

 **PLAY VIDEO**

Marcus & Millichap



270 E BASELINE ST

SAN BERNARDINO, CA 92410

±5,000 SF FREESTANDING RETAIL | PREMIER SAN BERNARDINO
PURCHASE PRICE: \$1,963,000 | VALUE-ADD OPPORTUNITY

EXCLUSIVELY LISTED BY:

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Marcus & Millichap

270 E BASELINE ST

SAN BERNARDINO, CA 92410

**SUBJECT
PROPERTY**

INVESTMENT OVERVIEW

Address	270 E Baseline St San Bernardino, CA 92410
Ownership Type	Fee Simple Interest
Purchase Price	\$1,963,000
Parcel(s)	0146-243-36
Acreage	±0.59
Zoning	Commercial
Year Built	2004
Building Type	Freestanding Retail
Stories	1
Rentable SF	±5,000
Parking Spaces	22
Parking Ratio	±4.40 per 1,000 SF

SUMMARY OF TERMS

INTEREST OFFERED:

Fee-Simple Offering represents an excellent opportunity to acquire a free-standing strip center in a prime San Bernardino location.

TERMS OF SALE:

The Asset is offered at \$1,963,000, free and clear of debt. 270 E Baseline St, San Bernardino, CA 92410.

PROPERTY TOURS:

All property tours must be arranged with the Marcus and Millichap listing agent(s). At no time shall the tenants, on-site management or staff be contacted without prior approval.

THE OFFERING

Marcus & Millichap is pleased to present 270 E. Baseline Street, a ±5,000 SF, well-appointed strip center featuring ideal suite configurations, long-term tenants, and value-add potential, all situated in a prime San Bernardino location.

Located in a well-established commercial corridor of San Bernardino, 270 E. Baseline Street offers strong visibility and direct frontage along Baseline Street—one of the area’s primary east-west retail and commuter thoroughfares—making it ideally suited for neighborhood-serving retail and service tenants.

The Property benefits from convenient access to major regional transportation routes including Interstate 10 and Interstate 215, providing connectivity throughout the Inland Empire and direct access to surrounding population centers such as Riverside and Ontario. Its central location within the San Bernardino trade area places the Asset within one of Southern California’s fastest-growing logistics and population hubs.



PRIME SAN BERNARDINO LOCATION

Surrounded by dense residential neighborhoods, neighborhood retail centers, and local businesses, the Property benefits from consistent daily traffic, strong local consumer demand, and convenient access for both customers and tenants—positioning 270 E. Baseline Street as a highly functional neighborhood strip center within the greater San Bernardino retail market.

PROPERTY OVERVIEW

Constructed in 2004, this $\pm 5,000$ square foot single-story retail strip center has been well maintained and is designed to accommodate a variety of neighborhood-serving tenants. The building features efficient separately metered suites that support retail and service-oriented uses, allowing for flexible tenancy and strong functionality for small businesses. Additionally, the Property was newly painted, and the parking lot was freshly re-striped.

