

Offering Memorandum

25899 Baseline Street, Highland, CA 92346

Fully-Leased Mixed-Use Investment in the Heart of the Inland Empire



Presented by:

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Executive Summary

This Offering Memorandum presents 25899 Baseline Street, a 10,496 SF mixed-use property with 11 total units (5 residential apartments and 6 commercial suites). Currently 100% occupied, the property provides stable in-place income and immediate upside through rent optimization and operational efficiencies. Located in Highland, CA — a high-growth submarket of the Inland Empire — this investment offers strong traffic exposure, stable tenants, and long-term appreciation potential.

Investment Highlights

- ☐ 100% leased mixed-use property providing stable income.
- ☐ Prime frontage on Baseline Street with strong daily traffic counts.
- ☐ Easy access to I-210 and Highway 330.
- ☐ Proximity to San Bernardino International Airport and logistics corridor.
- ☐ Potential for value-add through rental increases and light upgrades.
- ☐ Positioned in the rapidly expanding Inland Empire submarket.

Financial Overview

Asking Price: \$1,250,000

Net Operating Income (Pro Forma): \$162,000

Cap Rate (Marketed): 7.0%

Lot Size: 32,266 SF

Building Size: 10,496 SF

Occupancy: 100%

Year Built: 1970 (estimated)

Location Overview

Strategically located on Baseline Street, this property benefits from high visibility and strong surrounding demographics. Within minutes of downtown Redlands and the San Bernardino International Airport, it sits amidst retail, industrial, and residential developments driving area growth.

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