

FOR SALE

25598-25578 Baseline St, Highland, CA 92410

11,253 SF RETAIL CENTER + 1/2 ACRE YARD



E Baseline St

*Approximate lot lines shown. Buyer to verify.

HIGHLIGHTS:

- ± 11,253 SF Retail Center
- Total Land Area: 1.26 Acres
- Zoning: CG - General Commercial
- approx 39 parking Spaces
- Includes 0.46 acre lot w/ gated entry
- Fully Fenced Premises
- ±16,000 CPD
- Current Rent: \$8,867.66/month (Gross)
- 2 Tenants occupy 5 out of 7 units (more tenant info below)
- APNs: 027325313 , 027325314, 027326117, 027326124
- Offers Due June 3rd, 2026 via Crexi's Auction Platform:

[Click Here to Bid](#)

25598-25578 Base Line St, Highland, CA 92410



BOBBY MENDEZ
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www.BobbyMendezCRE.com

REMAX
COMMERCIAL®

Occupancy

±0.46 acre lot

(Items belong to All Pet Feed & Tack)

25586 E Base Line St

vacant

25578 E Base Line St

Unit D
All Pet Feed & Tack

Unit C
All Pet Feed & Tack

Unit B
vacant

Unit A
Baseline Burgers

25598 Base Line Street

All Pet Feed & Tack

All Pet Feed & Tack

Mira Vista Ave

E Baseline st

All Pet Feed & Tack
Animal feed store

Little Red Thrift Shoppe
Thrift store

Furniture Gallery
Furniture store

Elite Furniture
Furniture store

RENT ROLL SUMMARY

25578–25598 E Base Line St | San Bernardino, CA 92410

Current Rent Roll

Space	Tenant	Status	Current Rent
25598 E Base Line St	All Pet Feed & Tack (mtm)	Occupied	\$3,900.00
25578 Unit A	Baseline Burgers	Occupied	\$3,917.66
25578 Unit B	Vacant	Available	\$0.00
25578 Unit C	All Pet Feed & Tack (mtm)	Occupied	\$525.00
25578 Unit D	All Pet Feed & Tack (mtm)	Occupied	\$525.00
25586 E Base Line St	Vacant	Available	\$0.00

Lease Notes

- **Baseline Burgers:** Approx. **4 years remaining** on current term, plus **one 5-year option to extend**.
- **All Pet Feed & Tack:** Current tenancy is **month-to-month**.
- **Utilities:** Paid by tenants, except **water paid by landlord** (approximately **\$150–\$180/month**).

Projected Lease-Up

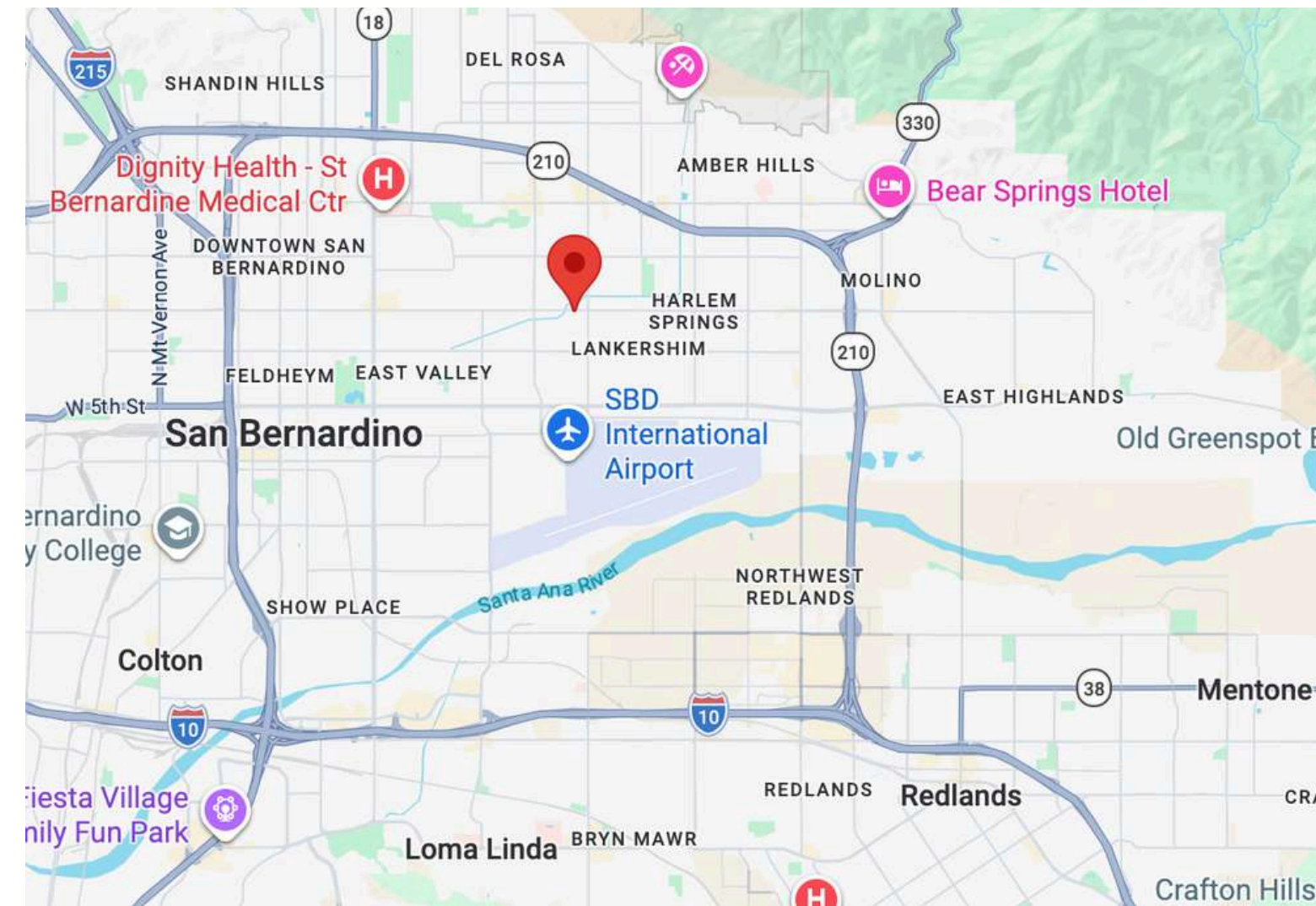
Available Space	Projected Rent
25578 Unit B	\$800.00 / Month
25586 E Base Line St	\$1,200.00 / Month