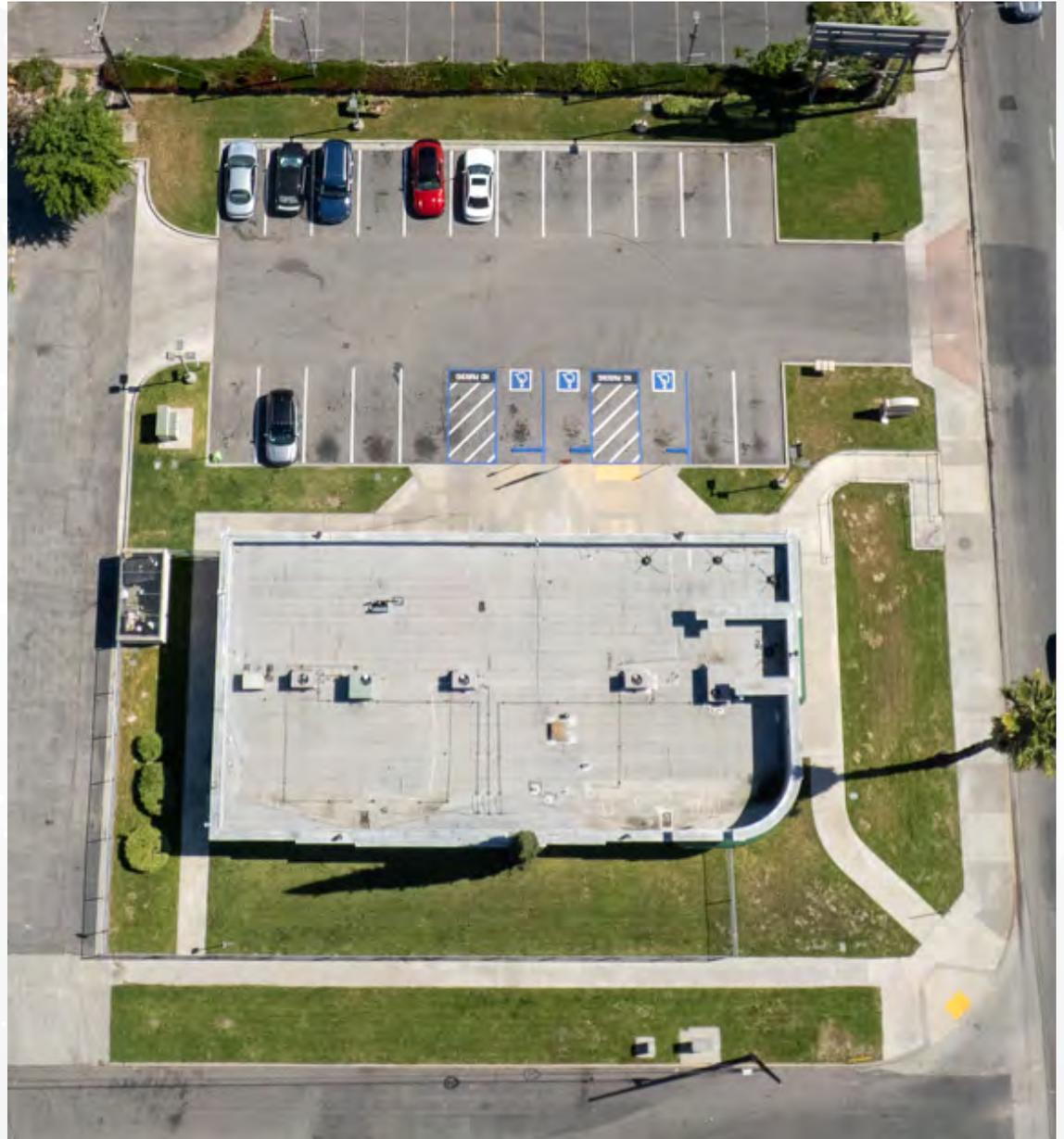
Situated on a ± 0.59 -acre parcel, the Property offers a well-configured site layout with 22 surface parking spaces, providing a favorable parking ratio of approximately 4.40 spaces per 1,000 square feet. The ample parking and accessible layout enhance convenience for both tenants and customers.

What differentiates this offering is the combination of modern construction relative to surrounding retail properties, efficient suite configurations, and a well-sized parcel that provides operational flexibility.



INVESTOR OPPORTUNITY

- **Well-Maintained Retail Asset:** Constructed in 2004, the Property represents a modern neighborhood retail center with a strong maintenance history and functional design, supporting long-term tenant retention and limited near-term capital requirements
- **Highly Leasable Suite Configuration:** The ±5,000 square foot single-story layout features favorable suite sizes suited for a variety of neighborhood retail and service-oriented tenants, providing strong leasing flexibility and diversified tenancy potential
- **Strategic Inland Empire Location:** Positioned in San Bernardino within the rapidly expanding Inland Empire market, the Property benefits from strong regional population growth, expanding logistics and industrial employment, and consistent demand for neighborhood-serving retail



