

# Greenspot Crossings

Now Leasing New Development

22 Acre Entitled Shopping Center / 250,000 sq. ft. 1st Phase

NEQ 210 Freeway & 5th / Greenspot Road, Highland, California

TREH Partners, LLC

949.631.6620

Tom Robinson

[tom@v1invest.com](mailto:tom@v1invest.com)

Lisa Sawdon

[lisa@v1invest.com](mailto:lisa@v1invest.com)

Greg Lukosky

[greg@v1invest.com](mailto:greg@v1invest.com)



SHOP



LIVE



WORK



DINE



# Greenspot Crossings Executive Summary

## AREA

No longer a bedroom community, Highland, CA is one of the fastest growing Cities in the Inland Empire and has a current population of 54,985. It is adjacent to the cities of Redlands (70,000 population) and San Bernardino (212,000 population). Additionally, this site is a gateway to 12 bedroom commuter Mountain Communities (60,000 people) which also attract an estimated 8.4 million annual visitors to local mountains, lakes and ski resorts.

Highland offers an ideal business and residential location in the Inland Empire of Southern California. Highland takes great pride in being one of the most desirable communities to live with low crime, high safety, and an emphasis on community beautification.

## LOCATION

NEQ of I 210 Freeway and Greenspot Road, Highland, California.

## DESCRIPTION

22 acres within a 100 acre mixed use Approved Specific Plan with approved EIR for 800 high density multifamily units and 700,000 sq ft of commercial. 1st Phase consists of 150,000 sq ft of retail anchor and pad space, 110 multifamily and townhomes.

## ENTITLEMENTS

Approved retail site plan.

## SIGNAGE

Regional Site with Freeway Visible buildings and Pylon Signage.

## RETAIL SALES LEAKAGE

A huge opportunity for retailers within the City of Highland which currently loses approximately \$343,000,000 in retail sales leakage annually. Some categories such as Clothing and Clothing Accessories have 99% leakage; General Merchandise 94%.

## MAJOR RETAILERS

Lowes Home Improvement, Staples, LA Fitness, Albertsons and Stater Brothers are the major retailers in the city.

## POPULATION GROWTH

The 210 freeway was completed through Highland in 2010. This has made Highland a highly attractive location for homebuilders. There are over 6,500 residential units in different stages of development with a majority being east of the 210 Freeway on Greenspot Road including Lewis Homes 3,600 unit master planned community Harmony Ranch.

## TRAFFIC

Greenspot Road is a newly expanded six lane road; it currently has one of the highest traffic counts in trade area and is estimated to double to 60,700 ADT. The site is well connected to North Redlands via Orange Street (20,900 ADT), directly adjacent San Bernardino through multiple streets and the I-210 freeway, Mentone and Yucaipa via Greenspot Road and Bryant, the Mountain Cities via the 18 and 330 Highways. It is the most conveniently located site in the entire trade area.

## COMPETITION

Citrus Plaza and Mountain Grove located on San Bernardino Ave, one exit to the South on I-210 (3.5 miles) has been the focal point for most Regional Retailers, it has been the only game in town if you wanted to locate in the east Inland Empire. However, a majority of people using those projects have to drive directly by this site. Highland has some of the highest household income levels and a big portion of the population supporting those projects. Additionally, the older Walmart Power Center, although adjacent to Highland, is in the City of San Bernardino northwest of 210 Freeway on Highland Avenue and primarily serves San Bernardino.

## TRADE AREA

Greenspot Crossings is a Regional/Community Site. It will conveniently serve all of Highland, N. Redlands, Mentone, Yucaipa, San Bernardino and the 12 mountain Commuter Communities such as Big Bear, Lake Arrowhead and Running Springs. This site currently serves the 12 mountain communities and is a convenient and safe stopping point for the estimated 8.4 million annual visitors coming and going to the local Mountains and its many lakes and ski resorts.

