

2.06-ACRE DEVELOPMENT SITE WITH ENTITLEMENTS

NWQ 210 FREEWAY & BASELINE STREET | HIGHLAND, CA 92364

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Marcus & Millichap

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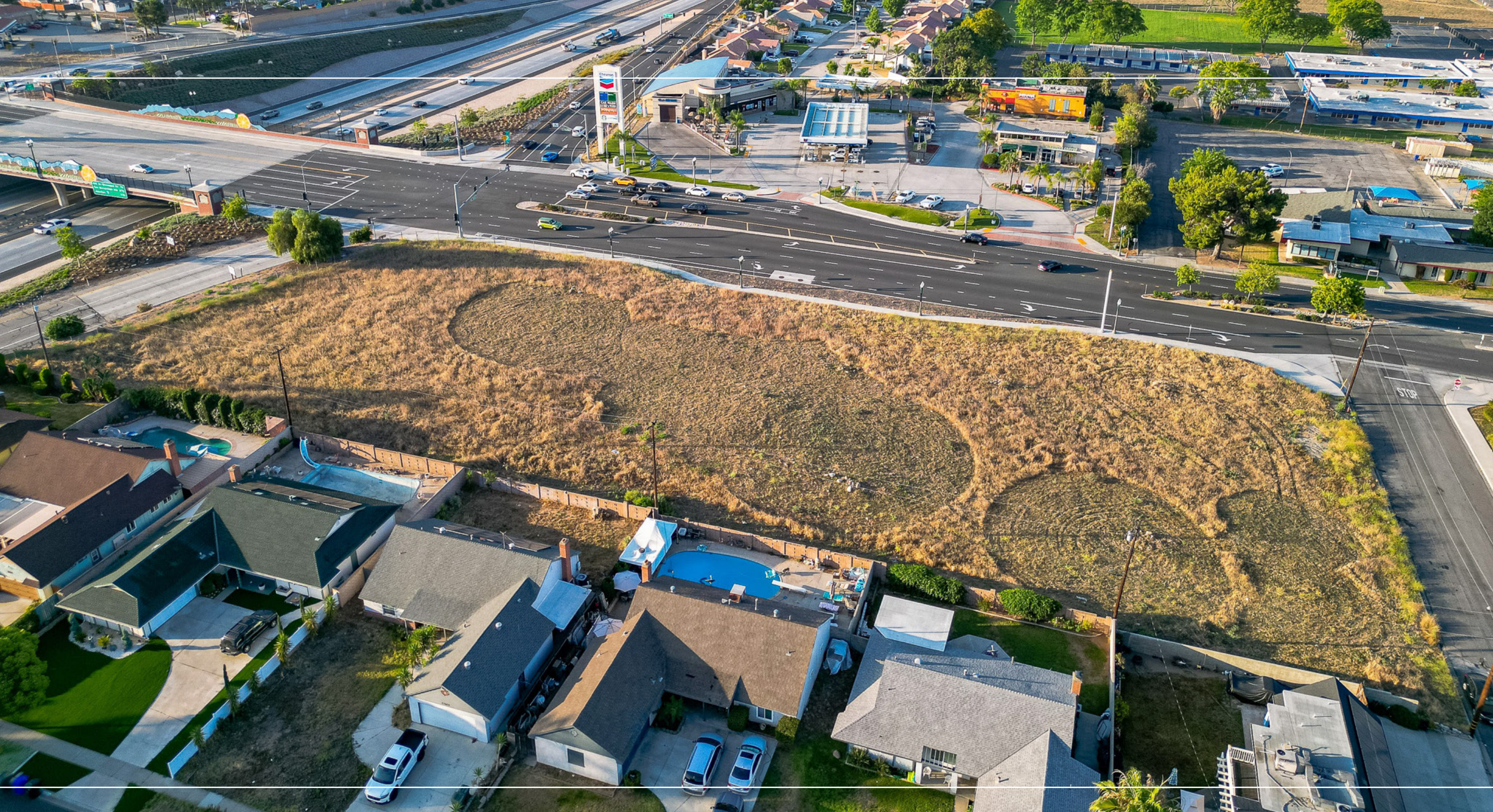


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**2.06-ACRE COMMERCIAL DEVELOPMENT SITE
WITH ENTITLEMENTS**

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01

**THE
PROPERTY**

PROPERTY OVERVIEW

Marcus Millichap is pleased to present a fully entitled Prime 2.06 Acre Commercial Development Site in Highland, California.