TENANT OVERVIEW

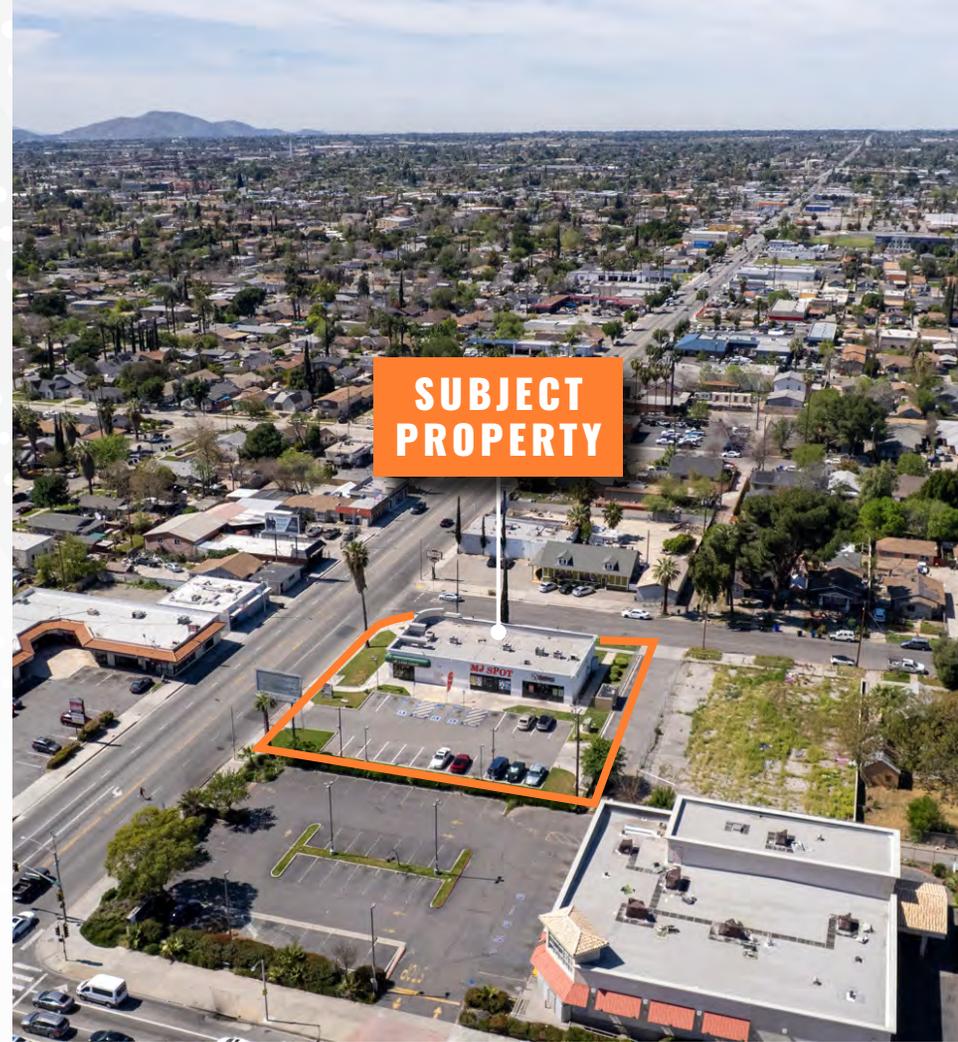
- **Diversified Tenant Mix:** The Property is leased to a complementary mix of neighborhood-serving retail tenants including Speedy Cash, MJ Spot, and Mother's Nutritional Center, collectively occupying ±5,000 square feet. These tenants provide essential offerings that generate consistent local traffic and daily consumer demand
- **Near-Term Lease Rollover Creates Upside:** The majority of the retail tenancy has lease expirations between 2027 and 2028, presenting investors with a clear opportunity to reposition the currently dark Speedy Cash space and capture market rent through re-leasing or tenant repositioning in the near term



- Mother's Nutritional Center (MNC) has over 80 locations throughout Southern California. These stores are strategically located across six counties, including Los Angeles, San Bernardino, Orange, San Diego, Riverside, and the San Fernando area.
- MJ Spot is an owner/operator who successfully operates 6 smoke shop locations across San Bernardino County.
- **Additional Income Stream:** The Property also benefits from a long-term billboard ground lease with Clear Channel extending through 2030, providing passive supplemental income in addition to the retail tenancy
- **Flexible Lease Structures:** Existing leases include a combination of NNN and full-service gross structures with contractual rent increases and renewal options, offering both current income and the ability to improve operational efficiencies and rental rates over time

