

# FOR SALE HARBOR FREIGHT ANCHORED SHOPPING CENTER

1666, 1668, & 1700 E. HIGHLAND AVENUE, SAN BERNARDINO, CA 92404



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Nowarrantyorrepresentationhasbeenmadetotheaccuracyoftheforegoinginformation.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.  
Lee & Associates Commercial Real Estate Services, Inc. - Riverside.  
3240 Mission Inn Ave - Riverside, CA 92507 | Corporate ID# 01048055



# ABOUT HARBOR FREIGHT

Harbor Freight Tools, commonly referred to as Harbor Freight, is an American privately held tool and equipment retailer headquartered in Calabasas, California. Harbor Freight has more than 1500 locations nationwide and was founded in 1977. Their products include automotive, air, and power tools, storage, outdoor power equipment, generators, welding supplies, shop equipment, hand tools, and much more.

Harbor Freight sells over 7,500 quality tools and products. They design and test their own tools. Harbor Freight buys directly from manufacturers, cutting out the middleman and allowing them to offer lower prices to customers by eliminating additional markups associated with distributors. They also often source tools from the same factories as other brands, but focus on high-volume production and lower-quality materials to achieve their low price point.







## PROPERTY HIGHLIGHTS

- Approximately 41,500 of Building Square Footage on 3.9 Acres
- Mixed Use Retail Center
- Large Parking Lot
- Property is Priced Substantially Below Replacement Cost
- 100% Leased
- Block Construction
- Property Zoned CG-1 (Commercial General 1)
- Assessor's Parcel #: 150-441-22, 24, & 25
- Approximately 175 Parking Spaces (4.2/1,000SF Ratio)
- Added Value Purchase Opportunity

## DEMOGRAPHICS (5 MILE)



POPULATION  
**243,510**



HOUSEHOLDS  
**70,417**



AVERAGE HOUSEHOLD INCOME  
**\$89,437**



E HIGHLAND AVE & 210 FWY  
**194,580 CPD**

**ASKING PRICE \$3,999,000.00/\$96.00 PER SQFT**

# TENANT RENT ROLL

Suite	Tenant	Address	SF	Rent	NET Charges & CAM's	Rent Mo/PSF	Lease Expiration	Use	Options	Percent of Center
1	Bermudez, Tire Shop	1666 E. Highland Ave., A	4,000	\$2,100.00	Included in Rent	\$0.53	3/31/2026	Tire Sales/Install	N/A	9.6%
2	Bermudez, The Pistons	1666 E. Highland Ave., B	4,000	\$4,100.00	Included in Rent	\$1.03	4/30/2026	Auto Repair	N/A	9.6%
3	Smog Shop	1668 E. Highland Ave.	1,200	\$2,100.00	Included in Rent	\$1.75	5/31/2026	Auto Repair	N/A	2.9%
4	Harbor Freight	1700 E. Highland Ave., A	17,541	\$8,492.77	\$877.94	\$0.48	2/28/2030	Tool Sales	4, 5 Yr	42.2%
5	Unique Appliances	1700 E. Highland Ave., B	14,863	\$5,450.00	\$764.84	\$0.37	11/30/2027	Appliance Sales	N/A	35.7%
Totals			41,604	\$22,242.77	\$1,642.78					



# ESTIMATED PROPERTY EXPENSES

Expense	Annual
Real Estate Taxes (Actual)	\$11,705.09
Insurance (Actual)	\$5,909.12
Gardener	\$2,400.00
Parking Lot Sweeping	\$2,160.00
Property Maintenance	\$3,000.00
Capital Improvement Allowance	\$6,000.00
Totals	\$31,174.21



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