

OFFERING MEMORANDUM

 SAN BERNARDINO
INT'L AIRPORT

amazon air

SUBJECT
PROPERTY

9TH ST

VICTORIA AVE

FAMILY
DOLLAR

OWNER USER INVESTMENT OPPORTUNITY IN HIGHLAND

26554 9TH ST, HIGHLAND, CA 92346

 Kidder
Mathews

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*Exclusively
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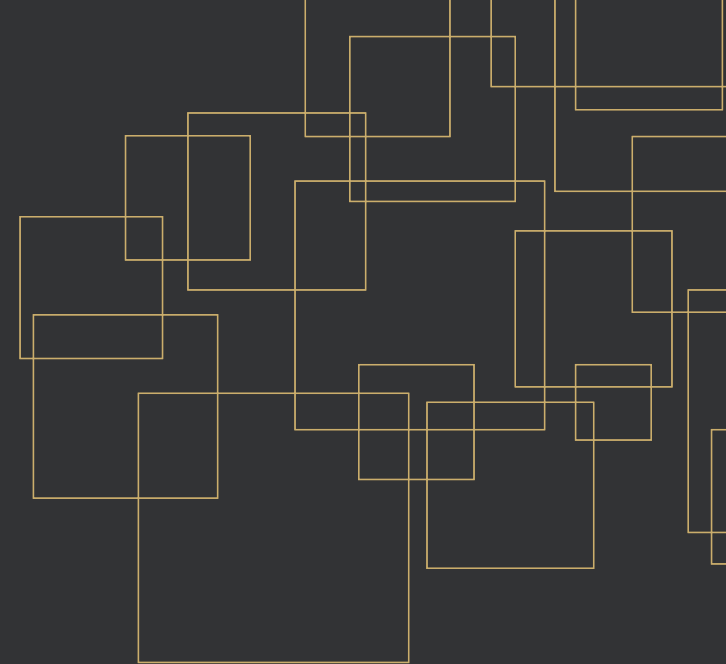
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EXECUTIVE SUMMARY

Section 01

OWNER USER INVESTMENT OFFERING NEAR SBD AIRPORT

ADDRESS	26554 9th St, Highland, CA 92346
OCCUPANCY	0% (Available For Immediate Occupancy)
ASKING PRICE	\$859,950
BUILDING AREA	±6,370 SF*
LAND AREA	±24,904 SF*
APN	1192-371-55-0000
OWNERSHIP	Fee (Simple land & building)
ZONING	NC (Neighborhood Commercial)

→ [HIGHLAND, CA ZONING MAP](#)

→ [HIGHLAND, CA MUNICIPAL CODE](#)

*Bldg SF and Land SF based on Public Record Buyer to Verify.



\$859,950
ASKING PRICE

\$135/SF
BUILDING

\$34/SF
LAND

ZONING DETAIL

Sample Allowable Uses

Use	Requirement
POLITICAL OR PHILANTHROPIC HEADQUARTERS	Staff Review Permit Application
CATERING ESTABLISHMENTS	Staff Review Permit Application
FOOD STORES AND SUPERMARKETS	Staff Review Permit Application
HARDWARE STORES	Staff Review Permit Application
HOBBY SHOPS	Staff Review Permit Application
MEDICAL, DENTAL AND RELATED HEALTH SERVICES	Staff Review Permit Application
HOME IMPROVEMENT (INDOOR)	Conditional Use Permit
LAUNDRY PICK-UP AND DELIVERY AND SELF-SERVICE	Staff Review Permit Application
NURSERIES AND GARDEN SUPPLY STORES	Staff Review Permit Application
RECYCLING COLLECTION FACILITIES	Staff Review Permit Application
TRANSPORTATION FACILITIES	Conditional Use Permit
VETERINARY OFFICES AND ANIMAL HOSPITALS	Staff Review Permit Application
COMMUNITY FACILITIES AND RELIGIOUS INSTITUTIONS	Conditional Use Permit
EDUCATIONAL INSTITUTIONS	Conditional Use Permit

PROPERTY HIGHLIGHTS

Kidder Mathews is pleased to present 26554 9th St, a 6,370 SF Owner-User or Value-Add Investment Opportunity in Highland, CA. Located within a Family Dollar anchored neighborhood center, the property is demised as a single tenant suite with an open floor plan & declining rear loading ramp. The zoning allows for a wide variety of uses that are ideally suited to cater to the surrounding trade area demographics/nearby SBD International Airport/Amazon distribution hub.



BITE SIZED

Owner user opportunity.
Highly affordable cost basis,
well below replacement cost.



