

SHOPS AT
**HIGHLAND
CROSSINGS**

±1,500 - ±5,800 SF AVAILABLE



PROPERTY FEATURES

- New shops available 3rd Quarter, 2019
- Part of a ±280,000 SF shopping center
- Last phase of development
- Rare restaurant and retail space available in the premier regional center, located in the gateway to the East Highlands Ranch community with an estimated Household Income of \$130,000
- Prominent monument and pylon signage available
- Great opportunity for restaurants, retail, and daily needs services

3 MILE DEMOGRAPHICS

 **\$81,850**
AVERAGE HOUSEHOLD INCOME

 **76,836**
ESTIMATED 2018 POPULATION

 **19,034**
DAYTIME POPULATION

 **42,000**
TRAFFIC COUNTS

JOIN



COMMERCIAL REAL ESTATE SERVICES

FOR MORE
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No warranty or representation has been made to the accuracy or 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 Ave., Riverside, CA 92507 | Corporate ID# 01048055 REV. 12.11.18 | Property Address: SEQ Greenspot Rd. & 210 Fwy., Highland, CA 92346

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TRADE AREA

Greenspot Crossings is a regional/community site. It will conveniently serve all of Highland, North Redlands, Mentone, Yucaipa, San Bernardino, and the 12 mountain commuter communities such as Big Bear, Lake Arrowhead, and Running Springs with a population over 60,000. This site currently serves the 12 mountain communities and is a convenient and safe stopping point for the estimated 8.4 million annual visitors coming and going to the local mountains and its many lakes and ski resorts.

OVERVIEW



**LEE &
ASSOCIATES**

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TRAFFIC

Highland takes great pride in being one of the most desirable communities in which to live, with low crime, high safety, and an emphasis on community beautification. Greenspot Road is a newly expanded six lane road; it currently has one of the highest traffic counts in the trade area and is estimated to double to 60,700 ADT. The site is well connected to North Redlands via Orange Street (20,900 ADT), directly adjacent to San Bernardino through multiple streets and the I-210 freeway, Mentone and Yucaipa via Greenspot Road and Bryant, the mountain cities via the 18 and 330 Highways. It is the most conveniently located site in the entire trade area.

SITE PLAN



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COMPETITION

Citrus Plaza and Mountain Grove located on San Bernardino Ave, one exit to the South on I-210 (3.5 miles) has been the focal point for most regional retailers; it has been the only game in town if you wanted to locate in the East Inland Empire. However, a majority of people using those projects have to drive directly by this site. Highland has some of the highest household income levels and a big portion of the population supporting those projects. Additionally, the older Walmart Power Center, although adjacent to Highland, is in the City of San Bernardino northwest of 210 Freeway on Highland Avenue, and primarily serves San Bernardino.

TENANT AERIAL



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