FOR GROUND LEASE OR BUILD-TO-SUIT
APPROVED FOR ±6,250 SF SHOPS WITH DRIVE-THRU ENDCAP
NWC Fifth St. and Palm Ave., Highland

FEATURES:

- Available for Ground Lease or Build-to-Suit
- Proposed Freestanding Building Suitable for Single or Multi-Tenant Retail
- Available Restaurant Endcap with Drive-Thru
- Divisible to ±1,250 SF
- Great Corner Location at Signalized Intersection of Major Traffic Corridors
- Excellent Visibility and Access

ESTIMATED 2018 POPULATION
3 Mile Radius
84,010

ADJ. DAYTIME DEMOGRAPHICS
3 Mile Radius
25,334

AVERAGE HOUSEHOLD INCOME
3 Mile Radius
$71,142

TRAFFIC COUNTS

On 5th St.	*On Palm Ave.*
22,800K CPD	**16,900K CPD**

Source: Regis Online 2018 & City of Highland

LEE & ASSOCIATES
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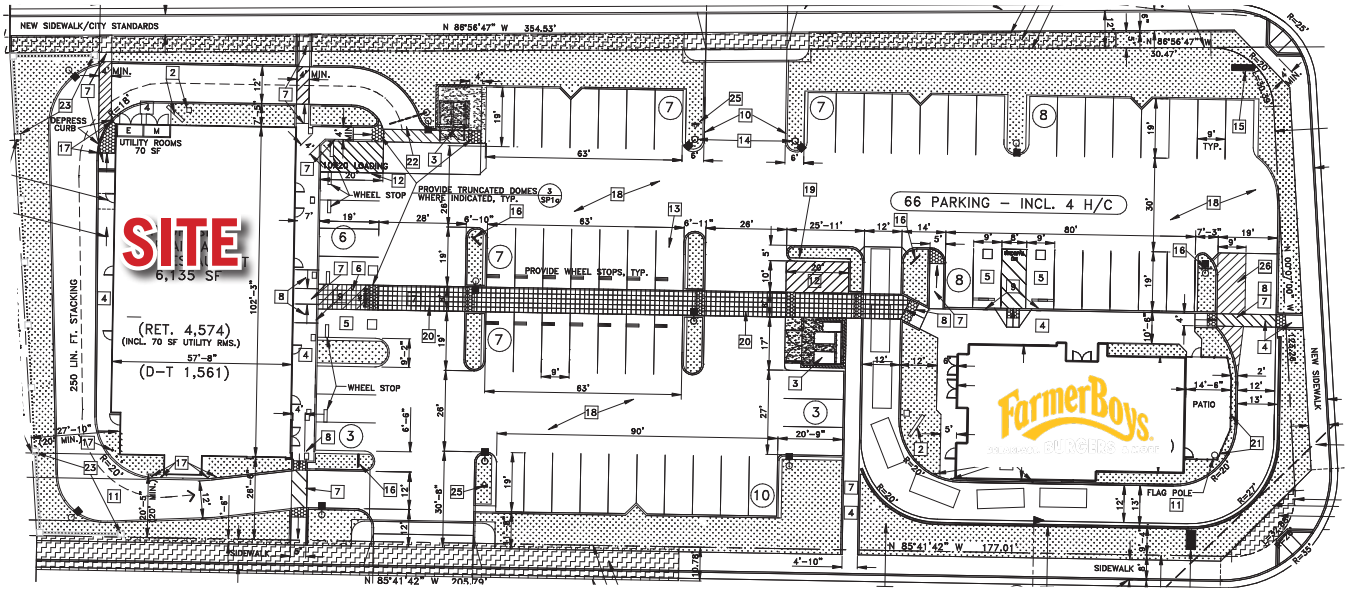
No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue - Riverside, CA 92507 | Corporate DRE#: 01048055

SITE PLAN



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