OPPORTUNITY TO OWN

Opportunity to own for roughly the
same cost as leasing with added
benefits of property appreciation
& tax depreciation.



LOCATION

Synergistic location adjacent
neighborhood center anchor
tenant (Family Dollar).



ACCESS

Highly functional building with
declining rear loading ramp & solid
fundamentals (Access, parking,
visibility, traffic, flexible zoning).



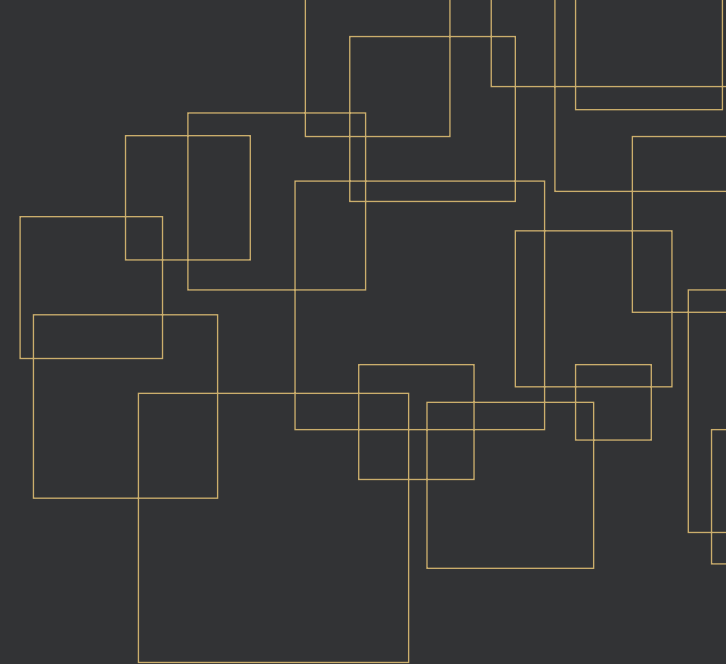
SBD INTERNATIONAL AIRPORT

Highly connected distribution
trade area with SBD International
Airport proximity



CLOSE TO AMAZON

Immediate proximity to Amazon's
660,000 SF, 100 Acre Amazon
Regional Air hub facility.



PROPERTY OVERVIEW

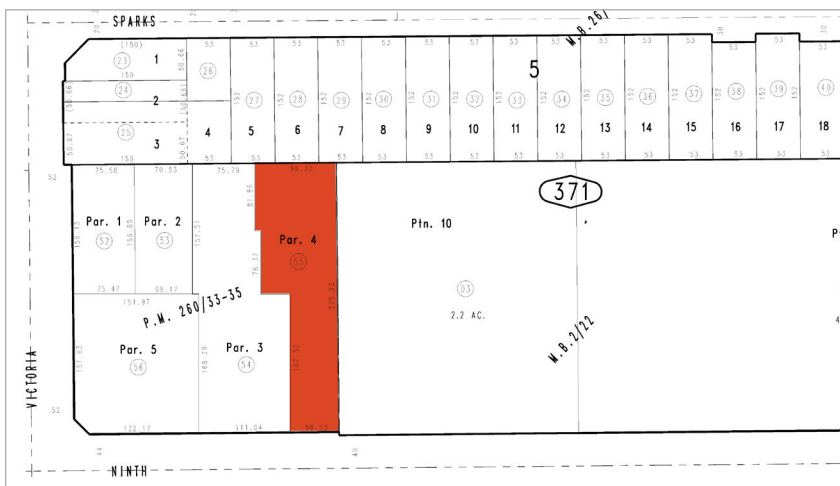
Section 02

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	26554 9th Street, Highland, CA 92346
BUILDING SF	±6,370 SF (*)
LAND SF	±24,904 SF (*)
YR BUILT/RENOVATED	1966/1966
ZONING	Commercial
FRONTAGE	±330 feet (9th Street) & ±330 feet (Victoria Ave)
PARKING	±25 stalls (on subject parcel)
ACCESS	Three (3) Ingress/Egress Driveways (Victoria Ave) Three (3) Ingress/Egress Driveways (9th Street)

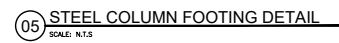
(*) Bldg SF and Land SF based on Public Record - Buyer to Verify.



PROPERTY OVERVIEW



KIDDER MATHEWS



PROPERTY OVERVIEW



SBD INTERNATIONAL AIRPORT

58,218 annual aircraft operations

8,221 commercial aircraft

9,890 corporate aircraft.