The subject property represents an exceptional opportunity to acquire a highly visible freeway site, strategically located in the rapidly growing city of Highland, California. Positioned at the NWQ of the 210 Freeway and Baseline Rd. this flat, usable parcel offers outstanding exposure to daily traffic counts that exceed 100,000 vehicles, making it ideal for a wide range of commercial, retail uses. Currently there are entitlements for two quick service drive-throughs, with the city also agreeing to gas and convenience uses. The location has grown rapidly with new home development and retail. To accommodate the growth of the trade area both Baseline St. and the 210 Freeway have expanded to 6 lanes.

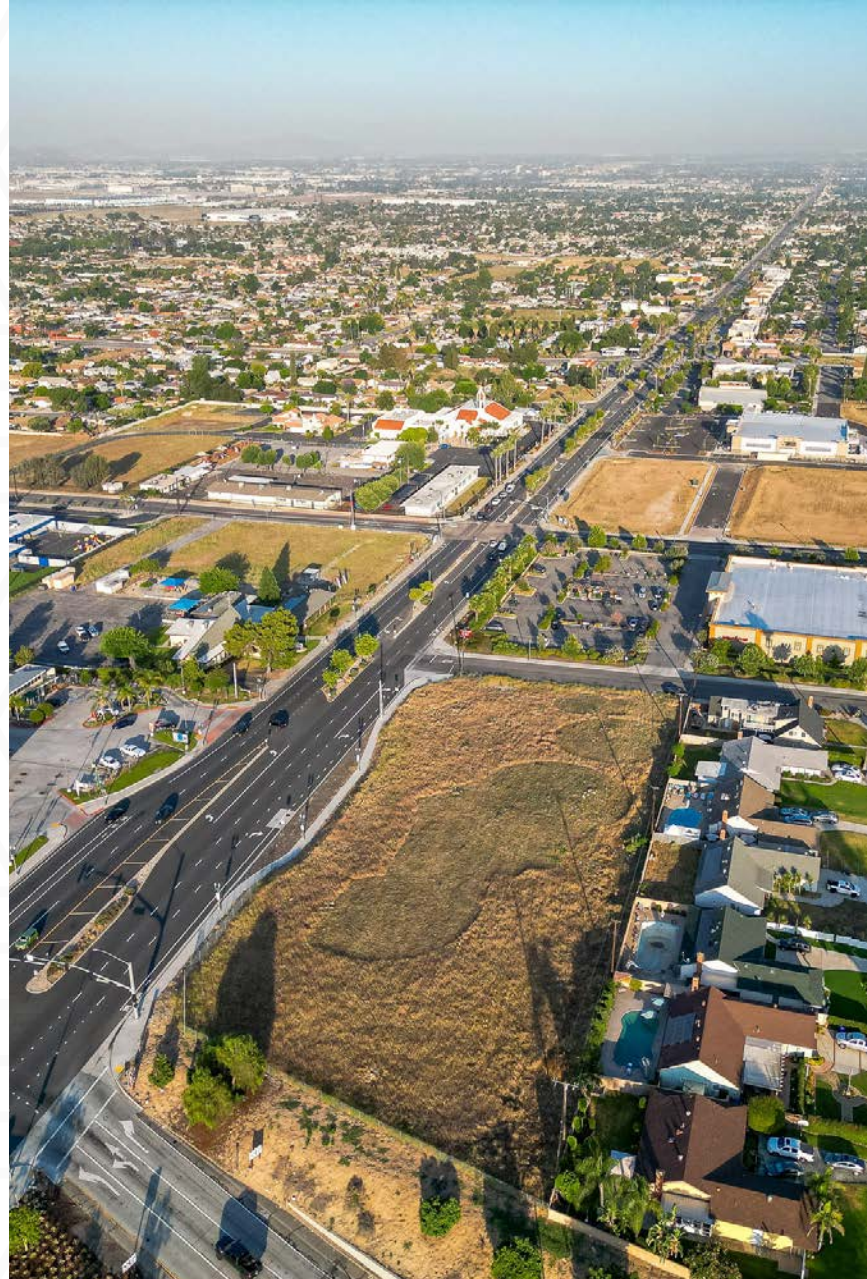


PROPERTY DETAILS

LOCATION	
PROPERTY ADDRESS	NWQ 210 FWY & BASELINE ST
CITY, STATE	HIGHLAND, CA 92364
PROPERTY	
PRICE	\$5,900,000
PRICE/SF	\$65.74
LOT SIZE	2.06 AC/89,734 SF
CURRENT ENTITLEMENTS	TWO FAST FOOD BUILDINGS WITH DRIVE THROUGHS, 60 FT FREEWAY SIGNAGE



PROPERTY HIGHLIGHTS



Zoning

- MU District– Mixed Use allows for Commercial, Retail, Service, Entertainment, and Civic. Permitted uses include retail shops, eating & drinking establishments, personal and professional services, entertainment venues, and civic amenities. Some require staff review (SR), and others may need full conditional use approval (C), depending on the specific use.

