

**26035 E. BASELINE ST.,
HIGHLAND, CA 92410**

FOR SALE



E. Baseline St.

Mckinley Ave.



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THE OFFERING

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Highland, CA, located in the eastern portion of the Inland Empire, is an active and steadily growing retail submarket. With a population of approximately 57,000 residents and more than 500,000 people within a short drive, the city offers a strong consumer base supported by consistent daily traffic from surrounding communities such as San Bernardino, Redlands, and Yucaipa. The median age of roughly 33 highlights a young, family-oriented population, while household incomes averaging around \$77,000 per year contribute to stable demand for shopping, dining, and essential services.

Strategically positioned near the intersection of the I-210 and Highway 330, Highland benefits from excellent regional access and serves as a gateway to the San Bernardino Mountains, bringing seasonal tourism and additional economic activity. The city is home to major employers including San Manuel Band of Mission Indians and Yaamava' Resort & Casino, one of the region's largest entertainment and hospitality destinations, which continues to drive jobs and consumer spending. With ongoing commercial development, infrastructure improvements, and expanding residential communities, Highland presents a strong environment for retailers and a compelling opportunity for real estate investors seeking long-term growth.

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INVESTMENT HIGHLIGHTS

- Investment or Owner/User Opportunity (Inquire for More Details and/or Rent Roll)
- Value-Add Opportunity, with Majority of Tenants are Month-to-Month, with Below Market Rents
- Great Visibility from Baseline St. (± 15k Vehicles per Day)

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PROPERTY FEATURES

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 **Address:** 26035 Baseline St., Highland, CA 92410

 **Building Size:** ±16,393 Sq.Ft. (Verify)

 **Lot Size:** ±1.01 – Acres (±43,996 Sq.Ft.)

 **APN:** 1192-021-23-0000

 **Zoning:** General Commercial (CG-1), per the city of Highland

 **# of Tenants:** Five (5)

PROPERTY HIGHLIGHTS

- Building and Pylon Signage
- Eight (8) Ground level Doors
- Ingress/Egress
- Excess Yard
- Four (4) Buildings On-site



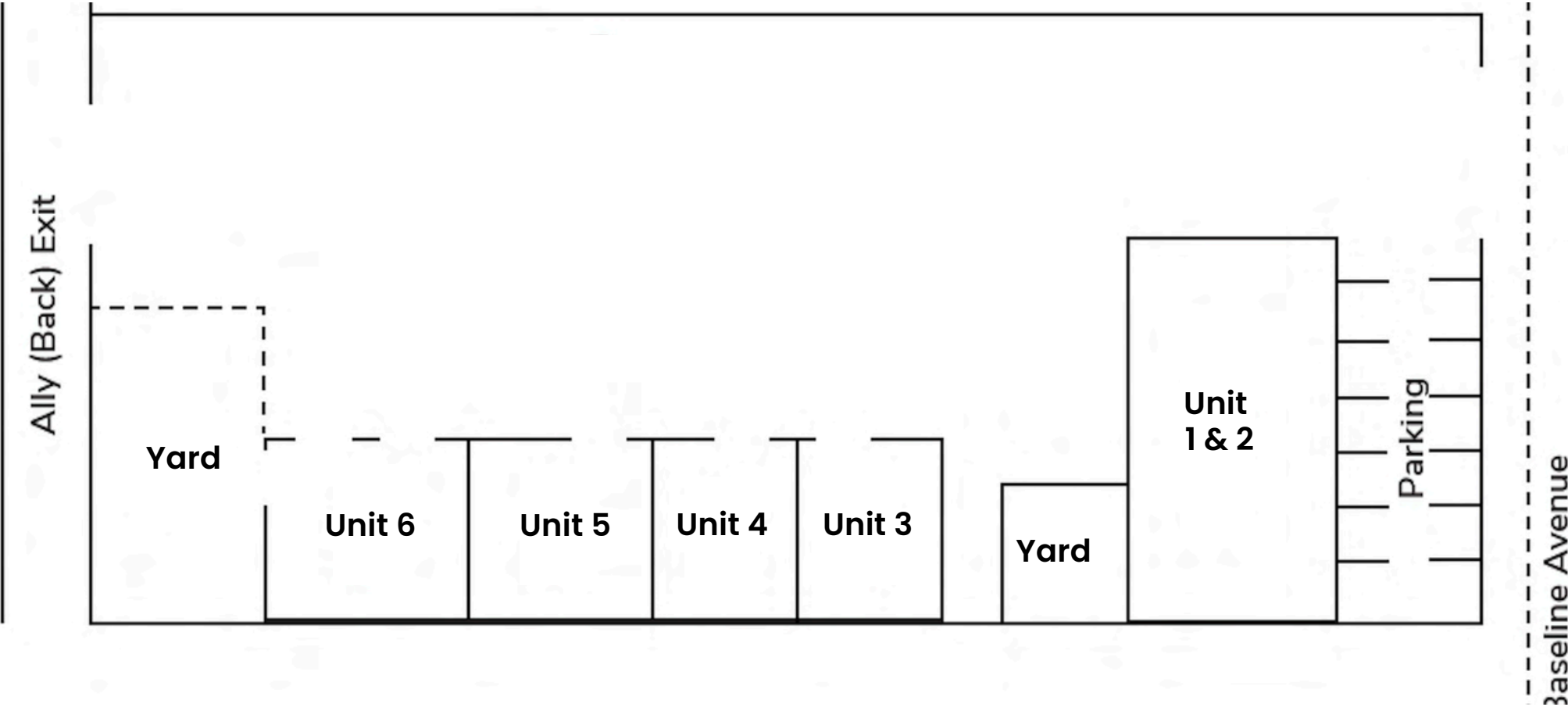
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SITE PLAN

