



SINGLE TENANT NET LEASE RETAIL
SIGNALIZED HARD CORNER

25716 E Baseline St, Highland, CA 92346

INVESTMENT OFFERING

NEW LEASE

FIESTA INSURANCE

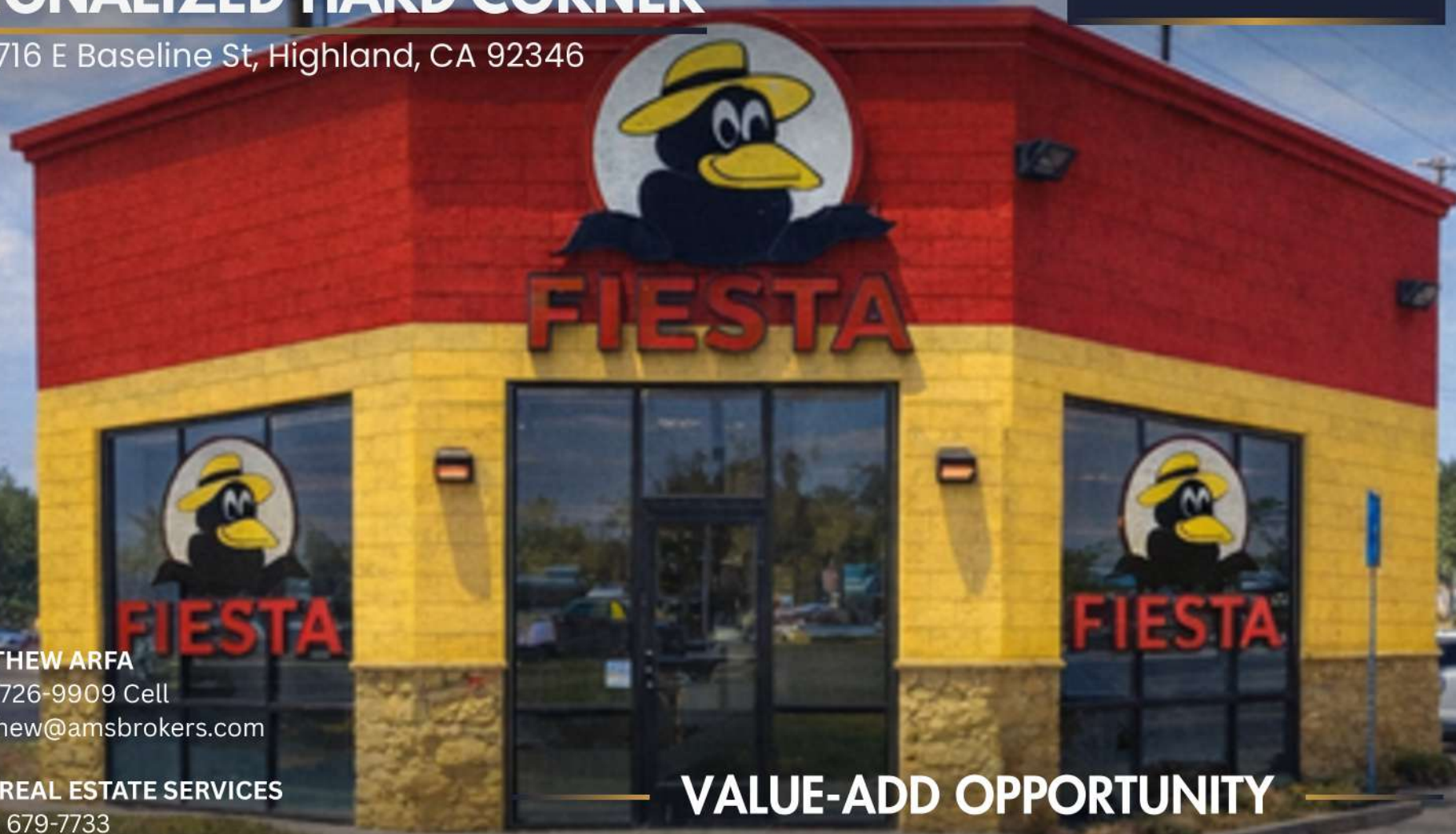
30 + LOCATIONS CA - NM - TX

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VALUE-ADD OPPORTUNITY

FUTURE WATERMILL EXPRESS & EV CHARGING LOI



FIESTA INSURANCE SERVICES

Financial Overview

OFFERING SUMMARY

PRICE \$1,190,000

DOWN PAYMENT
100% | \$1,190,000

RENTABLE SQUARE FEET
1,450

APN #
1191-181-56-0000

YEAR BUILT
2003

LOT SIZE
24,691

TYPE OF OWNERSHIP
Fee Simple

TENANT SUMMARY

TENANT TRADE NAME
Fiesta Insurance Services

LEASE GUARANTOR
Franchisee

LEASE TYPE
NNN

OPTIONS TO RENEW
2 - 5 year options

ROOF AND STRUCTURE
Landlord Responsible

ORIGINAL LEASE TERM
5 Years

RENT COMMENCEMENT DATE
11-01-2025

INCREASES
3% yearly

ANNUALIZED OPERATING DATA

RENT INCREASES

ANNUAL RENT

Year 1	\$60,000.00
Year 2	\$66,000.00
Year 3	\$67,980.00
Year 4	\$70,019.40
Year 5	\$72,119.98

