



## Highland Avenue Plaza

4060 Highland Avenue  
San Bernardino, CA 92346

Center Type:  
GLA: 93,379

Leasing Contact

**Chrystelle Shanks**

888-341-5915

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### PROPERTY HIGHLIGHTS

- Dominant Community Center – The leading shopping destination in its trade area, positioned at the base of the San Bernardino Mountains in the northeast corner of the Los Angeles Basin.
- National Tenant Mix – Anchored by Ross Dress for Less and Aldi Foods, with strong neighborhood-serving retailers including Dollar Tree, Five Below, Wingstop, Supercuts, Papa John's Pizza, and T-Mobile.
- Excellent Accessibility – Conveniently reached from both the 330 and 210 Freeways, ensuring strong regional connectivity.
- Multiple Entry Points – Features five access points, including three signalized entrances, providing smooth traffic flow and customer convenience.

### DEMOGRAPHICS

	1M	2M	3M
POPULATION	10,696	76,904	160,682
HOUSEHOLDS	3,836	23,268	47,765
AVG HH INCOME	\$105,991	\$104,667	\$100,025

### MAJOR TENANTS





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### AVAILABLE SPACES

34 2,000 SF  
42 1,000 SF

### COMING AVAILABLE

17 1,151 SF



### CURRENT TENANTS

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

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.