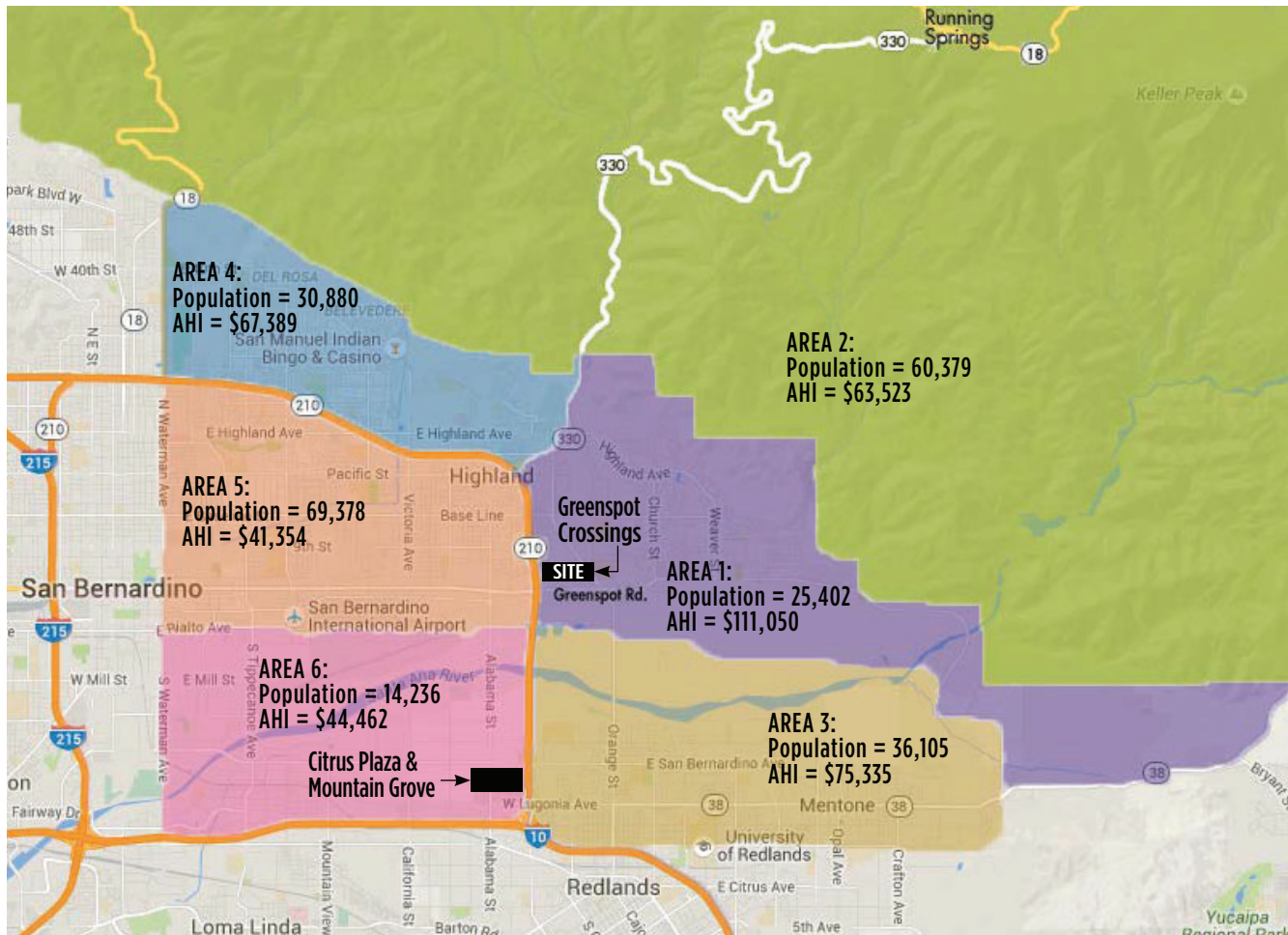
*The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.*

# Greenspot Crossings

Greenspot Crossings Trade Area with Highest Average Income of \$111,050

Population of 547,083 within a 10 mile radius

168,897 household within the Greenspot Crossings Trade Area



## Population & Income Direct Trade Area

DIRECT TRADE AREA	POPULATION	AVERAGE HOUSEHOLD INCOME
AREA 1: East Highlands Ranch	25,402	\$111,050
AREA 2: Mountain Communities (Big Bear, Big Bear Lake, Crestline, Lake Arrowhead, Forest Falls, Green Valley Lake, Running Springs, Angelus Oak, Twin Peaks, Arrowbear, Fawnskin)	60,379	\$63,523
AREA 3: N. Redlands/Mentone	36,105	\$75,335
AREA 4: San Bernardino & County	30,880	\$67,389
AREA 5: W. Highlands & San Bernardino	69,378	\$41,354
AREA 6: Citrus Plaza	14,236	\$44,462
<b>TOTAL POPULATION:</b>	<b>236,380</b>	

