

# FOR LEASE



INLAND  
EMPIRE

## HIGHLAND PLAZA

2102 N. PALM AVE.  
HIGHLAND, CA 92346

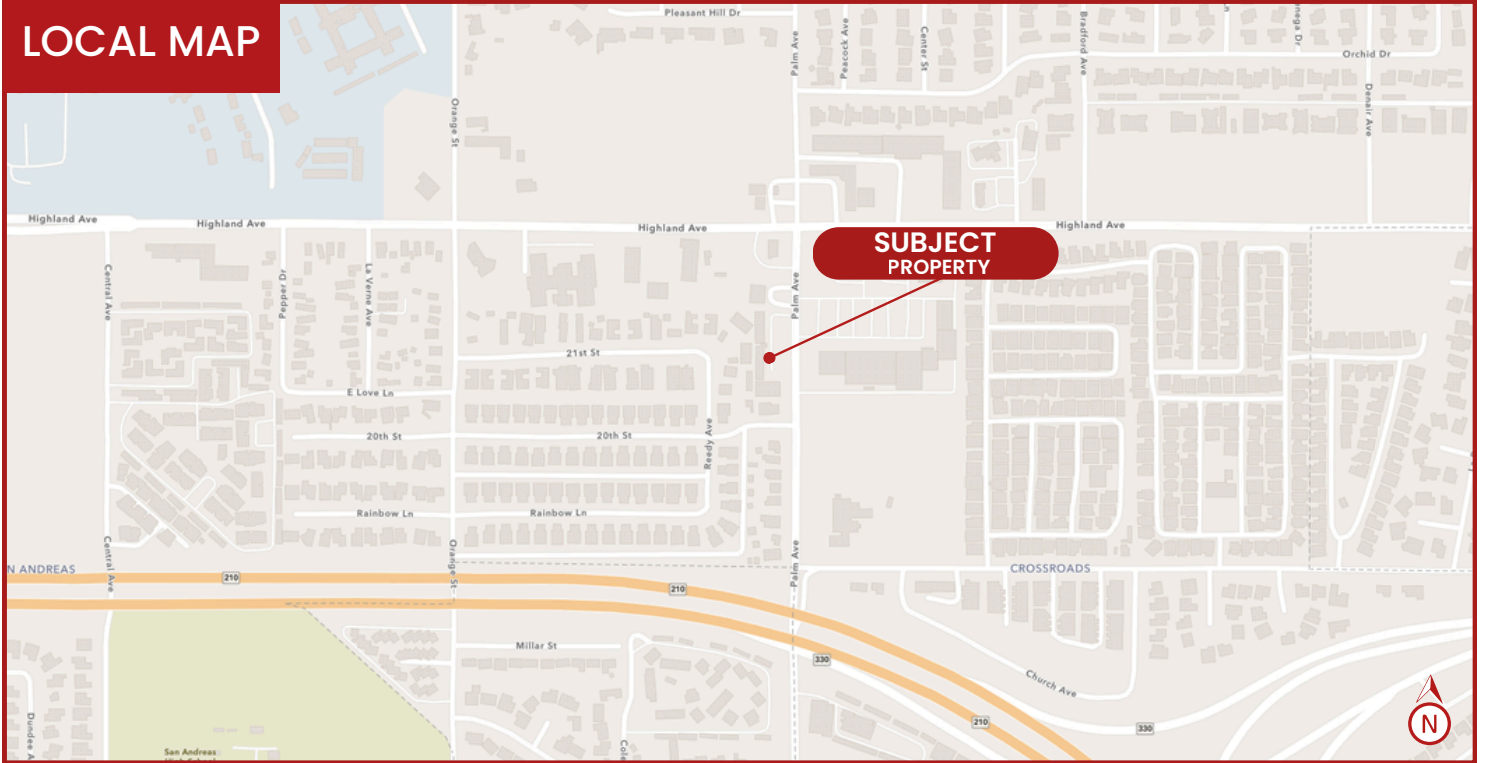


### PROPERTY HIGHLIGHTS

- ±600sq.ft.-1150 sq.ft. Units Available.
- ±5,000sq.ft. Second Floor Vanilla Shell Unit Available
- Available Eyebrow and Pylon Pole Signage
- Frontage on Palm Ave. (±7,500 Vehicles per Day)
- Zoned: Commercial General (CG-1), per the City of San Bernardino, CA
- Great Access to the I-210 and near the I-215 Freeway