SURROUNDING AREA DEVELOPMENT

- **\$5M County Support & Strategic Location:** San Bernardino County approved up to \$5 million for Phase IV of the Arrowhead Grove Redevelopment, adding 92 affordable units and a community center just 0.5 miles along Baseline Street from the Asset
- **Impact & Amenities:** Three phases of redevelopment have been completed, with 283 new affordable units and 36 market-rent units



SUMMARY

270 E. BASELINE STREET REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A ±5,000 SF, HIGH-QUALITY STRIP CENTER IN A PRIME SAN BERNARDINO LOCATION. THE PROPERTY FEATURES WELL-PROPORTIONED SUITES, STABLE LONG-TERM TENANCIES, AND MEANINGFUL VALUE-ADD POTENTIAL, OFFERING INVESTORS A STRONG COMBINATION OF CURRENT INCOME AND UPSIDE. THIS ASSET IS WELL-POSITIONED TO BENEFIT FROM CONTINUED MARKET GROWTH AND PRESENTS AN ATTRACTIVE OPPORTUNITY FOR PRIVATE INVESTORS SEEKING A STRATEGIC RETAIL INVESTMENT.



SAN BERNARDINO INTL. AIRPORT

10 MIN DRIVE, 3.6 MILES

DOWNTOWN SAN BERNARDINO

WATERMAN AVE

SUBJECT PROPERTY

BASELINE ST

±26,962 VPD

ARROWHEAD GROVE REDEVELOPMENT

\$5M PHASE IV
92 UNITS & COMMUNITY CENTER

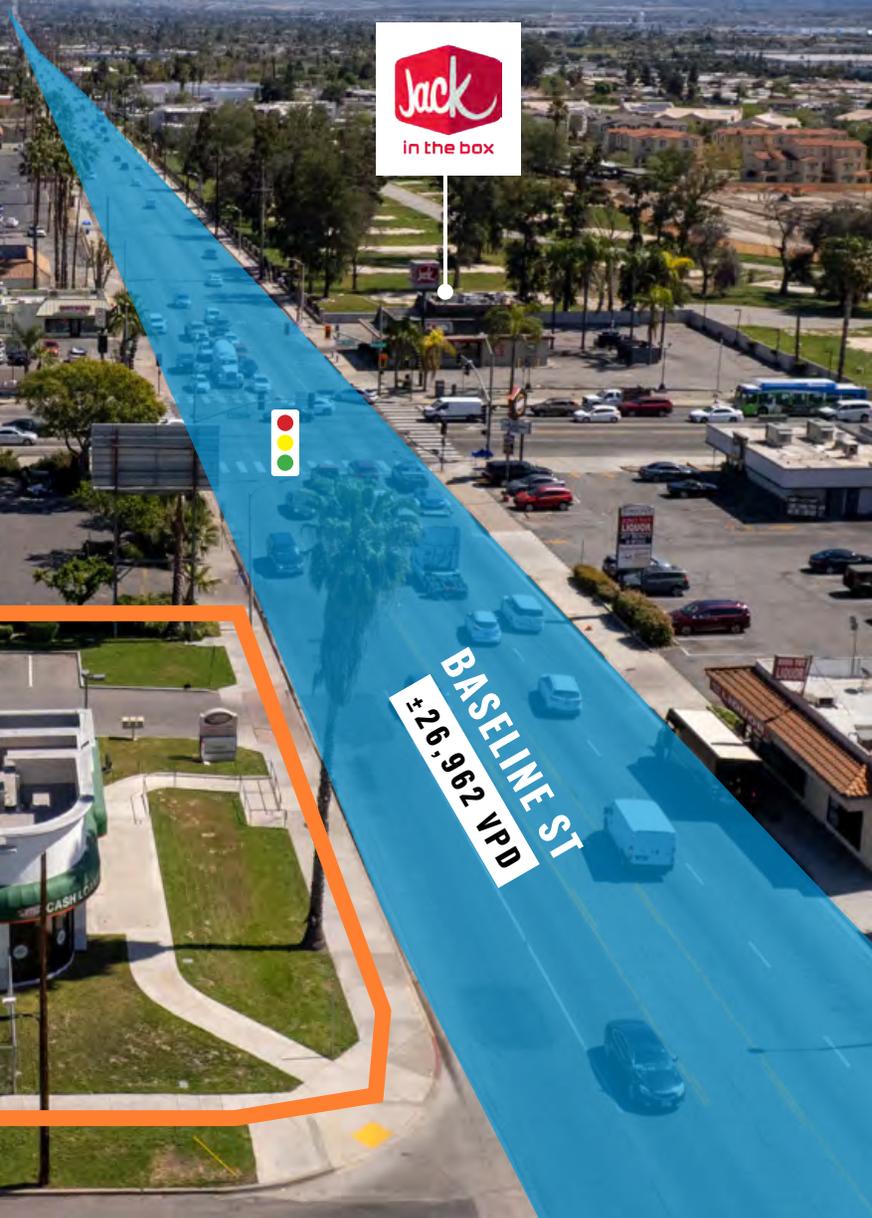
±26,521 VPD



CITI TRENDS



SUBJECT PROPERTY



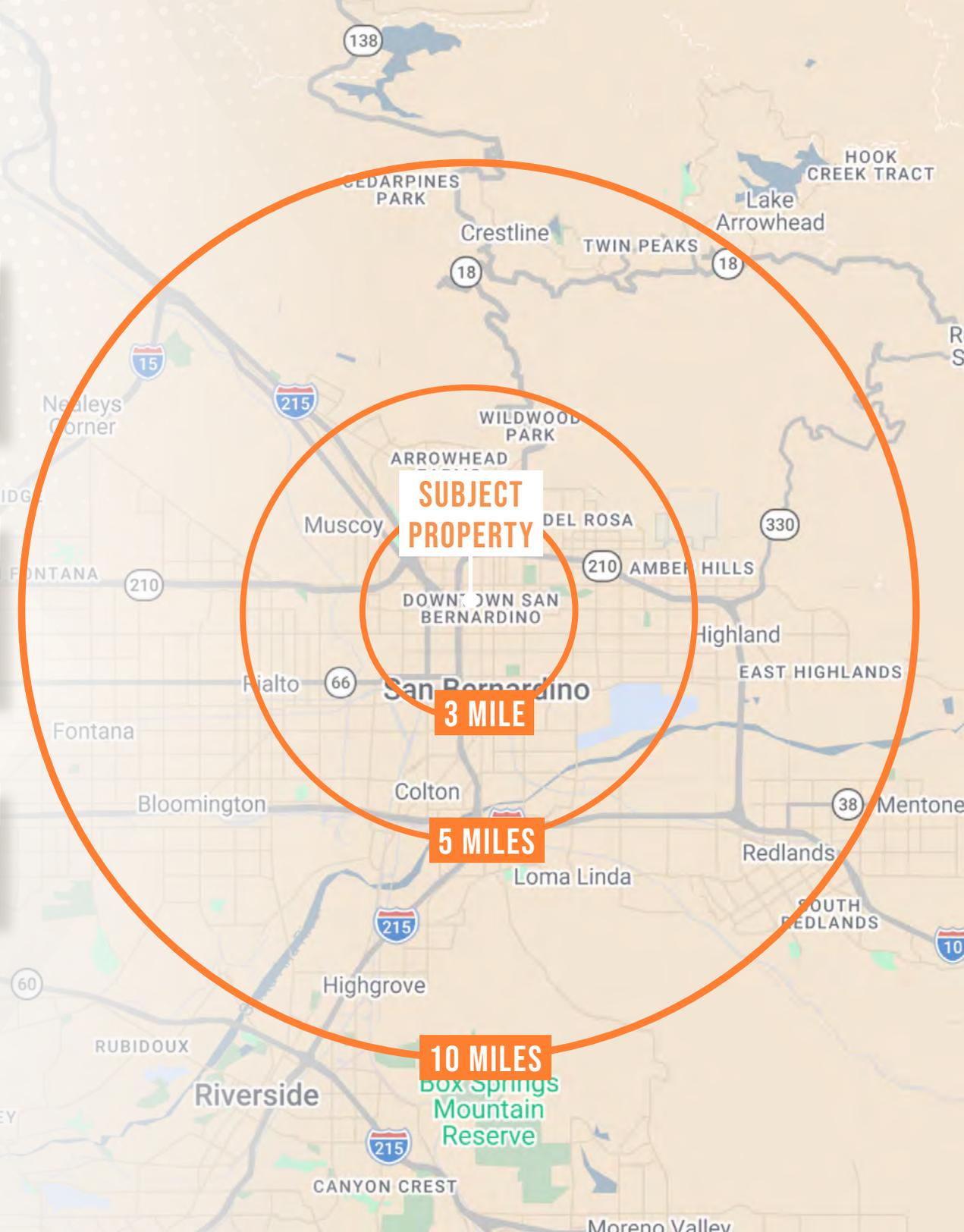
BASILINE ST
± 26,962 VPD

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	163,053	337,445	777,632
2024 Population	162,842	338,010	779,250
Annual Growth 2024 - 2029	0.3%	0.3%	0.4%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	45,737	95,676	227,758
2024 Households	45,834	96,341	228,242
Annual Growth 2024 - 2029	0.3%	0.3%	0.4%

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$64,074	73,095	\$89,117
Median Household Income	\$51,370	\$58,574	\$70,977



MARKET OVERVIEW

SAN BERNARDINO, CA



Marcus & Millichap

MARKET OVERVIEW

RIVERSIDE-SAN BERNARDINO, CA

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley – home of Palm Springs – to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.



STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

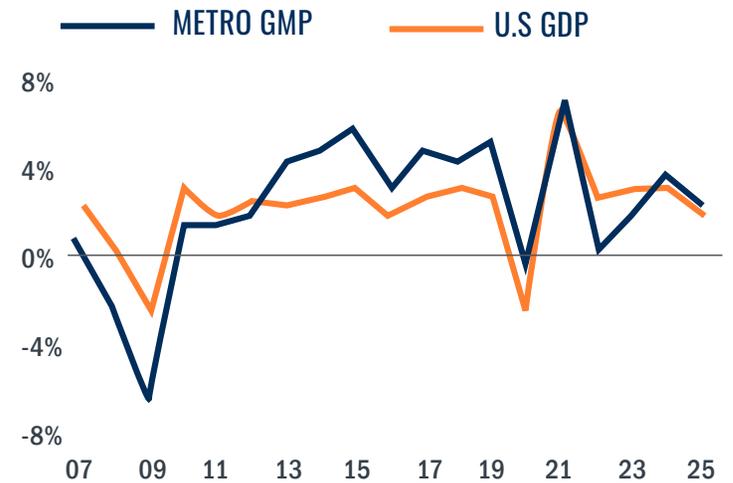


MARKET OVERVIEW

ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

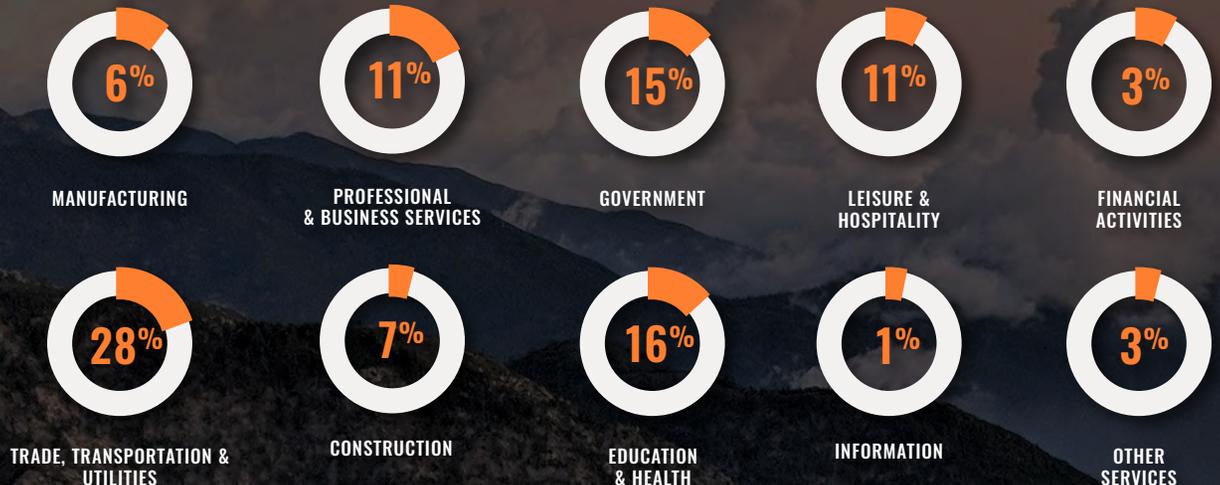
ECONOMIC GROWTH



MAJOR AREA EMPLOYERS

- KAISER PERMANENTE
- RIVERSIDE COMMUNITY
- AT&T
- LOMA LINDA UNIVERSITY MEDICAL CENTER
- WALMART
- UNIVERSITY OF CALIFORNIA, RIVERSIDE
- AMAZON
- INLAND COLD STORAGE
- HONORHEALTH

SHARE OF 2025 TOTAL EMPLOYMENT:



MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add more than 98,000 people through 2029, and during this time, roughly 34,000 households will be formed, generating demand for newly built single-family homes and rentals
- About 64 percent of households own the home they live in, which is one of the higher rates in California
- The local median home price of roughly \$621,000 is by far the lowest among Southern California markets



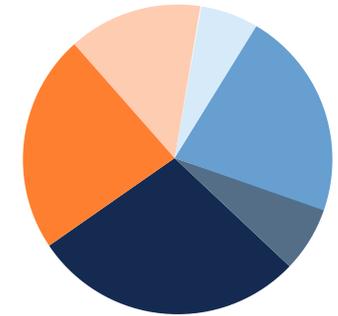
SPORTS



EDUCATION

2025 POPULATION BY AGE

6%	0-4 YEARS
21%	5-19 YEARS
7%	20-24 YEARS
28%	25-44 YEARS
23%	45-64 YEARS
14%	65+ YEARS



ARTS & ENTERTAINMENT

QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions with at least 10 community colleges; California State University, San Bernardino; the University of Redlands; and the University of California, Riverside.

QUICK FACTS



FINANCIALS

RENT ROLL

Suite	Tenant	Square Feet	% of Total SF	Lease Start	Lease End	Lease Term Remaining	Annual Rent	Rent/SF	Monthly Rent	Monthly Rent/ SF	Monthly NNN	Lease Type	Rent Increases	Renewal Options