2024 Air cargo volume reached 1.364 billion pounds (25th busiest cargo airport in the U.S)

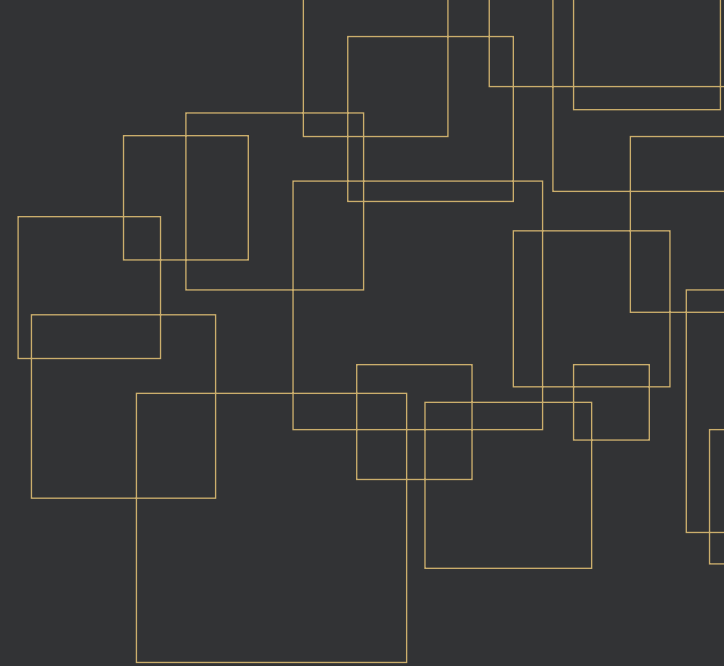
AMAZON AIR HUB @ SBD INTERNATIONAL

Major Regional Air Cargo Facility

660,000 SF, 100 Acre Amazon

Regional Air hub facility

Key Logistics Center for Amazon's operations in Southern California and beyond.

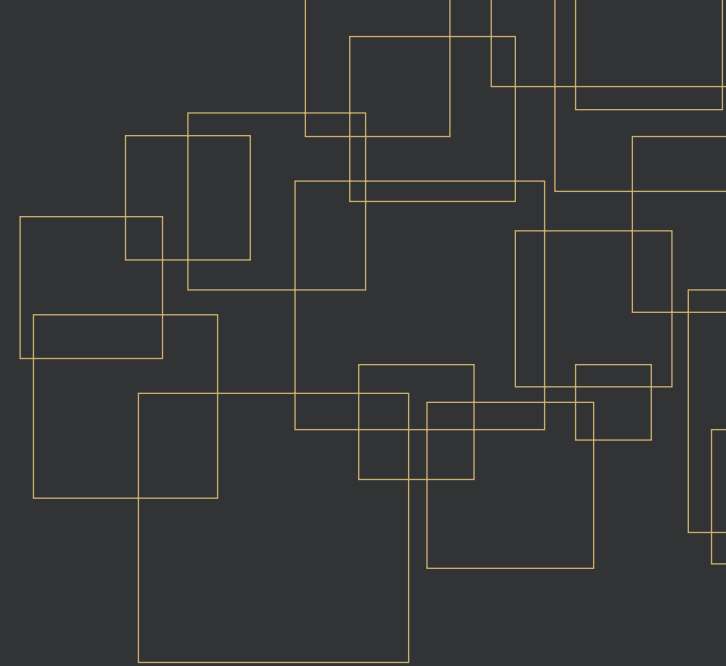


PROPERTY PHOTOS

Section 03

PROPERTY PHOTOS





LOCATION OVERVIEW

Section 04



HIGHLAND'S DESIRABLE COMMUNITY

Highland is a city in San Bernardino County, California. Nestled against the beautiful San Bernardino Mountains at 1,300 feet, the City of Highland offers an ideal business and residential location in the Inland Empire.

The city is home to approximately 56,000 residents. The city of Highland takes pride in being one of the most desirable communities in which to live in the Inland Empire with low crime, high safety, and an emphasis on community beautification.

The city covers a total area of approximately eighteen (18) square miles. It is situated in the eastern part of the San Bernardino mountains and is bordered by San Bernardino, Redlands, and Yucaipa. The city features a historic downtown area which features a variety of boutique restaurants, shops, and cultural landmarks. The city also boasts several parks including Highland Community Park which is home to a large sports facility. The city of Highland is also home to the San Manuel Indian Casino, a highly popular Southern California destination for entertainment and gaming that attracts over 8 million annual visitors.