Income Breakdown

Income Category	Monthly	Annual
Current Gross Income	\$8,867.66	\$106,411.92
Additional Potential Income	\$2,000.00	\$24,000.00
Stabilized Gross Income	\$10,867.66	\$130,411.92

Investment Highlights

- *In-place income with value-add upside*
- *Current income: \$106K/year | Stabilized: \$130K/year*
- *Long Term Community Staple Tenants*
- *Vacancy creates immediate lease-up opportunity*
- *Opportunity to revitalize shopping center and add value*
- *Ability to sell off ½ acre lots on Mira Vista Ave*
- *Located on a high-traffic commercial corridor*
- *Redevelopment Potential*



BLDG # 1
25578 E Base Line St
(±4,715 sf)



Unit A



Unit B (vacant)



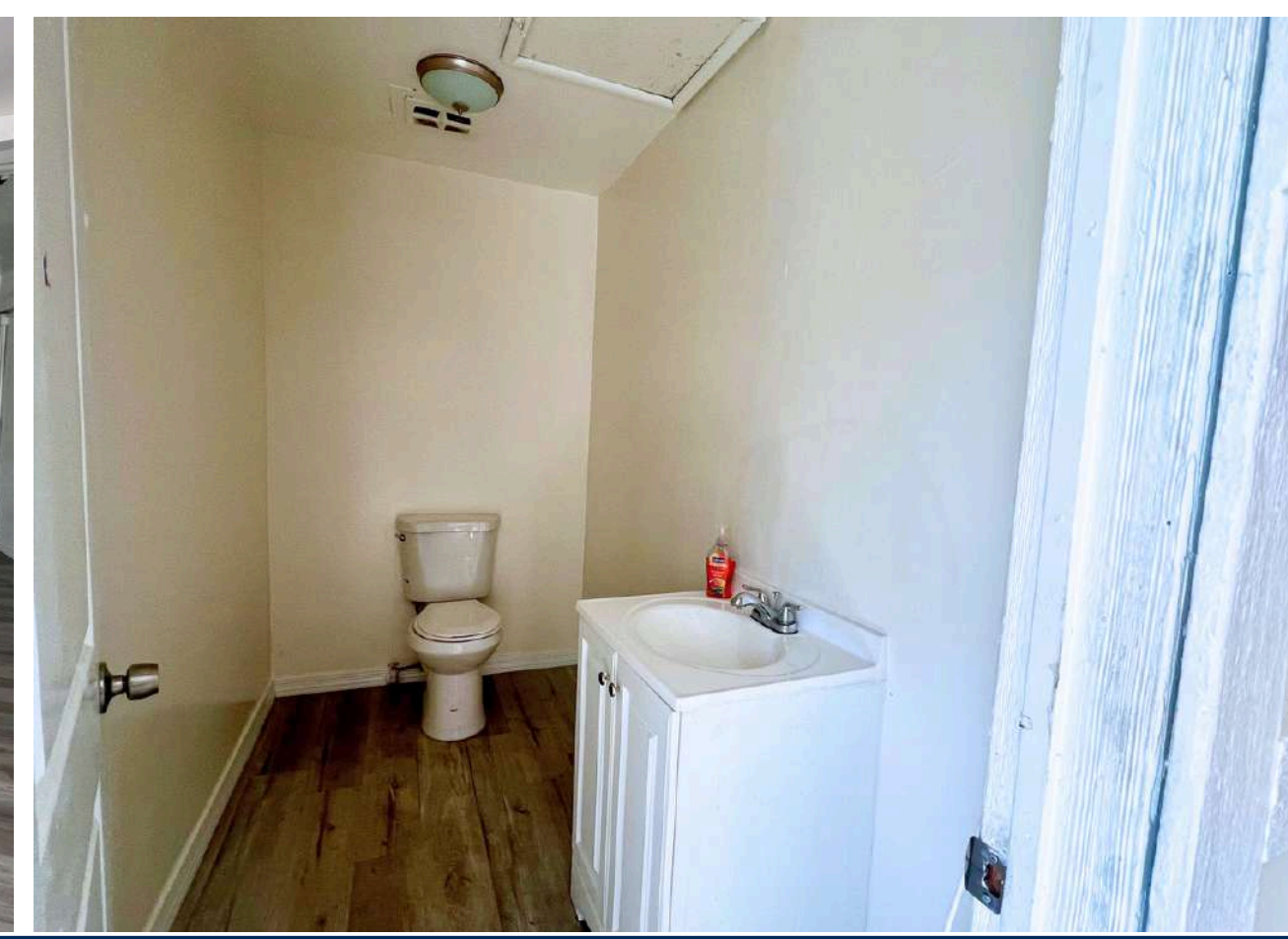
Unit C



Unit D



BLDG # 2
25586 E Base Line St
±1,400 sf



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BLDG #3
25598 Base Line St
±5,138 sf