270A	Speedy Cash (Dark)	2,130	43%	12/22/2007	12/31/2027	1.58 years	\$130,543	\$61.29	\$10,879	\$5.11	\$2,013	NNN	3.00%	One (1) 5-year option at a continuation of 3% annual increases
270B	MJ Spot	1,235	25%	11/1/2025	10/31/2028	2.42 years	\$19,200	\$15.55	\$1,600	\$1.30	\$700	NNN	5.00%	One (1) 3-year option with a continuation of 5% annual increases
270C	Mother's Nutritional Center	1,635	33%	3/18/2008	9/30/2028	2.33 years	\$39,624	\$24.23	\$3,302	\$2.02	\$892	NNN	3.00%	One (1) 2-year option at a continuation of 3% annual increases
Billboard	Clear Channel	0	0%	9/16/2001	9/15/2030	4.29 years	\$1,800	-	\$150	-	\$0.00	-	-	One (1) 5-year option at 102% of prior rent with 2% annual increases
TOTAL		5,000	100%			1.85 years	\$191,167	\$38.23	\$15,931	\$3.19	\$3,605			

OPERATING STATEMENT

Rental Revenue	\$189,367	\$37.87
Billboard Rent	\$1,800	\$0.36
Total Rental Revenue	\$191,167	\$38.23
CAM Reimbursements	\$43,259	\$8.65
Effective Gross Revenue	\$234,425	\$46.89

OPERATING EXPENSES

Maintenance	\$3,000	\$0.60
Utilities	\$6,141	\$1.23
Taxes	\$20,383	\$4.08
Insurance	\$10,452	\$2.09
Management Fee	\$7,647	\$1.53
Total Expenses	\$47,622	\$9.52
Net Operating Income	\$186,803	\$37.36

Notes:

- Rental Revenue based on in-place leases
- CAM reimbursements based on monthly NNN provided by Speedy Cash, Mother's Nutritional Center, and MJ Spot
- Expenses based on 2025 with a 4% management fee on total rental revenue

Exclusively Listed By:

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