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**AVAILABLE**

FLOOD ZONE A

COMMERCIAL 1  
±9.87 AC

MAJOR 1  
37,000 SF  
(ONE-STORY)

MAJOR 2  
19,600 SF  
(ONE-STORY)

RESIDENTIAL  
±8,735 AC

**DAVE'S  
HOT  
CHICKEN**

**GAS STATION,  
C-STORE & CAR  
WASH**

**CHIPOTLE**

PAD 1  
5,200 SF  
(ONE-STORY)

GAS STATION  
±1.592 AC  
(±69,352 SF)

FWY 210

**STARBUCKS**

GREENSPOT ROAD

**ONO  
HAWAIIAN  
BBQ**

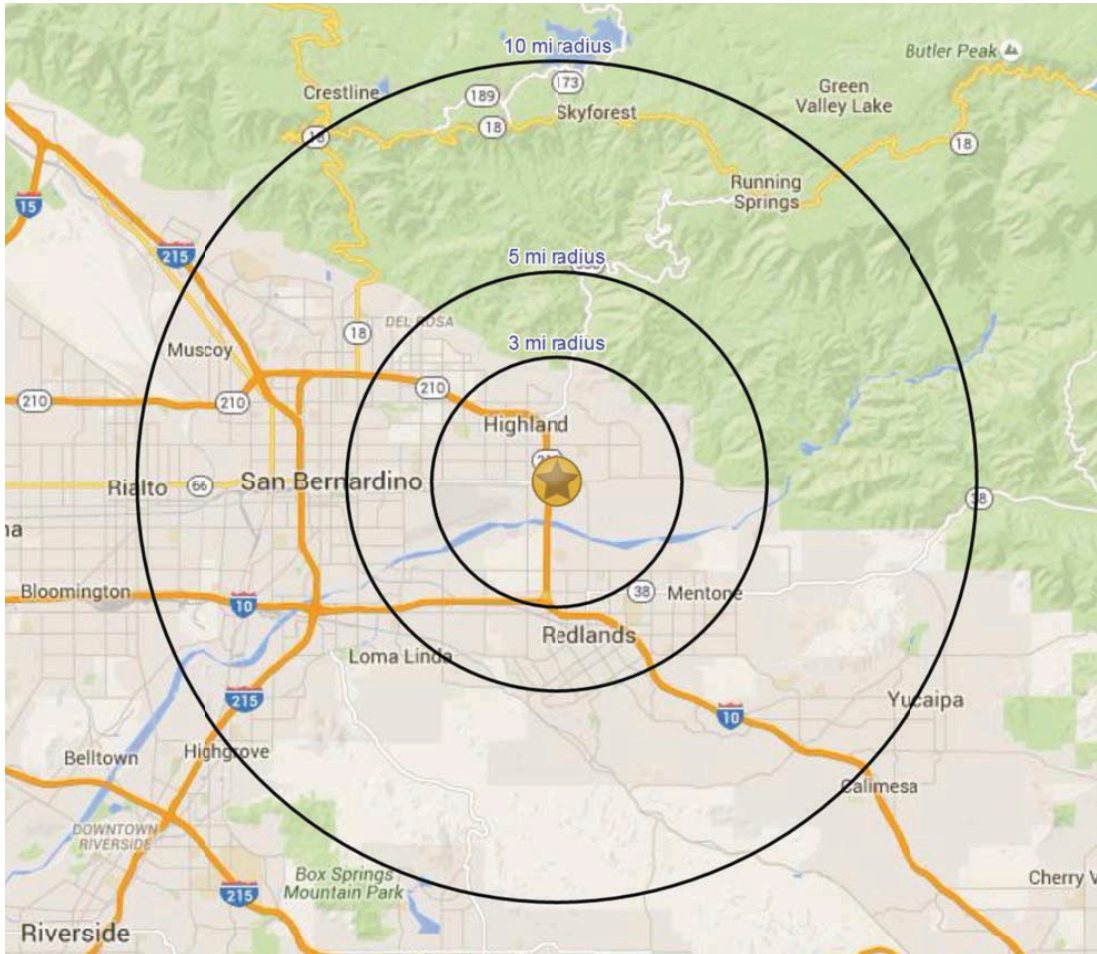


# Greenspot Crossings

Gateway to 60,379 pop. in the adjacent 12 Mountain Communities

8.4 million annual visitors to local mountains, lakes and ski resorts

Adjacent to San Bernardino pop. 221,000 and Redlands 70,000 pop.



# Market Summary Profile

## 2000-2010 CENSUS, 2015 ESTIMATES WITH 2020 PROJECTIONS\*

### POPULATION:

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2015 Estimated Population	75,985	210,369	547,083
2020 Projected Population	79,575	220,779	575,832
2010 Census Population	73,426	201,330	522,536
2000 Census Population	64,433	179,022	466,260
Projected Annual Growth 2015 to 2020	0.9%	1.0%	1.1%
Historical Annual Growth 2000 to 2015	1.2%	1.2%	1.2%
2015 Median Age	33.4	32.3	32.1

### HOUSEHOLDS:

2015 Estimated Households	23,102	66,699	168,897
2020 Projected Households	24,065	69,613	176,677
2010 Census Households	22,078	63,051	159,113