LOCATION OVERVIEW



PACIFIC HIGH SCHOOL

SAN GORGONIO HIGH SCHOOL

SUBJECT PROPERTY

INDIANA SPRINGS HIGH SCHOOL

SAN BERNARDINO INT'L AIRPORT

KOHL'S
Distribution Center

MATTEL

SAN BERNARDINO DEPOT

JCPenney
forever21
macy's
Bath & Body Works
H&M
VICTORIA'S SECRET
INLAND CENTER MALL

THE HOME DEPOT
Olive Garden
PETSMART
BUFFALO WILD WINGS
ALDI
PANDA EXPRESS

BEST BUY

COSTCO WHOLESALE

sam's club

prime air
Freight Fulfillment Center

JCPenney
Marshall's
FIVE GUYS
JOANN
Jersey Mike's
REDLANDS TOWN CENTER

Walmart
ROSS DRESS FOR LESS
DOLLAR TREE
BURGER KING
Starbucks
ALDI

Albertsons
CVS pharmacy
ups THE UPS STORE
goodwill
SUBWAY
Carl's Jr.

LOWE'S
IN-N-OUT BURGER
Staples

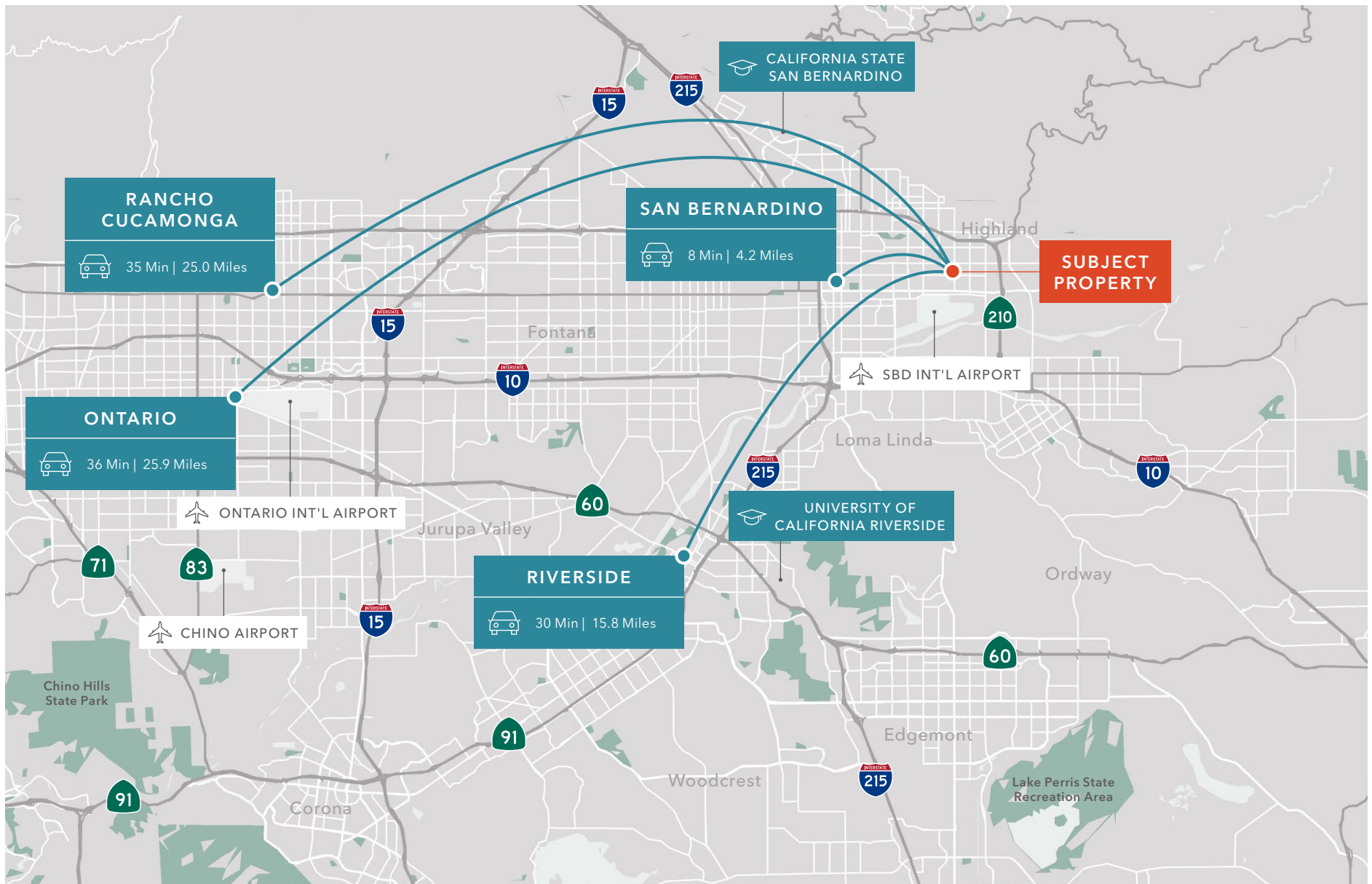
target
KOHLS
NIKE

NOBLES RACK
FLEX FITNESS
WORLD MARKET

ULTA BEAUTY
Starbucks
DSW DESIGNER SHOE WAREHOUSE

MOUNTAIN GROVE

LOCATION OVERVIEW



THE CITY OF HIGHLAND

7,118

EMPLOYEES

56,760

POPULATION

16,641

HOUSEHOLDS

\$107K

AVG HH INCOME

cityofhighland.org

TOP EMPLOYERS



151 EMPLOYEES



140 EMPLOYEES



114 EMPLOYEES



100 EMPLOYEES



100 EMPLOYEES

CENTURY 21SM

100 EMPLOYEES



