DELPHI
COMMERICAL PROPERTIES, INC.



Highland Avenue Plaza

4060 Highland Avenue
San Bernardino, CA 92346

Center Type:
GLA: 93,379

Leasing Contact

Adam Greenberg, CLS

888-341-5915

agreenberg@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Dominant Community Center: The leading shopping destination in its trade area, located at the base of the San Bernardino Mountains in the northeast corner of the Los Angeles Basin.
- National Tenant Lineup: Anchored by Ross Dress for Less and Aldi Foods, with a strong mix of neighborhood-serving retailers including Dollar Tree, Five Below, Wingstop, Supercuts, Papa John's Pizza, and T-Mobile.
- Regional Accessibility: Conveniently accessed from both the 330 and 210 Freeways, providing excellent connectivity to the surrounding trade area.
- Multiple Access Points: Five points of ingress and egress, including three signalized entrances, support efficient traffic flow and convenient customer access.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	10,928	39,200	76,968
HOUSEHOLDS	3,635	11,484	22,349
AVG HH INCOME	$97,243	$109,840	$101,737

MAJOR TENANTS

ROSS DRESS FOR LESS · ALDI · DOLLAR TREE · Walmart Supercenter

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AVAILABLE SPACES

34	2,000 SF
42	1,000 SF

COMING AVAILABLE

17	1,151 SF
23	1,657 SF



CURRENT TENANTS

OP1	Walmart Supercenter		17	Supercuts	1,151 SF	25	Hibachi Grill Buffet	4,500 SF
1	ALDI	17,506 SF	18	Subway	1,226 SF	28	Papa John's Pizza	1,650 SF
4	Dollar Tree	9,360 SF	19	Royal Smoke and Vape	660 SF	30	Bath & Body Works	4,050 SF
7	Five Below	8,300 SF	20	Shiny Nails	1,000 SF	37	CanAm Dental	2,800 SF
10	Ross Dress for Less	25,000 SF	21	Universal Dental Care	1,328 SF	40	T-Mobile	3,120 SF
14	Fashion Q	4,000 SF	23	La Michoacana	1,657 SF	44	Sharp Image Barbers	1,380 SF
16	Wingstop	1,691 SF						

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.