

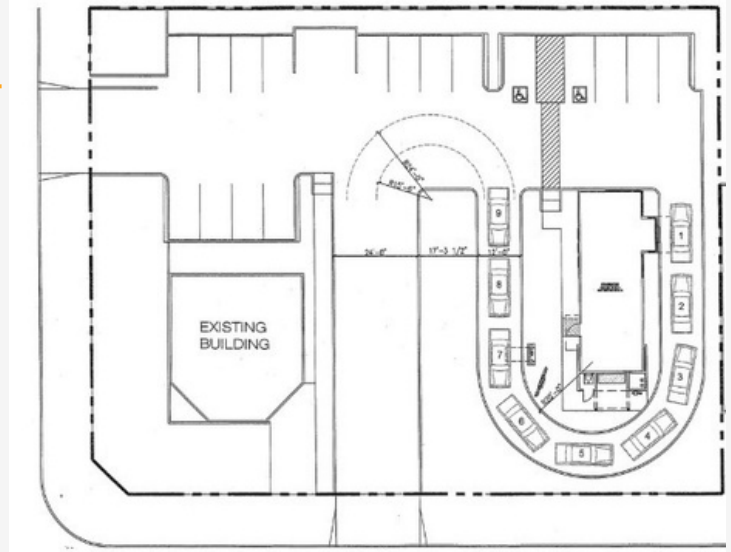
FOOD / RETAIL SPACE FOR LEASE
DRIVE-THRU PAD FOR GROUND LEASE OR BUILD-TO-SUIT

25716 E Baseline ST
Highland, CA 92346



PROJECT HIGHLIGHTS

- ◆ Up to 1450 sqft of existing building
- ◆ Prior tenant for the last 10 years
USA Check Cashing
- ◆ Located at signalized intersection
- ◆ Excellent visibility
- ◆ High traffic
- ◆ Drive-thru pad
- ◆ Monument signage available on Baseline
and Sterling



2024 Demographics	2-Miles	5-Miles	10-Miles
Population:	79,565	269,409	654,567
Housing Units:	307,205	352,466	397,031
Median Income:	\$53,303	\$60,694	\$70,468



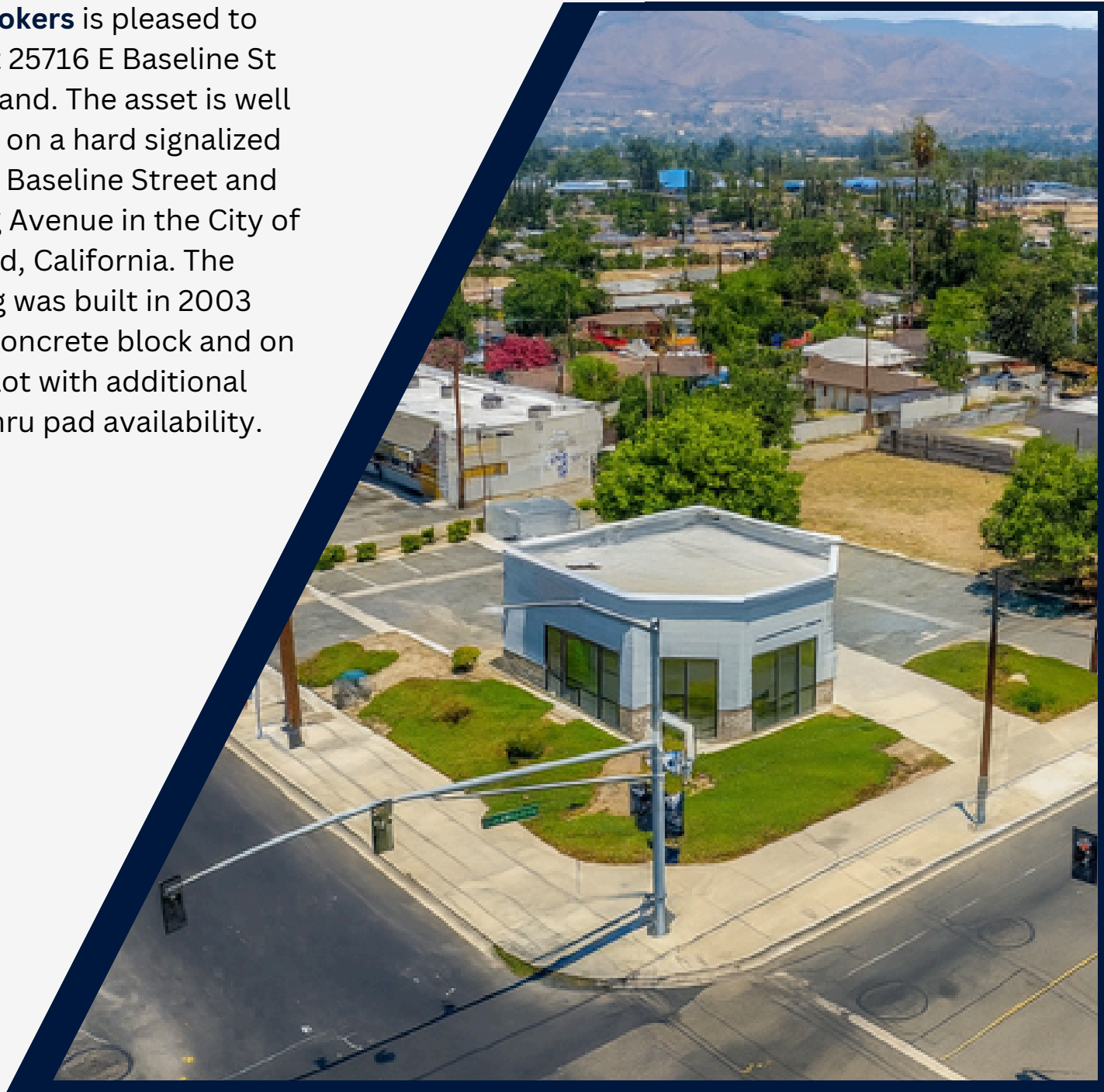
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AMS Real Estate Services
(888) 215-TEAM (8326)
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DRE #01788637