## LOCAL MAP



## REGIONAL MAP



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# DEMOGRAPHICS



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**2102 PALM AVE.  
SAN BERNARDINO, CA 92405**

| Radius                                    | 1 Mile |        | 3 Mile  |        | 4 Mile  |        |
|---|--------|--------|---------|--------|---------|--------|
| <b>Population</b>                         |        |        |         |        |         |        |
| 2029 Projection                           | 29,335 |        | 170,693 |        | 334,444 |        |
| 2024 Estimate                             | 28,882 |        | 168,216 |        | 329,747 |        |
| 2020 Census                               | 28,895 |        | 169,125 |        | 332,319 |        |
| Growth 2024 - 2029                        | 1.57%  |        | 1.47%   |        | 1.42%   |        |
| Growth 2020 - 2024                        | -0.04% |        | -0.54%  |        | -0.77%  |        |
| <b>2024 Population by Hispanic Origin</b> |        |        |         |        |         |        |
| 2024 Population                           | 21,704 |        | 124,423 |        | 245,737 |        |
| 2024 Population                           | 28,882 |        | 168,216 |        | 329,747 |        |
| White                                     | 5,196  | 17.99% | 30,952  | 18.40% | 60,916  | 18.47% |
| Black                                     | 3,076  | 10.65% | 18,313  | 10.89% | 33,484  | 10.15% |
| Am. Indian & Alaskan                      | 585    | 2.03%  | 3,015   | 1.79%  | 5,904   | 1.79%  |
| Asian Hawaiian & Pacific Island           | 518    | 1.79%  | 4,420   | 2.63%  | 10,270  | 3.11%  |
| Other                                     | 98     | 0.34%  | 644     | 0.38%  | 1,267   | 0.38%  |
| U.S. Armed Forces                         | 19,410 | 67.20% | 110,872 | 65.91% | 217,906 | 66.08% |
|   |        | 0      | 34      |        | 214     |        |
| <b>Households</b>                         |        |        |         |        |         |        |
| 2029 Projection                           | 8,301  |        | 48,243  |        | 92,630  |        |
| 2024 Estimate                             | 8,175  |        | 47,505  |        | 91,274  |        |
| 2020 Census                               | 8,192  |        | 47,595  |        | 9,772   |        |
| Growth 2024 - 2029                        | 1.54%  |        | 1.55%   |        | 1.49%   |        |
| Growth 2020 - 2024                        | -0.21% |        | -0.19%  |        | -0.54%  |        |
| Owner Occupied                            | 3,323  | 40.65% | 20,411  | 42.97% | 44,789  | 49.07% |
| Renter Occupied                           | 4,852  | 59.35% | 27,093  | 57.03% | 46,485  | 50.93% |
| <b>2024 Household by HH Income</b>        |        |        |         |        |         |        |
| Income: <\$25,000                         | 1,872  | 22.90% | 11,931  | 25.12% | 19,512  | 21.38% |
| Income: \$25,000 - \$50,000               | 2,277  | 27.86% | 10,444  | 21.99% | 19,066  | 20.89% |
| Income: \$50,000 - \$75,000               | 1,582  | 19.35% | 8,974   | 18.89% | 17,991  | 19.71% |
| Income: \$75,000 - \$100,000              | 1,316  | 16.10% | 6,837   | 14.39% | 13,464  | 14.75% |
| Income: \$100,000 - \$125,000             | 344    | 4.21%  | 3,793   | 7.98%  | 8,610   | 9.43%  |
| Income: \$125,000 - \$150,0000            | 421    | 5.15%  | 2,275   | 4.79%  | 5,271   | 5.77%  |
| Income: \$150,000 - \$200,000             | 241    | 2.95%  | 1,968   | 4.14%  | 4,362   | 4.78%  |
| Income: \$200,000+                        | 121    | 1.48%  | 1,283   | 2.70%  | 2,998   | 3.28   |
| <b>Household Growth</b>                   |        |        |         |        |         |        |
| Growth 2020 - 2024                        |        | -0.21% |         |        | 1.18%   |        |
| Growth 2024 - 2029                        |        | 1.54%  |         |        | 1.81%   |        |
| Renter Occupied                           |        | 4,852  | 59.35%  |        | 268,084 | 39.67% |
| Owner Occupied                            |        | 3,323  | 40.65%  |        | 407,638 | 60.33% |

