

ams

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



MATTHEW ARFA

(714) 726-9909 Cell

matthew@amsbrokers.com

AMS REAL ESTATE SERVICES

(949) 679-7733

www.amsbrokers.com

DRE #01788637

VALUE-ADD OPPORTUNITY

FUTURE WATERMILL EXPRESS & EV CHARGING LOI

OFFERING SUMMARY

PRICE \$1,190,000

DOWN PAYMENT
100% | \$1,190,000YEAR BUILT
2003RENTABLE SQUARE FEET
1,450LOT SIZE
24,691
APN #
1191-181-56-0000TYPE OF OWNERSHIP
Fee Simple

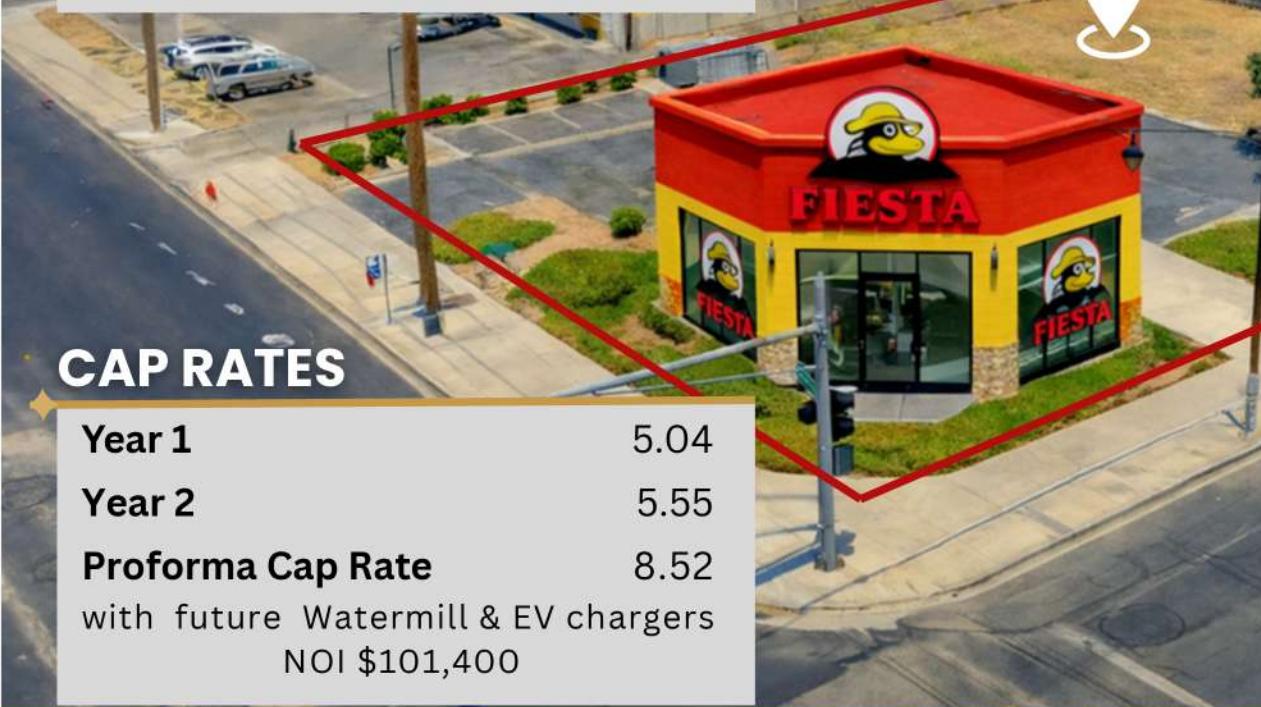
TENANT SUMMARY

TENANT TRADE NAME
Fiesta Insurance ServicesLEASE GUARANTOR
FranchiseeLEASE TYPE
NNNOPTIONS TO RENEW
2 - 5 year options

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



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.