FUTURE
EV CHARGING
STATIONS
&



CAP RATES

Year 1	5.04
Year 2	5.55
Proforma Cap Rate	8.52
with future Watermill & EV chargers NOI \$101,400	



INVESTMENT HIGHLIGHTS

- Single-tenant retail investment located at the signalized, hard-corner intersection of Baseline Street and Sterling Avenue in Highland, California.
- Strong visibility and access along a major east-west traffic corridor with consistent daily traffic counts.
- Currently leased to Fiesta Insurance, a regional insurance franchise operating more than 30 locations across California, New Mexico, and Texas.
- Durable tenancy supported by an established operator with a scalable multi-state footprint.
- Building constructed in 2003 featuring concrete block construction.
- Future Letter of Intent negotiated with Watermill Express for water vending and EV charging stations on the adjacent connected vacant land.
- Clear value-add opportunity through incremental income from future Watermill Express and EV leases.
- Upon stabilization, projected returns exceed an 8.8% cap rate, offering strong upside potential.
- Attractive investment profile combining stable in-place cash flow with embedded growth opportunities.

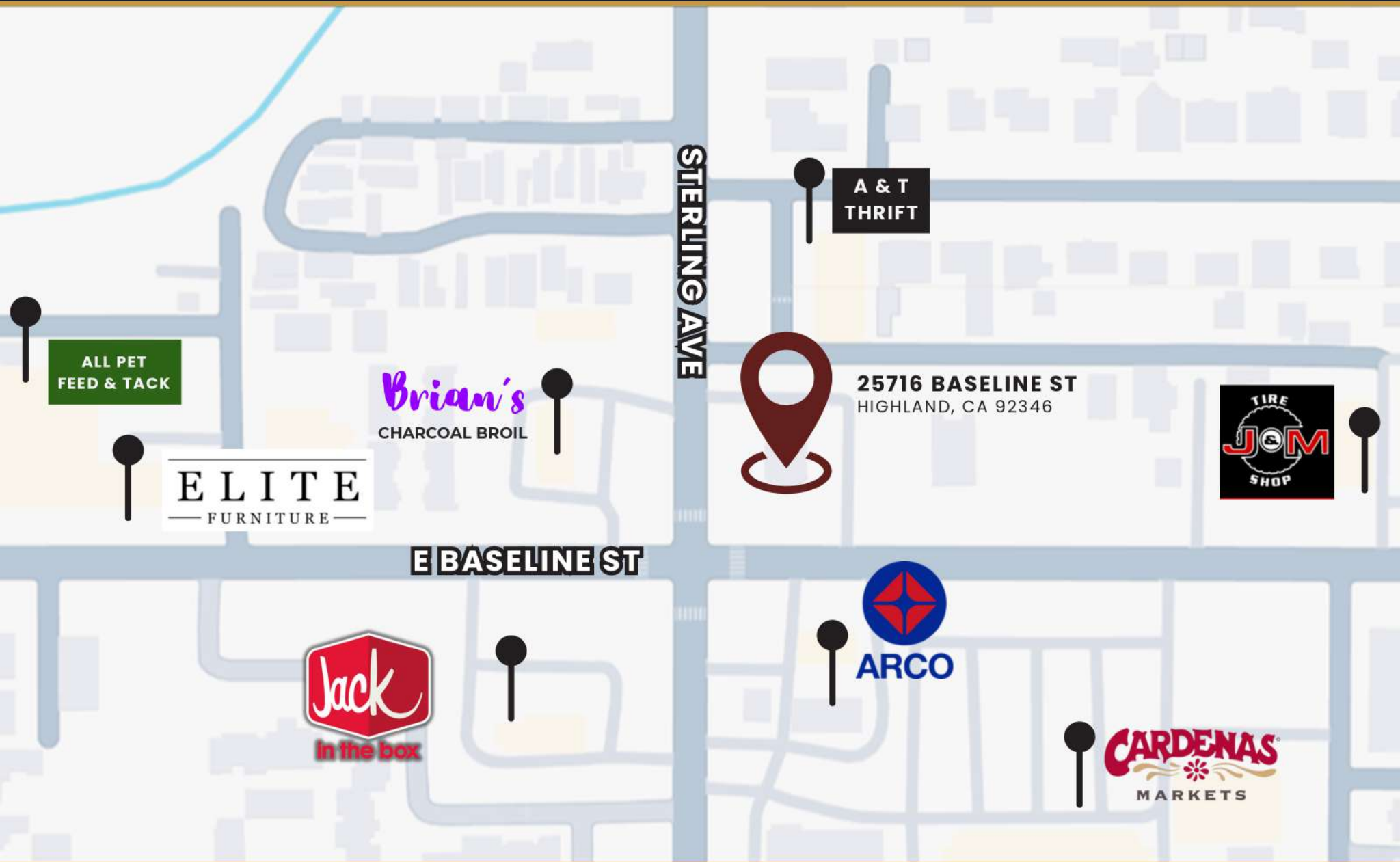


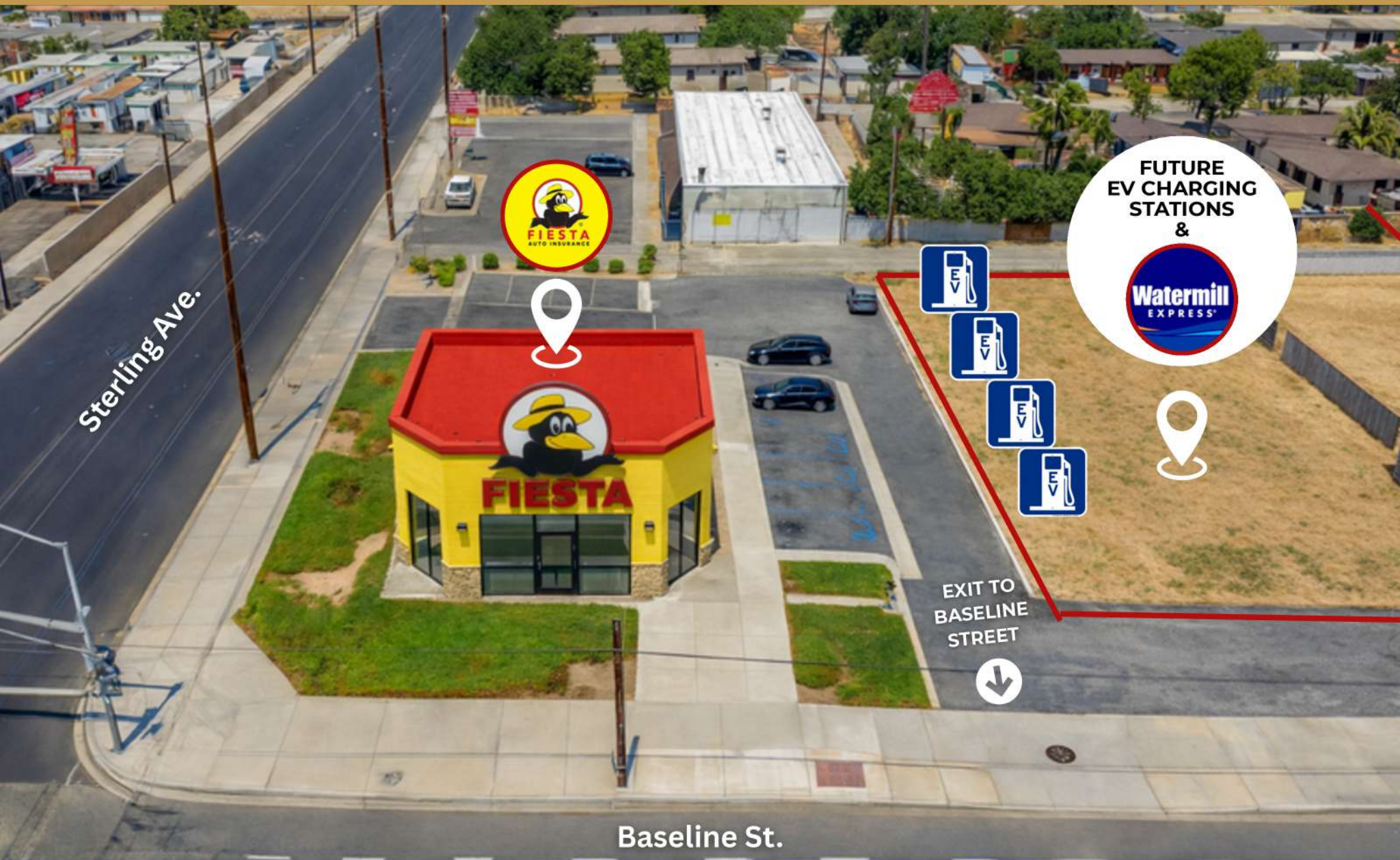
DEMOGRAPHICS

	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

BASELINE STREET

Retailers







FRONT

BACK

