

COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



6909 Victoria Avenue, Highland, CA 92346

PRESENTED BY

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MGR
Real Estate

Features:

- ±22,000 SF Freestanding Multi-tenant Retail Center
- Strategically located at the Southeast corner of Pacific Street & Victoria Avenue
- Easy Access to I-210 Freeway
- Minutes to Yaamva' Resort & Casino
- Available Suites ±619 +/- to ±3,725 SF
- Coming Summer 2024!
- Triple Net Lease

Commercial | Residential | Property Management

ONTARIO 909-981-4466

VICTORVILLE 760-955-7888

CARLSBAD 760-683-8102

www.mgrrealestate.com

BRE ID# 01841921

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6909 Victoria Ave, Highland, CA 92346 |
Retail Spaces for Lease

Suite #	RSF	Description	Status
A	674	Corner Suite, Open Floor Plan	Available Summer 2024
B	705	Open Floor Plan	Available Summer 2024
C	674	Open Floor Plan	Available Summer 2024
D	659	Open Floor Plan	Available Summer 2024
E	674	Open Floor Plan	Available Summer 2024
F	690	Open Floor Plan	Available Summer 2024
G	705	Open Floor Plan	Available Summer 2024
H	690	Open Floor Plan	Available Summer 2024
I	674	Open Floor Plan	Available Summer 2024
J	659	Open Floor Plan	Available Summer 2024
K	674	Open Floor Plan	Available Summer 2024
L	924	Open Floor Plan	Available Summer 2024
M	3,725	Open Floor Plan	Available Summer 2024
N	845	Open Floor Plan	Available Summer 2024
O	870	Open Floor Plan	Available Summer 2024
P	792	Open Floor Plan	Available Summer 2024
Q	942	Open Floor Plan	Available Summer 2024
R	712	Open Floor Plan	Available Summer 2024
S	796	Open Floor Plan	Available Summer 2024
T	1,134	Open Floor Plan	Available Summer 2024
U	1,218	Open Floor Plan	Available Summer 2024
V	619	Corner Suite, Open Floor Plan	Available Summer 2024

For more information, contact:

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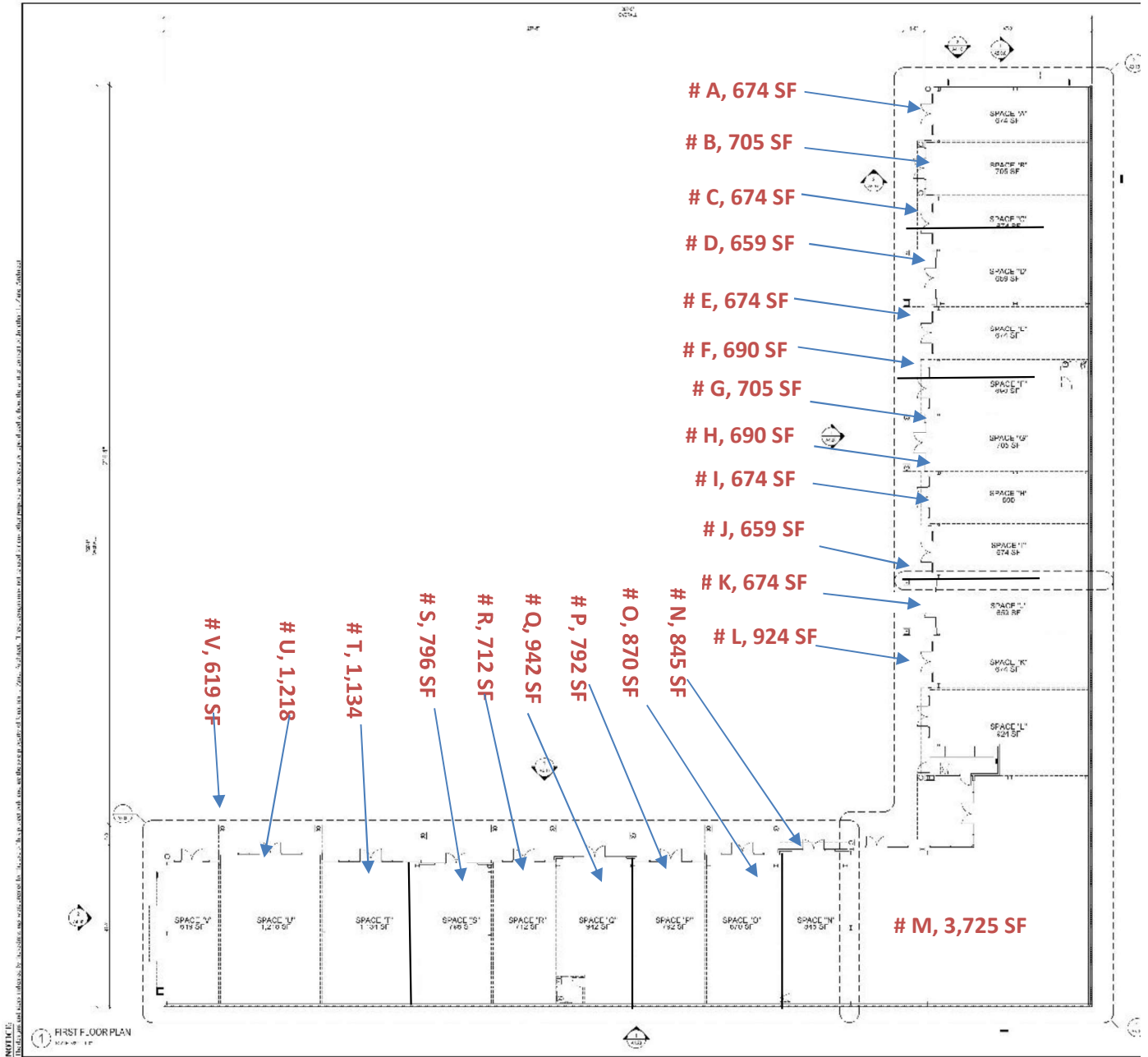
MGR Real Estate Inc. 3800 Concourse, Suite 100, Ontario, California 91764 | Office: 909-981-4466 / Fax: 909-981-6267