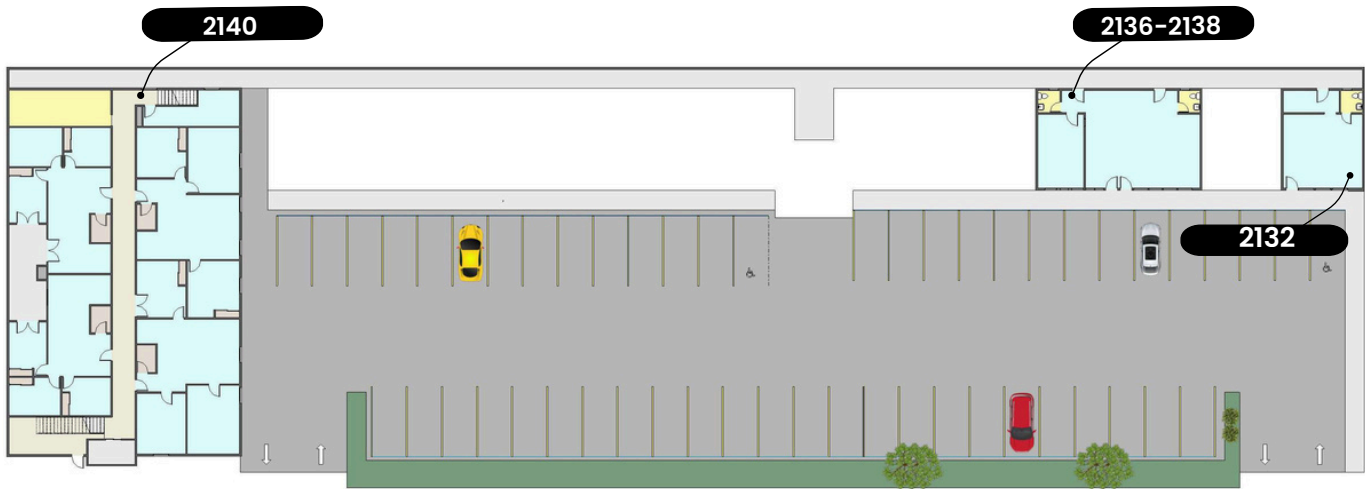
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