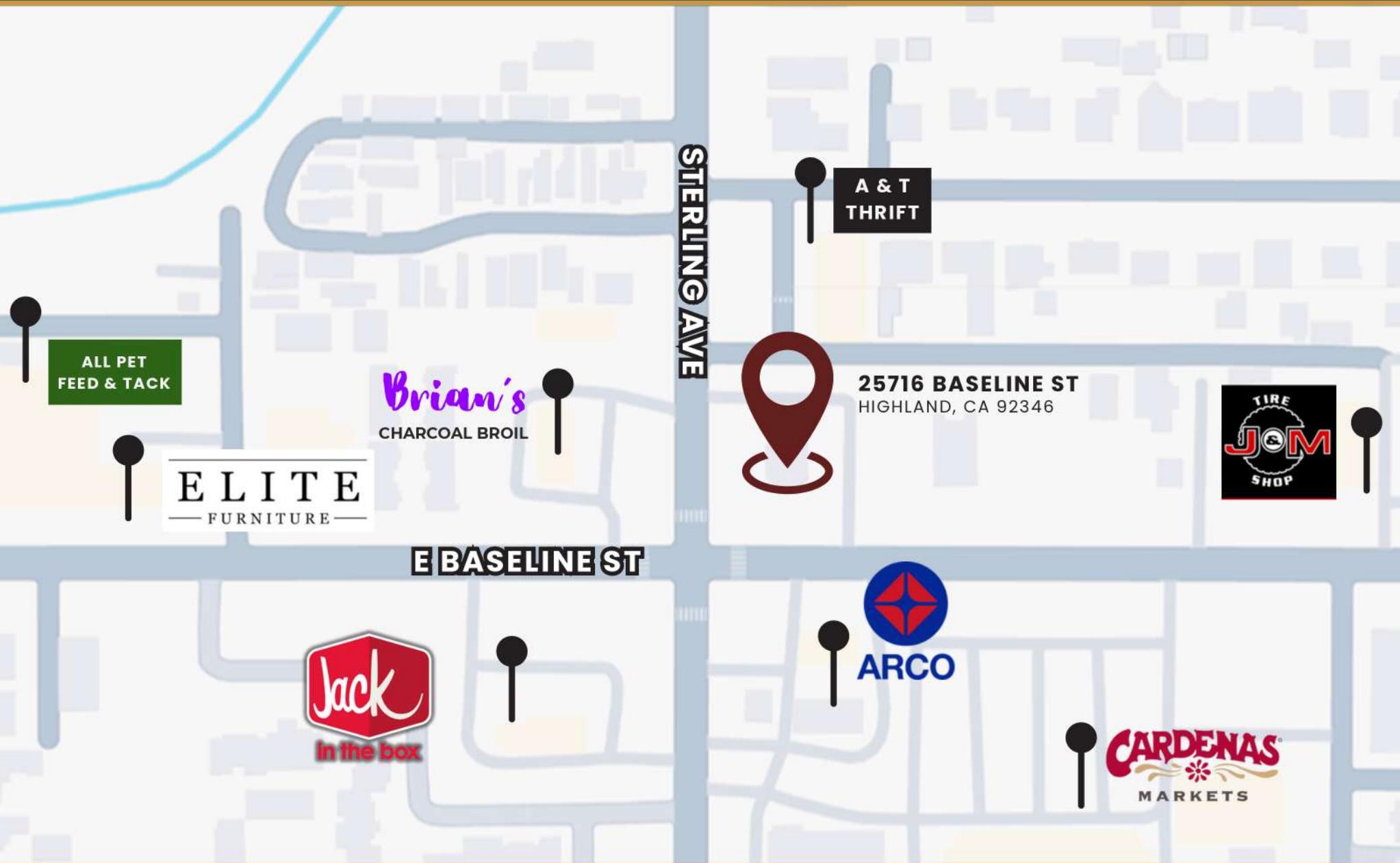
DEMOGRAPHICS

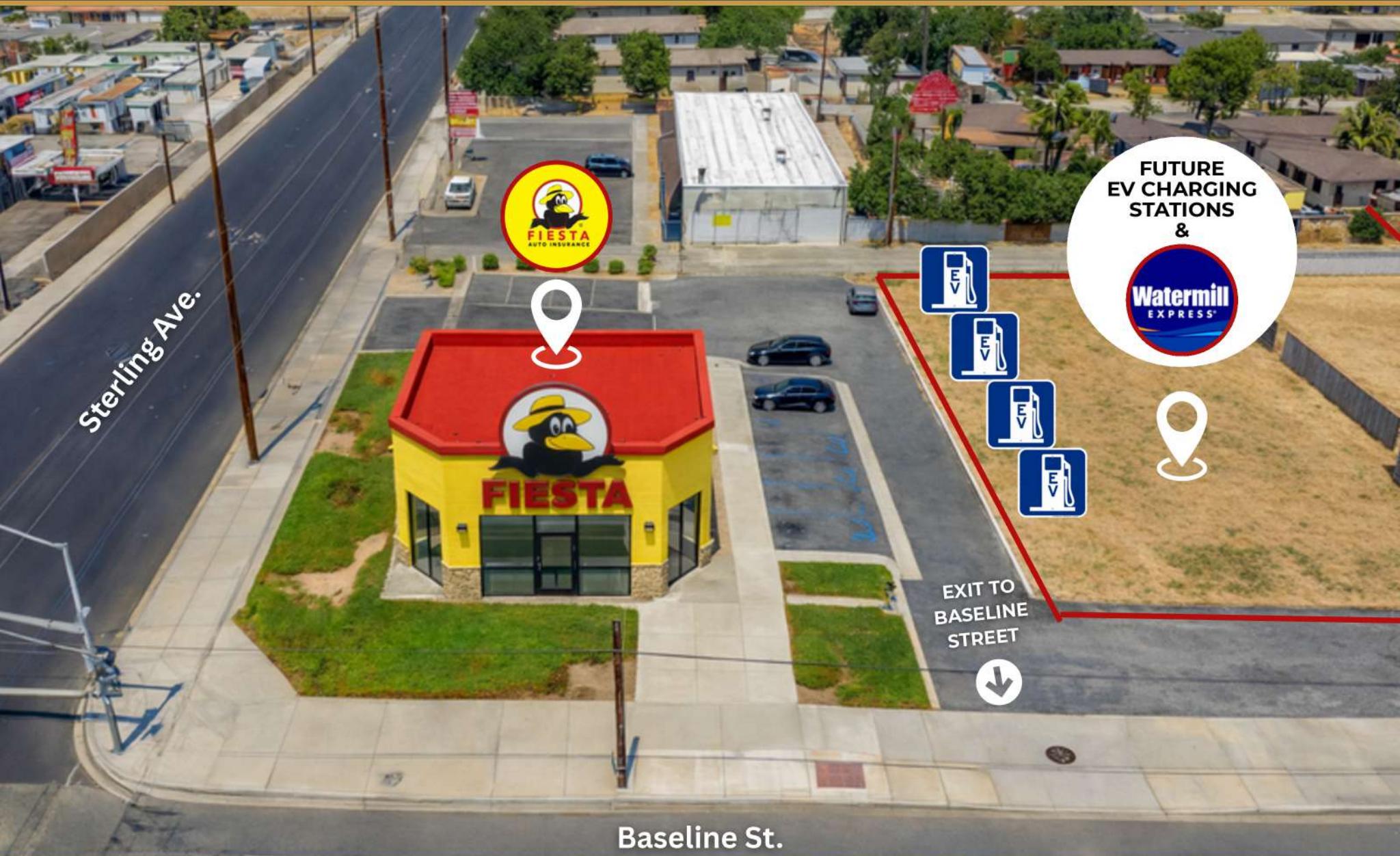
	2-Miles	5-Miles	10-Miles
Population:	79,565	269,409	654,567
Housing Units:	307,205	352,466	397,031
Median Income:	\$53,303	\$60,694	\$70,468

BASELINE STREET

Retailers

25716 E Baseline ST
Highland, CA 92346





BASELINE STREET

BUILDING VIEWS

25716 E Baseline ST
Highland, CA 92346



FRONT

BACK