Residential

- Accessory Dwelling Units (ADUs/JADUs) – By Right
- Senior independent living, assisted living, convalescent care – Conditional Use Permit
- Multifamily housing (duplexes, triplexes, etc.) – Conditional
- Stand-alone single-family detached – Staff Review (For Separated Projects)

Location

- Direct freeway access from Interstate 210 and Baseline Rd. Exit, ideal site for QSR's and/or gas and convenience stores
- Entitlements include a 60 Foot Freeway Pole sign
- Nearby Retailers include Starbuck's, Popeye's, Smart and Final, Jack in the Box, McDonald's and Panda Express. Adjacent to Thompson Elementary School, St. Adelaide Catholic Academy and Cole Elementary, as well as additional High Schools and Elementary Schools located near the site.
- Traffic Counts 79,000 cars per day at I- 210 and Baseline Rd
- Utilities: All major utilities available at or near the site (Buyer To Verify)
- Topography: Level and ready for development
- Demographics: Within a 5-mile radius – Population of over 150,000 with strong household income levels and continued residential and commercial growth

Development Potential

- This site is ideally suited for a quick-serve restaurant pad(s), gas station/ convenience, or a multi-tenant commercial center. The strong local economy, freeway frontage, and growing community make this an ideal long-term investment or development opportunity.