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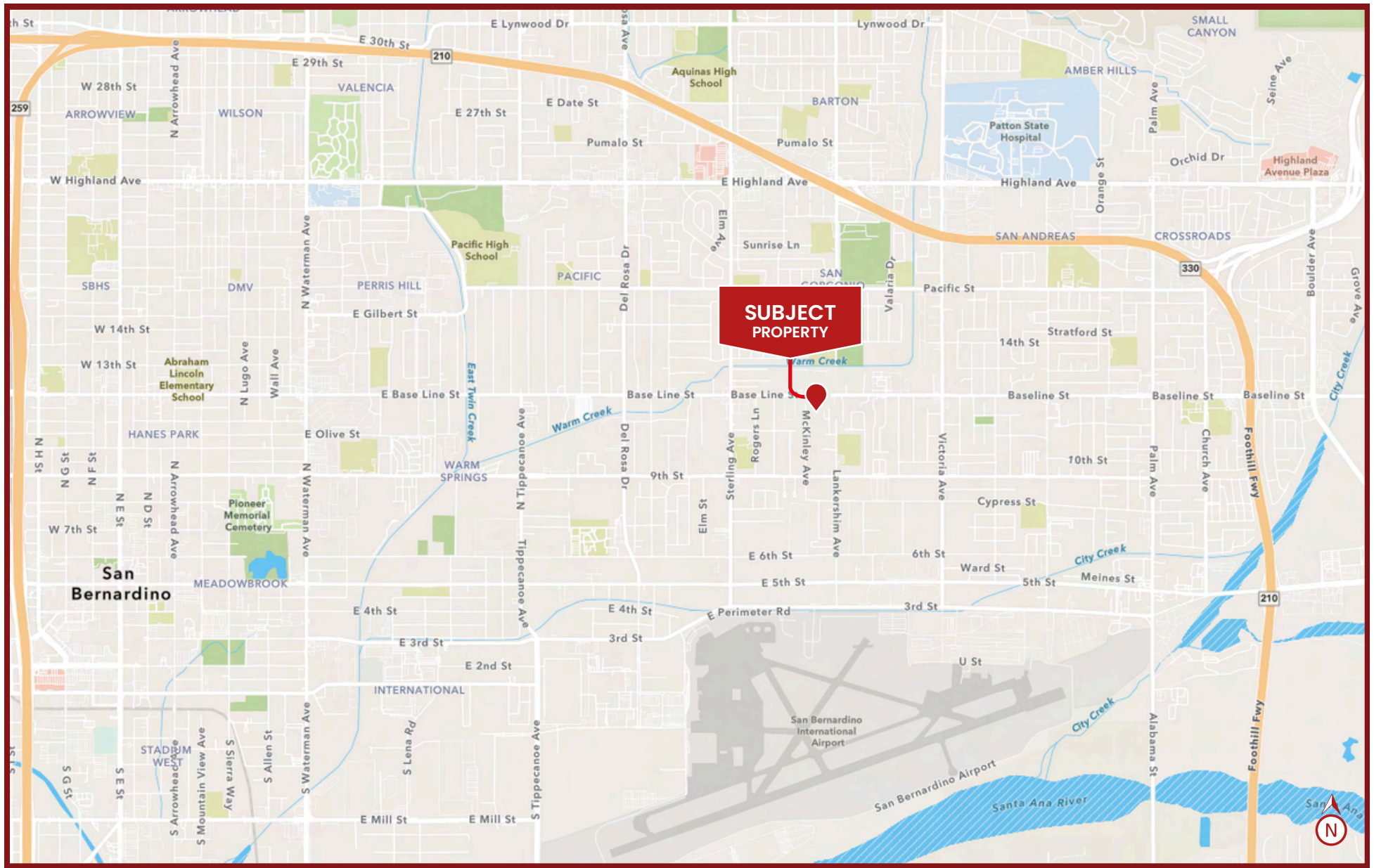
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LOCAL MAP