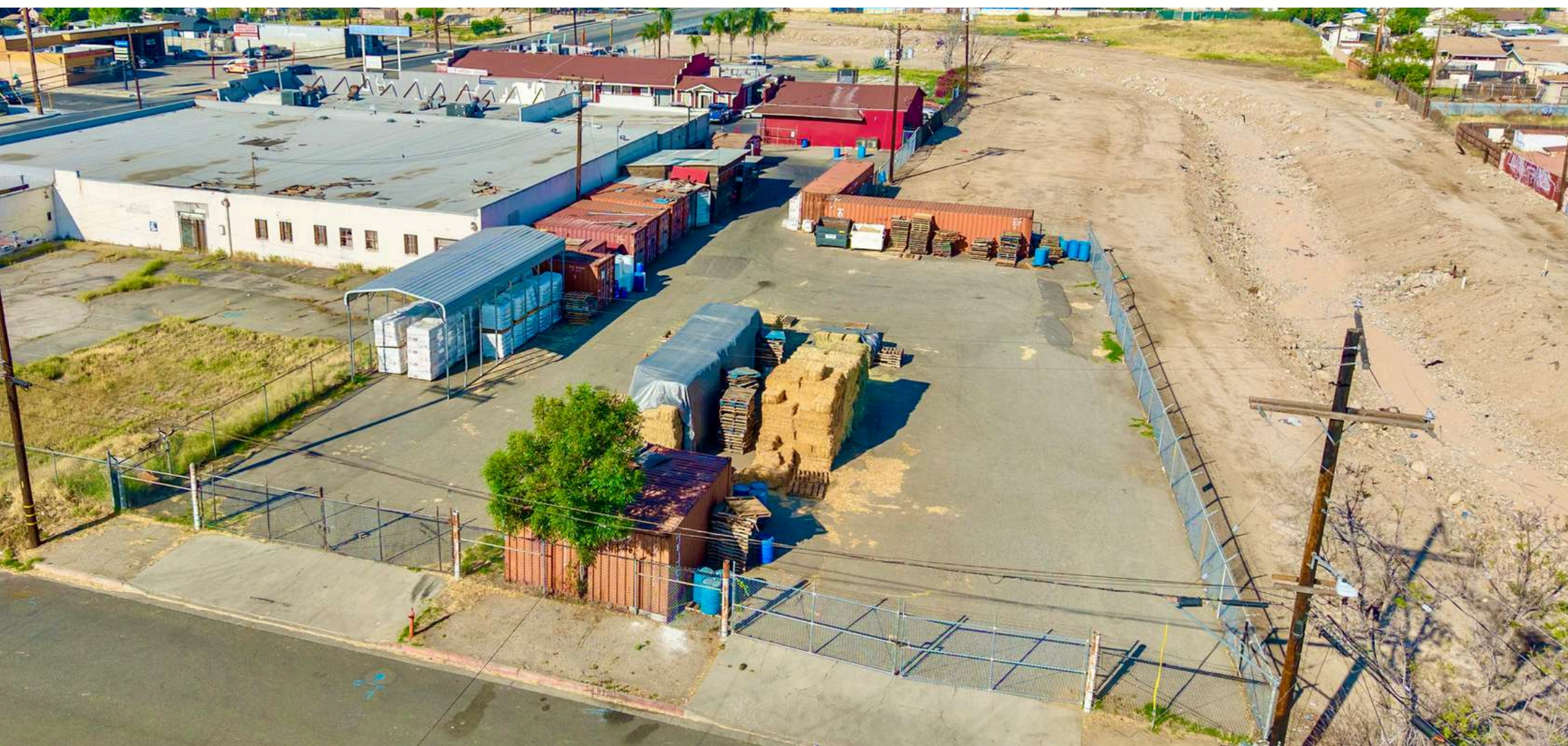
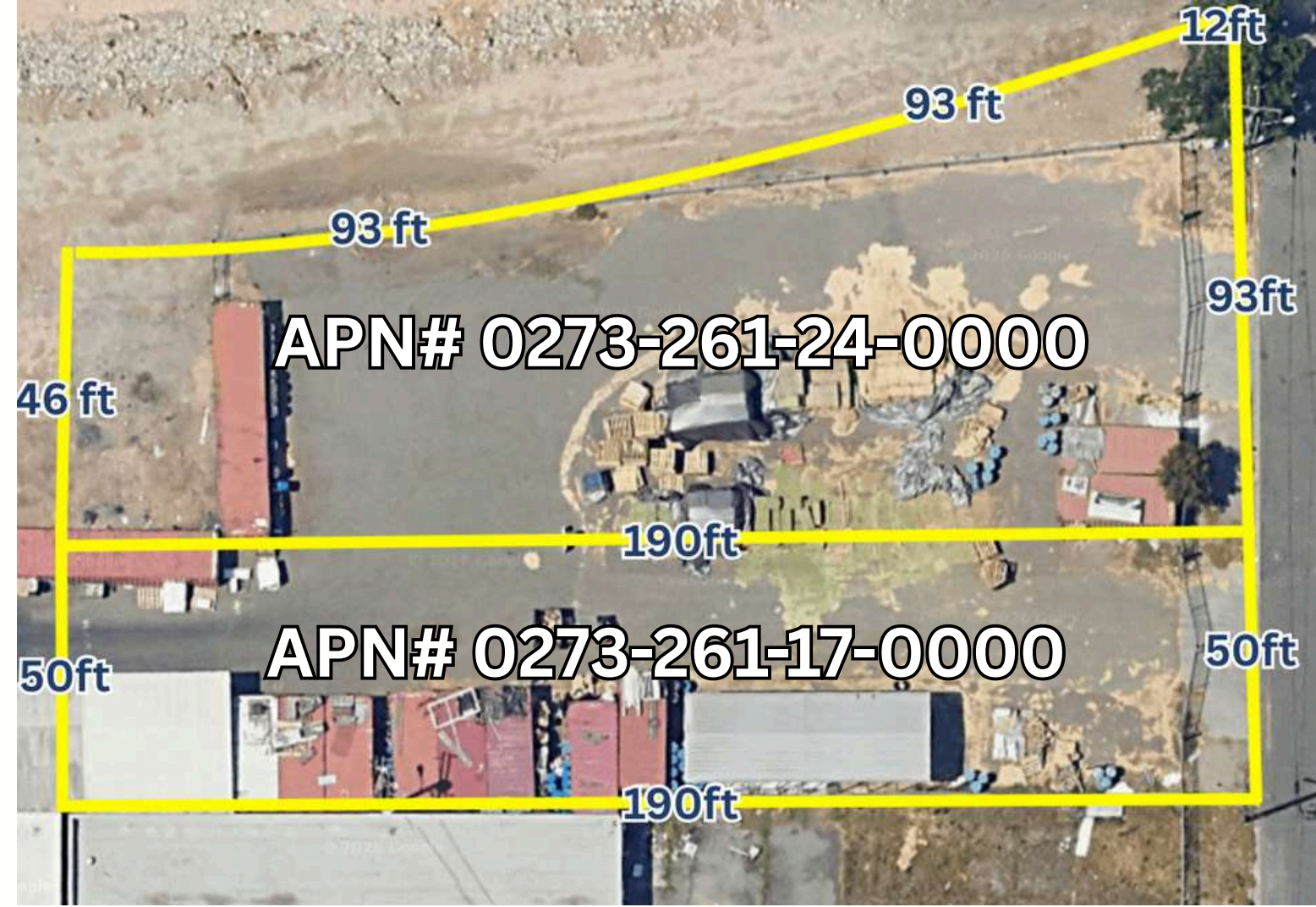


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0.46 ACRE YARD



For More
Information:

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