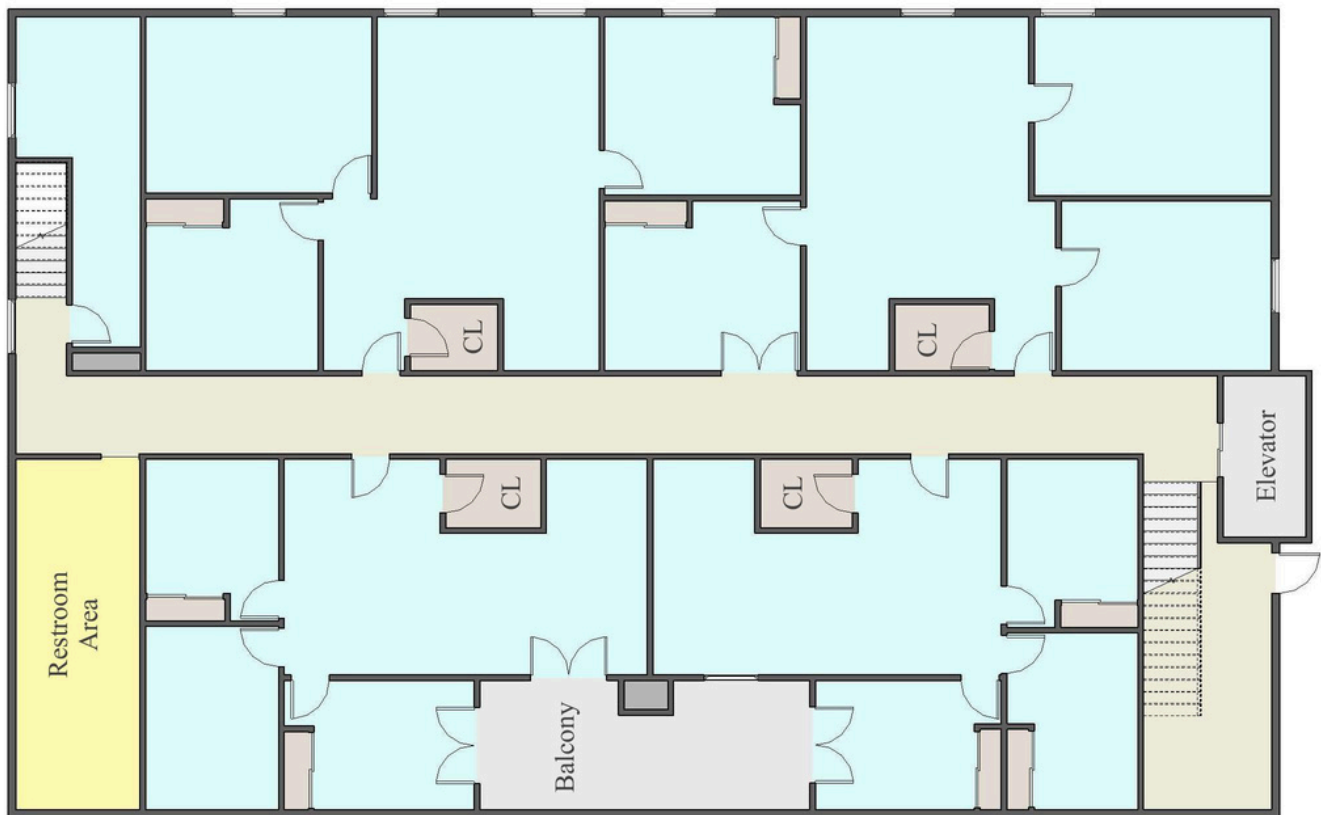


