

THE VILLAGE AT EAST HIGHLAND - ANCHORED BY STATER BROS.

28924-28952 Greenspot Rd. | Highland, CA 92346
Greenspot Rd & Church St.

FOR LEASE



FEATURES

- 1,158 - 1,200 SF Available
- Anchored by a high volume Stater Bros. Grocery Store
- Outstanding access & visibility at the signalized intersection
- Excellent tenant mix including Wells Fargo, Subway, Great Clips, and many more
- Serves the Master Planned Community of East Highland Ranch
- Average household income of over \$100K in this property's trade area
- New housing project with over 1,600 homes under development/planned

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	6,457	21,448	53,796
Average Income	\$116,249	\$115,682	\$94,347

TRAFFIC COUNTS

23,000 CPD on Greenspot Rd & Church St.

** Derived from Sites to Do Business*

VISIT INTERACTIVE MAP



PROGRESSIVE
www.progressiverep.com REAL ESTATE PARTNERS

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SITE PLAN | The Village at East Highland - Anchored by Stater Bros.



AVAILABLE OCCUPIED

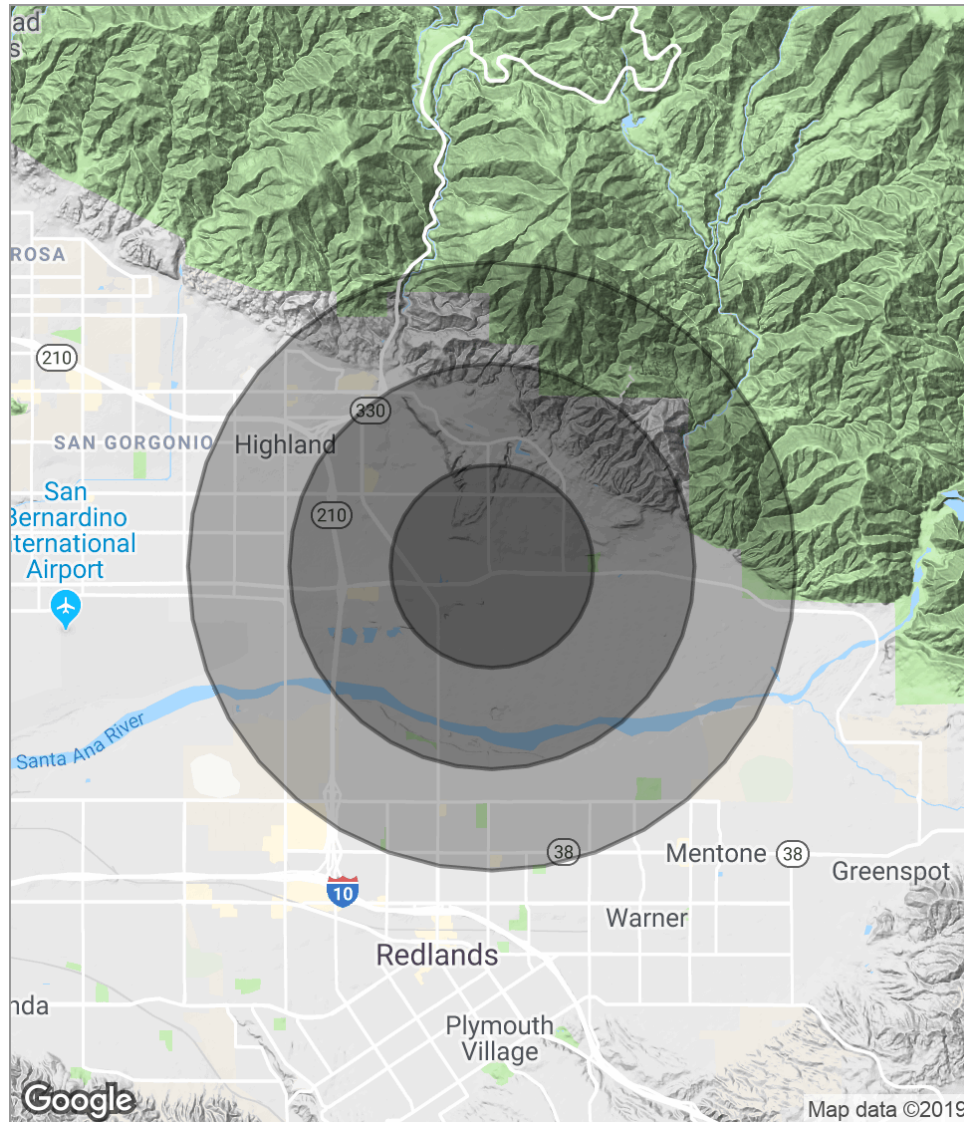
TENANT MATRIX

A-3	Century 21
B-1	Subway
B-2	Hair Salon
B-3	1,200 SF AVAILABLE
B-4	Dentist
B-5	Optometry
B-6	Great Clips
B-7	Nail Salon
B-8	McCleaners
C-1	Carnitas El Pareja
C-2	1,158 SF AVAILABLE
C-3	1,158 SF AVAILABLE
C-4	El Arco de Michoacan
D	Stater Bros. Pad Wells Fargo

RETAILER MAP | The Village at East Highland - Anchored by Stater Bros.



DEMO MAP & DATA | The Village at East Highland - Anchored by Stater Bros.



POPULATION	1 MILE	2 MILES	3 MILES
Total population	6,457	21,448	53,796
Median age	34.7	35.1	33.8
Median age (Male)	34.5	33.6	31.6
Median age (Female)	34.3	35.7	34.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,905	6,424	16,549
# of persons per HH	3.4	3.3	3.3
Average HH income	\$108,421	\$105,855	\$89,133
Average house value	\$426,588	\$402,587	\$371,988
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	29.7%	34.1%	37.4%
RACE (%)	1 MILE	2 MILES	3 MILES
White	63.9%	61.0%	59.2%
Black	5.6%	6.1%	8.4%
Asian	9.1%	9.0%	8.2%
Hawaiian	0.0%	0.0%	0.2%
American Indian	0.1%	0.3%	0.5%
Other	16.1%	18.4%	19.0%

** Demographic data derived from 2010 US Census*