2000 Census Households	20,085	59,147	149,499
Projected Annual Growth 2015 to 2020	0.8%	0.9%	0.9%
Historical Annual Growth 2000 to 2015	1.0%	0.9%	0.9%

### RACE AND ETHNICITY:

2015 Estimated White	50.4%	51.0%	50.7%
2015 Estimated Black or African American	12.6%	11.9%	11.4%
2015 Estimated Asian or Pacific Islander	9.2%	9.5%	7.0%
2015 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.1%
2015 Estimated Other Races	26.8%	26.5%	29.7%
2015 Estimated Hispanic	47.8%	46.2%	53.4%

### INCOME:

2015 Estimated Average Household Income	\$72,031	\$66,974	\$64,450
2015 Estimated Median Household Income	\$62,857	\$55,679	\$52,635
2015 Estimated Per Capita Income	\$22,183	\$21,607	\$20,123

### EDUCATION (AGE 25+):

2015 Estimated Elementary (Grade Level 0 to 8)	10.2%	10.0%	11.3%
2015 Estimated Some High School (Grade Level 9 to 11)	12.4%	12.2%	13.4%
2015 Estimated High School Graduate	26.6%	25.2%	26.0%
2015 Estimated Some College	23.2%	22.3%	22.6%
2015 Estimated Associates Degree Only	8.0%	7.9%	7.5%
2015 Estimated Bachelors Degree Only	11.7%	13.4%	11.5%
2015 Estimated Graduate Degree	7.8%	9.1%	7.7%

### BUSINESS:

2015 Estimated Total Businesses	1,274	6,787	16,430
2015 Estimated Total Employees	11,246	80,805	208,298
2015 Estimated Employee Population per Business	8.8	11.9	12.7
2015 Estimated Residential Population per Business	59.6	31.0	33.3

