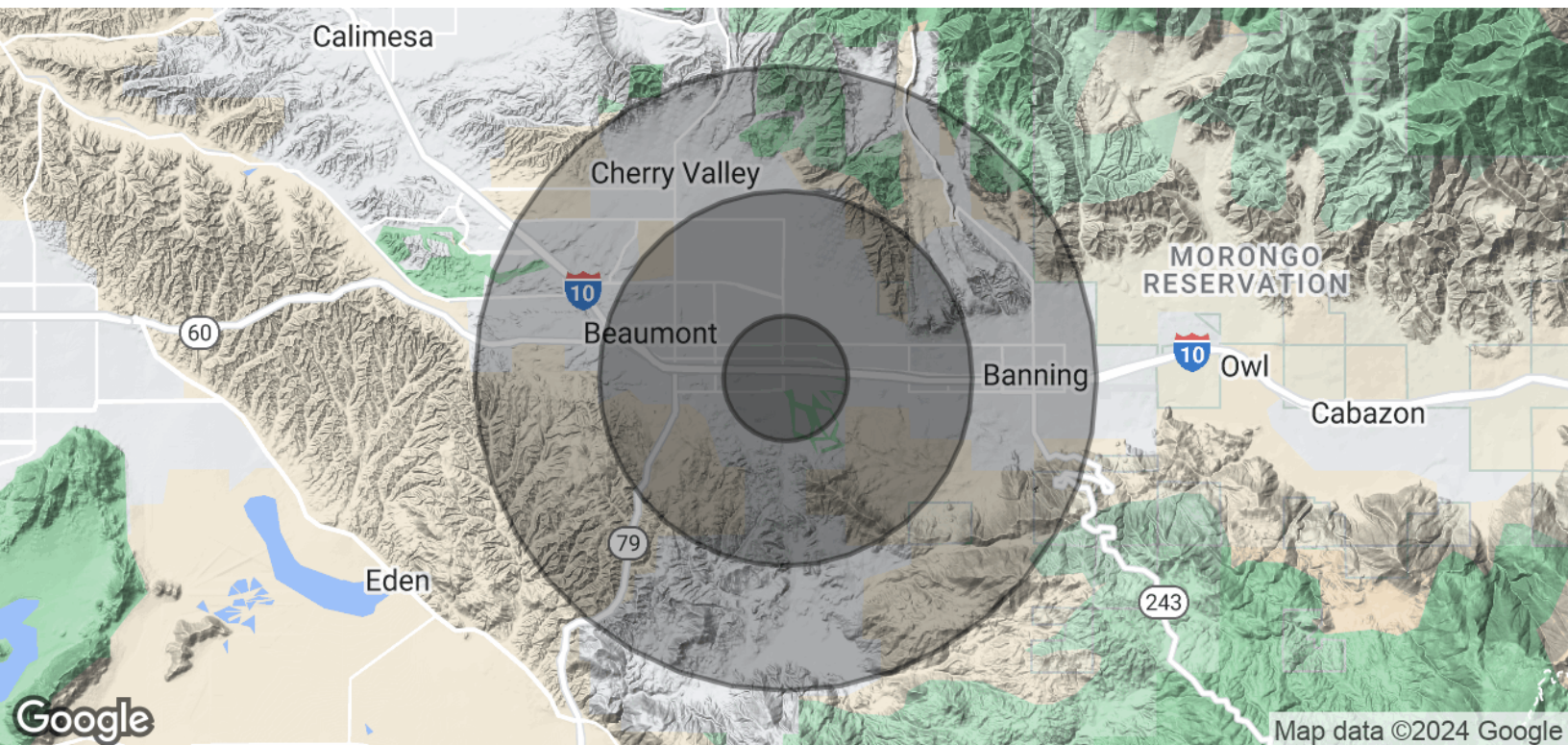
FOR LEASE



200,000 SF



\$1.70 - 1.80
SF/MONTH (NNN)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,483	44,368	76,005
Average Age	50.2	41.0	40.3
Average Age (Male)	47.7	38.3	38.9
Average Age (Female)	50.8	42.2	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,787	16,148	26,637
# of Persons per HH	2.2	2.7	2.9
Average HH Income	\$73,207	\$75,487	\$76,725
Average House Value	\$279,810	\$276,342	\$283,425

* Demographic data derived from 2020 ACS - US Census

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