PARCEL MAP

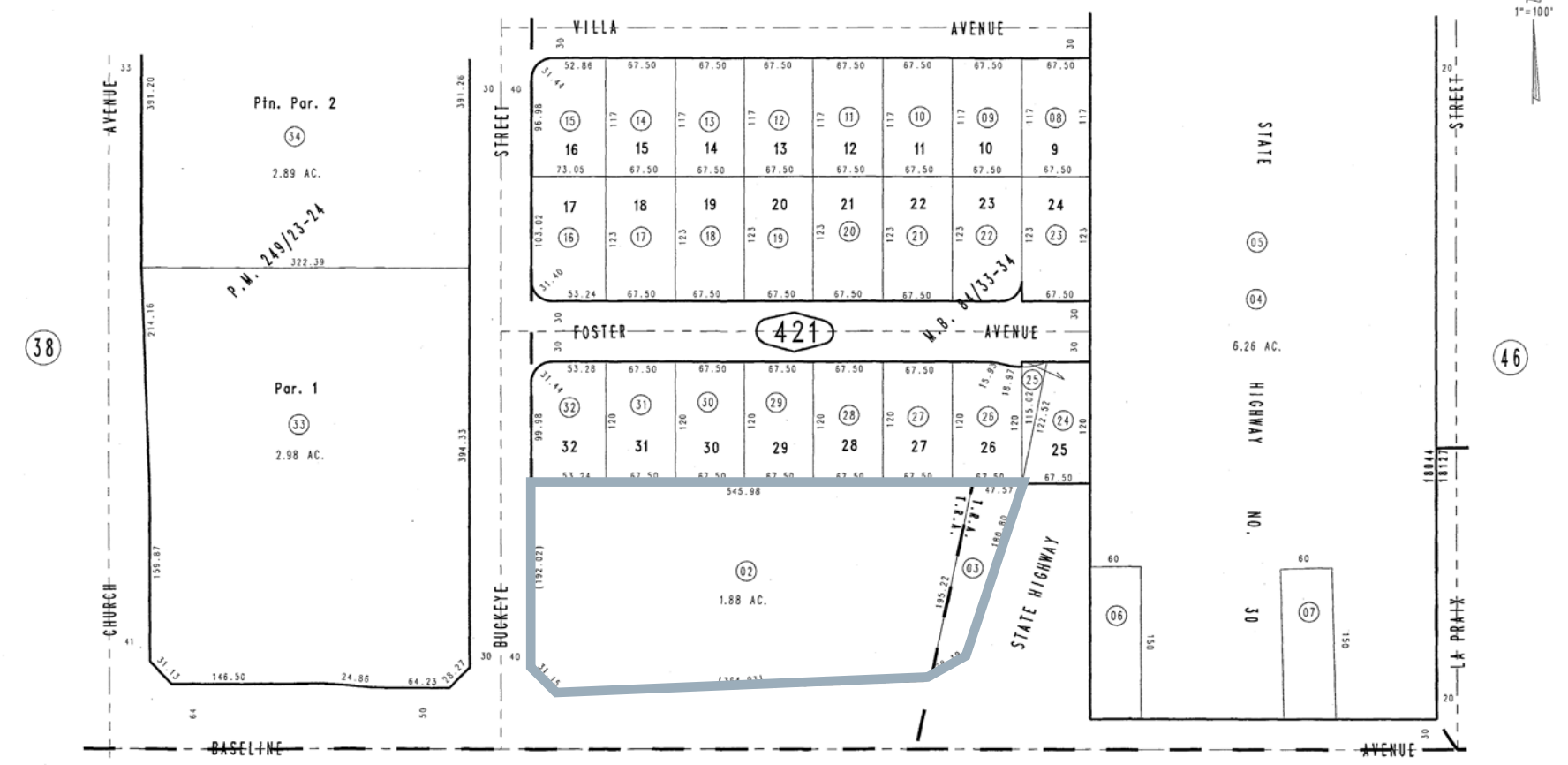
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



S.1/2, S.E.1/4, S.W.1/4 Sec. 33, T.1N.,R.3W. S.B.M.

City of Highland
Tax Rate Area
18044 18127

1200 - 42



JULY 1995

Parcel Map No. 19742, P.M. 249/23-24
Ptn. Tract No. 6650, M.B. 84/33-34

1201
05

Assessor's Map
Book 1200 Page 42
San Bernardino County

REVISED
12/05/17 KA
01/10/19 KA



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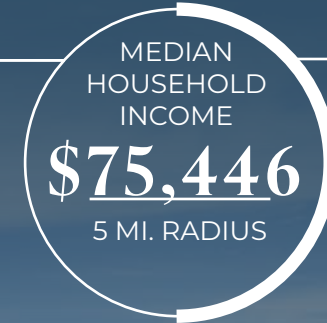
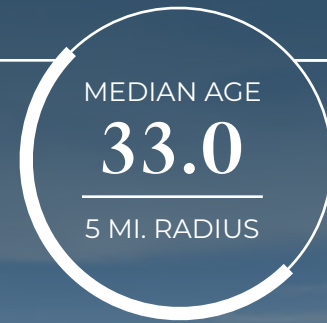
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02

**THE
MARKET**

SAN BERNARDINO COUNTY METRO

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with roughly 315,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.



METRO HIGHLIGHTS

STRATEGIC LOCATION

- Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

DOMINANT INDUSTRIAL MARKET

- The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

STRONG DEMOGRAPHIC TRENDS

- Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.