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6909 Victoria Ave, Highland, CA 92346 | Retail Spaces for Lease

Approx. ±619 to ±3,725 R.S.F. (Available Summer 2024)



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Retail Spaces for Lease

Demographic

Population	2 Miles	5 Mile	10 Mile
2010 Population	66,170	210,429	575,096
2023 Population	74,300	230,302	611,516
2028 Population Projection	75,657	233,509	616,982
Annual Growth 2010-2023	0.9%	0.7%	0.5%
Annual Growth 2023-2028	0.4%	0.3%	0.2%
Median Age	33	33.4	34
Bachelor's Degree or Higher	9%	14%	19%
U.S. Armed Forces	24	102	455
Households	2 Mile	5 Mile	10 Mile
2010 Households	19,179	61,377	172,138
2023 Households	21,876	67,434	183,564
2028 Households Projection	22,315	68,390	185,238
Annual Growth 2010-2023	0.8%	0.5%	0.3%
Annual Growth 2023-2028	0.4%	0.3%	0.2%
Owner Occupied Households	10,565	33,948	102,053
Renter Occupied Households	11,751	34,442	83,185
Total Specified Consumer Spending	\$649.9M	\$2.1B	\$6B
Population By Race	2 Mile	5 Mile	10 Mile
White	52,195	166,645	456,114
Black	12,360	30,622	70,455
American Indian/Alaskan Native	1,785	6,132	14,581
Asian	4,618	17,121	44,894
Hawaiian & Pacific Islander	435	1,271	3,232
Two or More Races	2,907	8,512	22,239
Hispanic Origin	44,502	142,540	367,725

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**6909 Victoria Ave, Highland, CA 92346 |
Retail Spaces for Lease**

Income	2 Miles	5 Mile	10 Mile
AVG Household Income	\$69,102	\$72,498	\$82,004
Median Household Income	\$52,794	\$53,561	\$63,067
<\$25,000	4,704	15,071	33,075
\$25,000 - \$50,000	5,666	16,539	40,709
\$50,000 - \$75,000	4,119	11,937	31,861
\$75,000 - \$100,000	2,879	8,378	25,756
\$100,000 - \$125,000	1,685	5,956	19,193
\$125,000 - \$150,000	1,078	3,553	11,405
\$150,000 - \$200,000	1,088	3,079	11,512
\$200,000+	657	2,924	10,053

Consumer Spending Details

Radius	2 Mile		5 Mile	
Expand All	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$39,731,474	\$1,816	\$124,062,613	\$1,840
Entertainment, Hobbies & Personal	\$90,006,149	\$4,114	\$282,068,548	\$4,183
Food & Alcohol	\$188,837,512	\$8,632	\$595,629,642	\$8,833
Household	\$91,472,949	\$4,181	\$295,152,706	\$4,377
Transportation & Maintenance	\$178,584,980	\$8,164	\$553,021,067	\$8,201
Health Care	\$27,795,515	\$1,271	\$89,280,888	\$1,324
Education & Daycare	\$33,443,355	\$1,529	\$111,224,195	\$1,649

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Victoria Avenue	14th St N	10,607	2022	0.31 mi
Eucalyptus Drive	Byron St S	384	2022	0.38 mi
Victoria Avenue	Case Ave N	11,853	2022	0.40 mi
Baseline Street	Cunningham St E	11,117	2022	0.53 mi
Highland Avenue	Robinson Rd E	25,312	2022	0.53 mi
Highland Avenue	Adam St W	17,641	2022	0.55 mi

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