\*Calculated using Weighted Block Centroid from Block Groups

# Greenspot Crossings

## Site/Retail Aerial Overview

\$343,000,000 annual retail sales leakage out of City of Highland

Greenspot Road is a newly expanded six lane road

Area Retailers Lowes, Staples, LA Fitness, Albertsons and Stater Brothers



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# Greenspot Crossings

## Highland Land Inventory

Currently Over 6,500 Residential Units Under Development

Harmony Ranch, 3,600 home masterplan on Greenspot Road

176,677 Households within a 10 mile radius projected by 2020



# Greenspot Crossings

## Highland Trade Area Traffic

30,900 ADT Greenspot Road

Orange Street traffic adds an additional 20,000 CPD

Trade Area traffic estimated to double to 60,700 ADT





# Greenspot Crossings

## Employment Centers

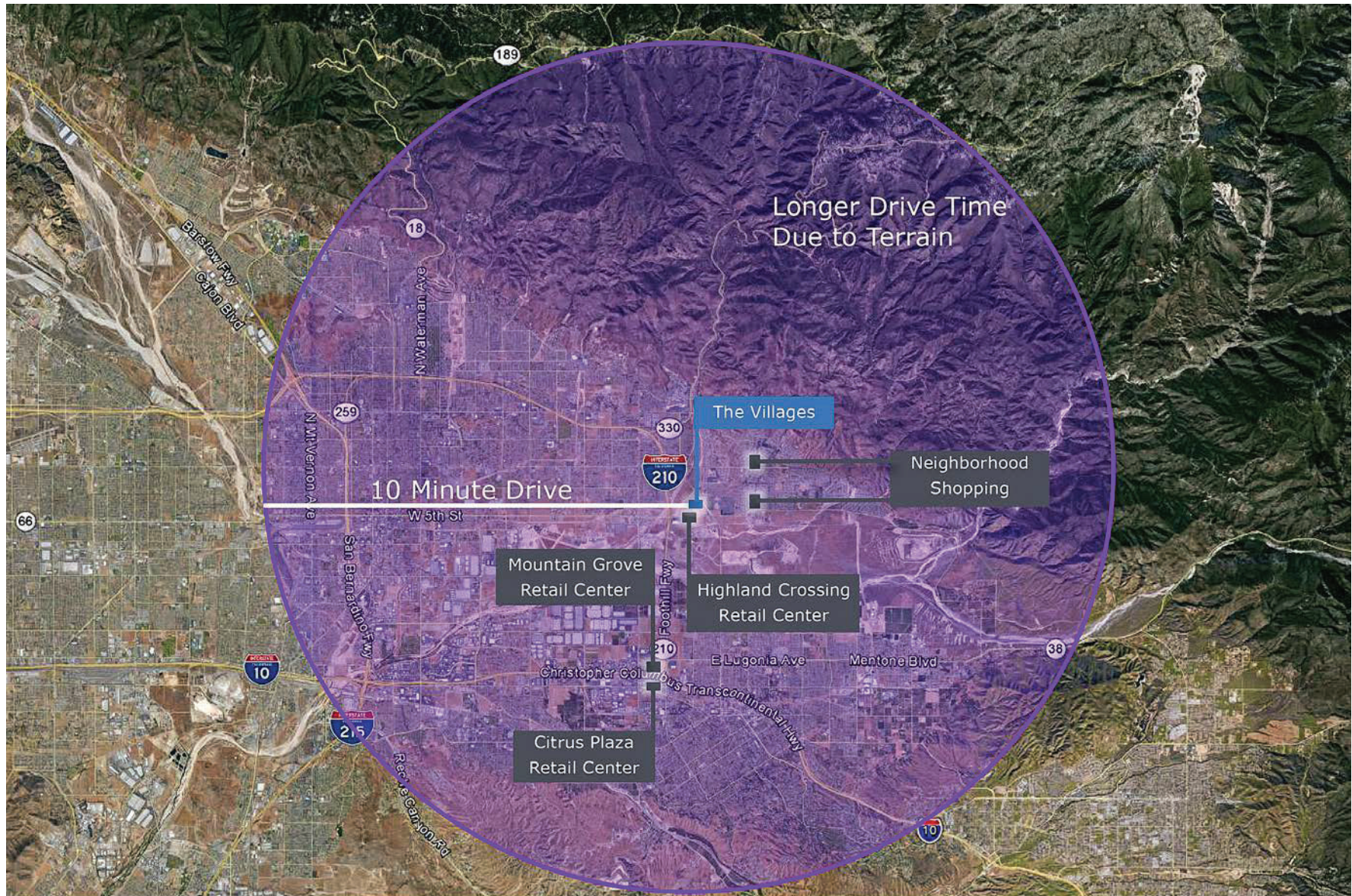
10 Minutes to Work



# Greenspot Crossings

## Retail & Shopping Centers

10 Minutes to Shop



# Greenspot Crossings

## College & Universities

10 Minutes to Learn