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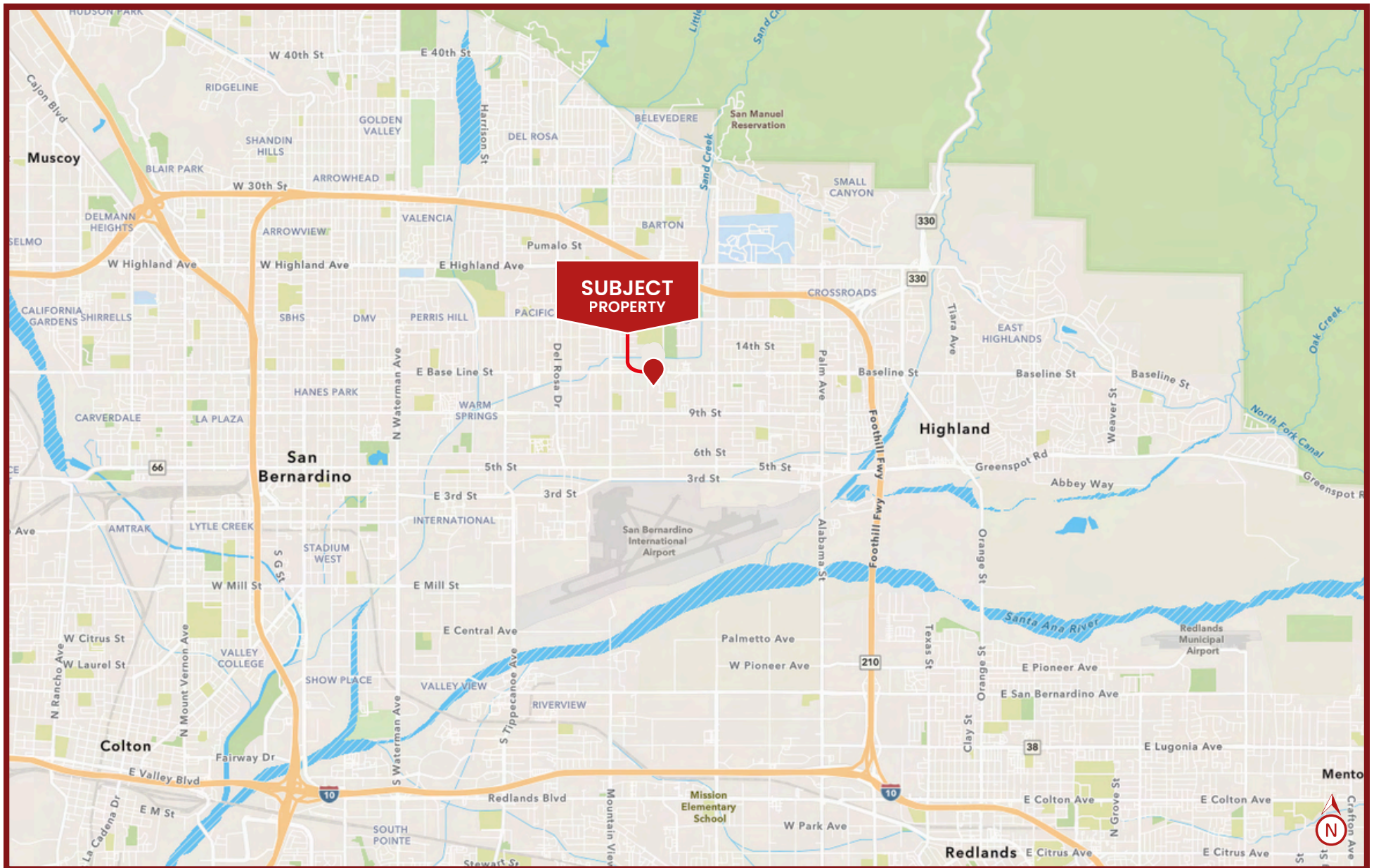
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REGIONAL MAP

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**INLAND
EMPIRE**

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