# SITE PLAN



## FLOOR PLAN - UNIT 2140

±5,000 SQ.FT.

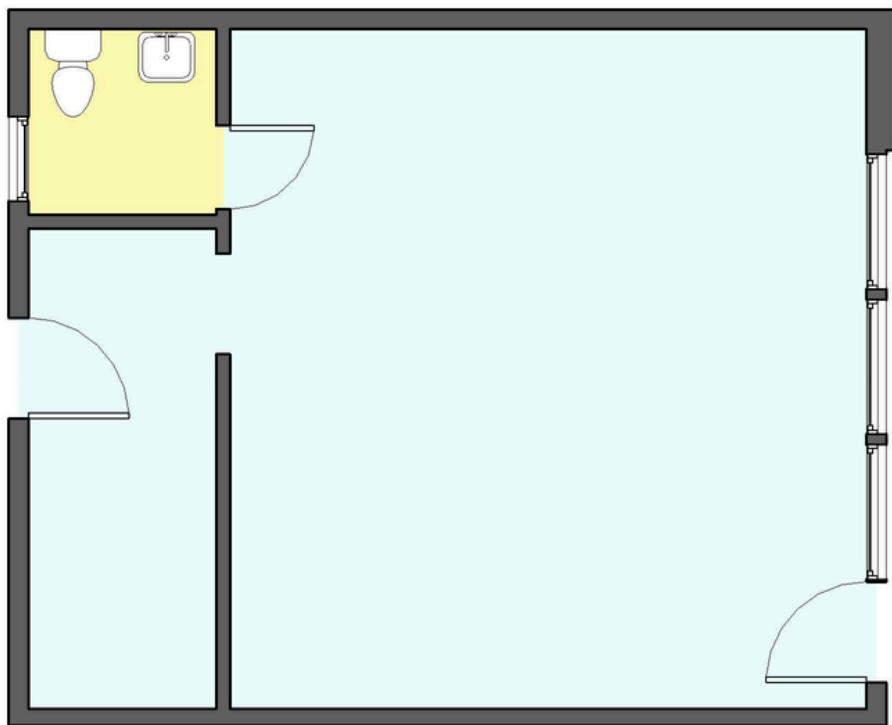


# FLOOR PLAN - UNIT 2132

±600 SQ.FT.

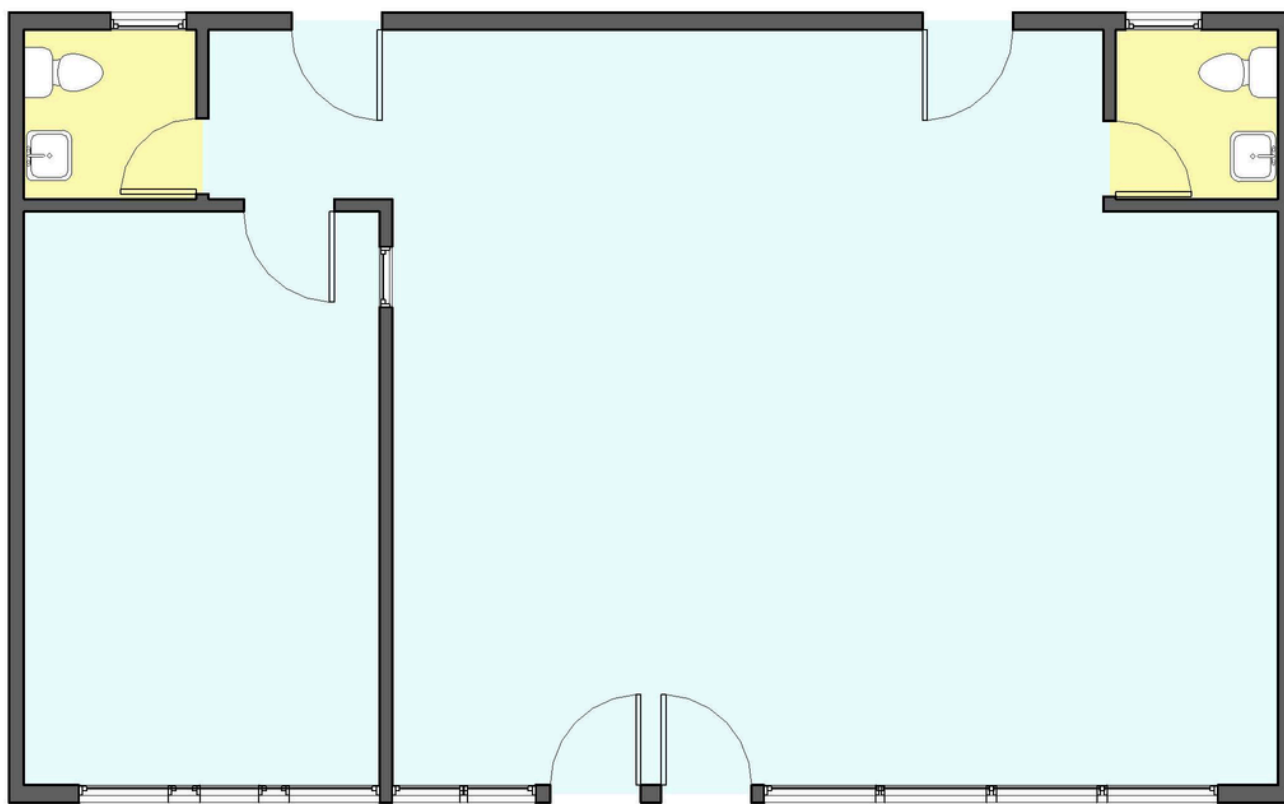


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# FLOOR PLAN - UNIT 2136-2138

±1,150 SQ.FT.



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