PROPERTY DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 PROJECTION			
TOTAL POPULATION	16,186	83,470	202,595
2024 ESTIMATE			
TOTAL POPULATION	16,074	82,828	200,492
2020 CENSUS			
TOTAL POPULATION	16,527	83,761	200,617
2010 CENSUS			
TOTAL POPULATION	15,133	76,888	186,878
DAYTIME POPULATION			
2024 ESTIMATE	13,304	75,948	228,936

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 PROJECTION			
TOTAL HOUSEHOLDS	5,334	25,433	61,940
2024 ESTIMATE			
TOTAL HOUSEHOLDS	5,294	25,168	61,093
AVERAGE HOUSEHOLD SIZE	3.0	3.1	3.2
2020 CENSUS			
TOTAL HOUSEHOLDS	5,234	24,796	59,909
2010 CENSUS			
TOTAL POPULATION	4,899	22,928	55,424

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 ESTIMATE			
\$250,000 OR MORE	2.9%	4.2%	3.7%
\$200,000-\$249,999	3.6%	4.9%	4.3%
\$150,000-\$199,999	8.9%	9.5%	8.4%
\$125,000-\$149,999	8.7%	7.7%	6.6%
\$100,000-\$124,999	13.0%	11.6%	10.7%
\$75,000-\$99,999	13.7%	13.2%	13.7%
\$50,000-\$74,999	17.2%	17.1%	17.0%
\$35,000-\$49,999	11.2%	10.6%	10.7%
\$25,000-\$34,999	9.1%	8.4%	8.3%
\$15,000-\$24,999	5.2%	5.5%	7.3%
UNDER \$15,000	6.6%	7.3%	9.4%
AVERAGE HOUSEHOLD INCOME	\$92,708	\$95,140	\$89,405
MEDIAN HOUSEHOLD INCOME	\$78,073	\$82,063	\$75,446
PER CAPITA INCOME	\$30,900	\$30,227	\$28,301

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
POPULATION 25+ BY EDUCATION LEVEL			
2024 ESTIMATE POPULATION AGE 25+	10,587	52,381	124,412
ELEMENTARY (0-8)	9.3%	10.2%	10.7%
SOME HIGH SCHOOL (9-11)	11.3%	12.6%	12.9%
HIGH SCHOOL GRADUATE (12)	30.4%	28.6%	28.9%
SOME COLLEGE (13-15)	21.4%	20.8%	19.9%
ASSOCIATE DEGREE ONLY	8.4%	8.1%	7.7%
BACHELOR'S DEGREE ONLY	11.1%	11.7%	11.7%
GRADUATE	8.1% ¹	8.0%	8.1%

HOUSING UNITS	1 MILE	3 MILES	5 MILES
OCCUPIED UNITS			
2029 PROJECTION	5,497	26,312	64,780
2024 ESTIMATE	5,452	26,032	63,871
OWNER OCCUPIED	3,517	14,861	30,557
RENTER OCCUPIED	1,774	10,306	30,556
VACANT	158	864	2,778
PERSONS IN UNITS			
2024 ESTIMATE TOTAL OCCUPIED UNITS	5,294	25,168	61,093
1 PERSON UNITS	21.3%	17.4%	19.4%
2 PERSON UNITS	30.6%	28.8%	27.0%
3 PERSON UNITS	14.2%	16.7%	16.6%
4 PERSON UNITS	14.8%	16.0%	15.9%
5 PERSON UNITS	9.7%	10.5%	10.7%
6+ PERSON UNITS	9.4%	10.6%	10.4%

POPULATION

In 2024, the population in your selected geography is 200,492. The population has changed by 7.28 percent since 2010. It is estimated that the population in your area will be 202,595 five years from now, which represents a change of 1.0 percent from the current year. The current population is 50.5 percent male and 49.5 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,552 people per square mile.

HOUSEHOLDS

There are currently 61,093 households in your selected geography. The number of households has changed by 10.23 percent since 2010. It is estimated that the number of households in your area will be 61,940 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 3.1 people.

INCOME

In 2024, the median household income for your selected geography is \$75,446, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 80.61 percent since 2010. It is estimated that the median household income in your area will be \$83,014 five years from now, which represents a change of 10.0 percent from the current year.

The current year per capita income in your area is \$28,301, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$89,405, compared with the U.S. average, which is \$101,307.

EMPLOYMENT

In 2024, 87,755 people in your selected area were employed. The 2010 Census revealed that 53.5 percent of employees are in white-collar occupations in this geography, and 24.7 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 26.00 minutes.

HOUSING

The median housing value in your area was \$427,413 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 28,876.00 owner-occupied housing units and 26,549.00 renter-occupied housing units in your area.

EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 18.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.7 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.5 percent in the selected area compared with the 19.7 percent in the U.S.



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