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25716 E Baseline ST
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AMS Brokers is pleased to present 25716 E Baseline St in Highland. The asset is well located on a hard signalized NWC of Baseline Street and Sterling Avenue in the City of Highland, California. The building was built in 2003 out of concrete block and on a large lot with additional drive-thru pad availability.



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Sterling Ave.

Drive-Thru
Pad

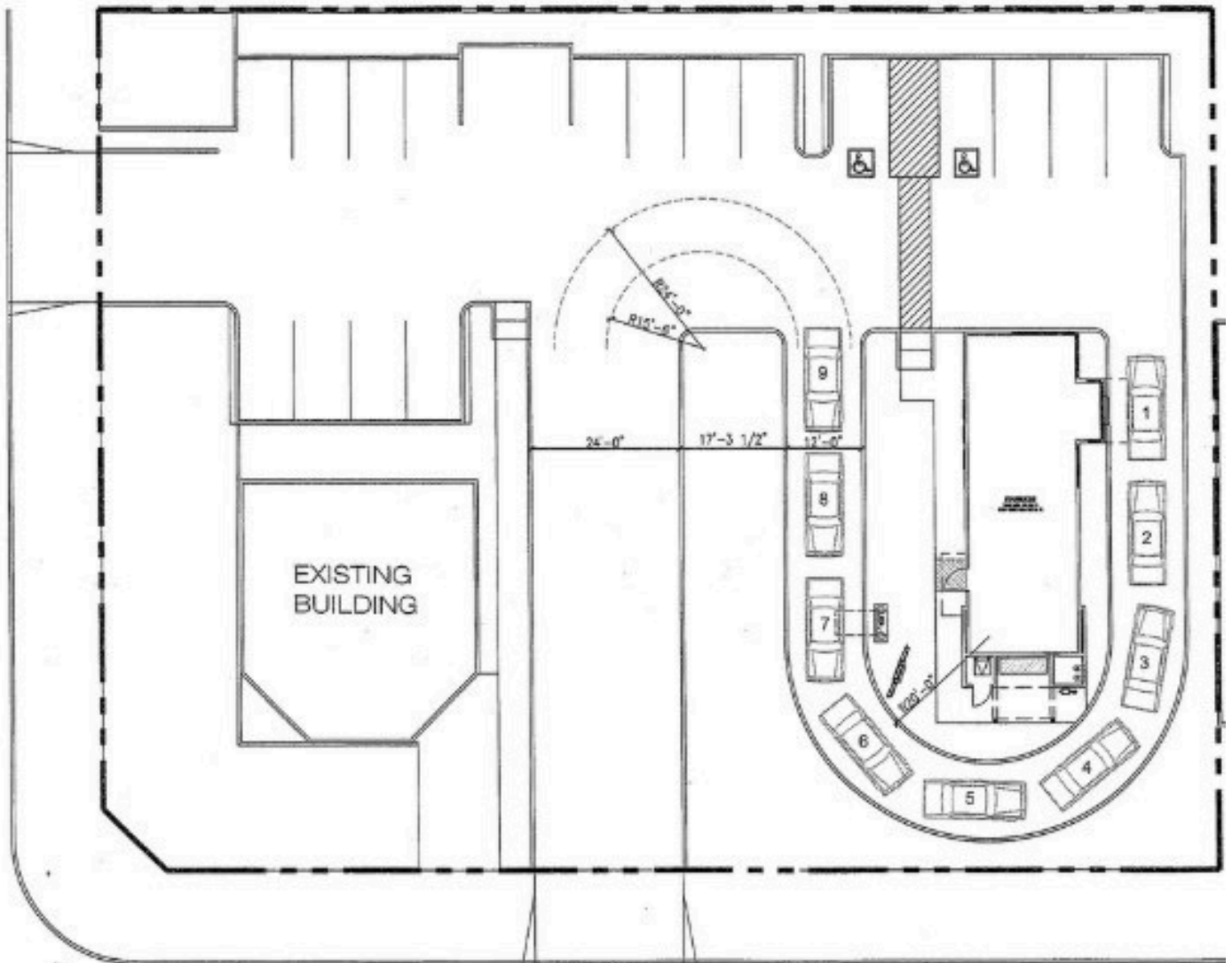
Baseline St.



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PLAN



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FRONT

BACK



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