100 EMPLOYEES



80 EMPLOYEES

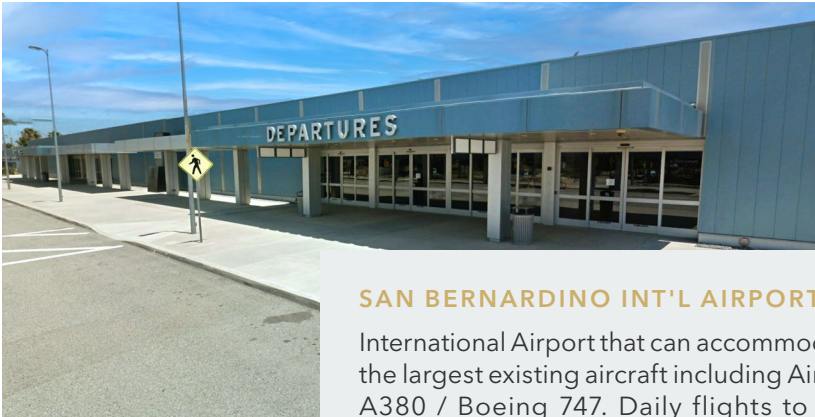


80 EMPLOYEES



75 EMPLOYEES

NOTABLE NEARBY AMENITIES



SAN BERNARDINO INT'L AIRPORT

International Airport that can accommodate the largest existing aircraft including Airbus A380 / Boeing 747. Daily flights to San Francisco, Las Vegas, Utah, and Connecticut.



HUB FOR AMAZON AIR

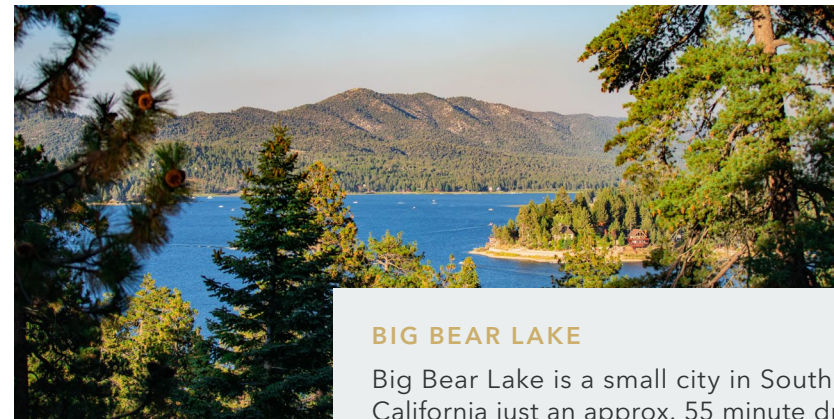
Cargo airline operating exclusively to provide fast delivery for Amazon packages.

→ [LEARN MORE](#)



SAN MANUEL CASINO

Yamava resort and Casino at San Manuel has ±8.3 million visitors each year. It contains a 17 floor hotel and casino with 432 guest rooms. Along with 7,200 slots and a full array of dining and entertainment options.



BIG BEAR LAKE

Big Bear Lake is a small city in Southern California just an approx. 55 minute drive from Highland. It sits on the banks of fish-filled Big Bear Lake. It's known for Bear Mountain ski resort.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2020 CENSUS	20,764	101,556	249,355
2025 ESTIMATED	20,059	100,525	247,199
2030 PROJECTED	19,880	99,561	245,613



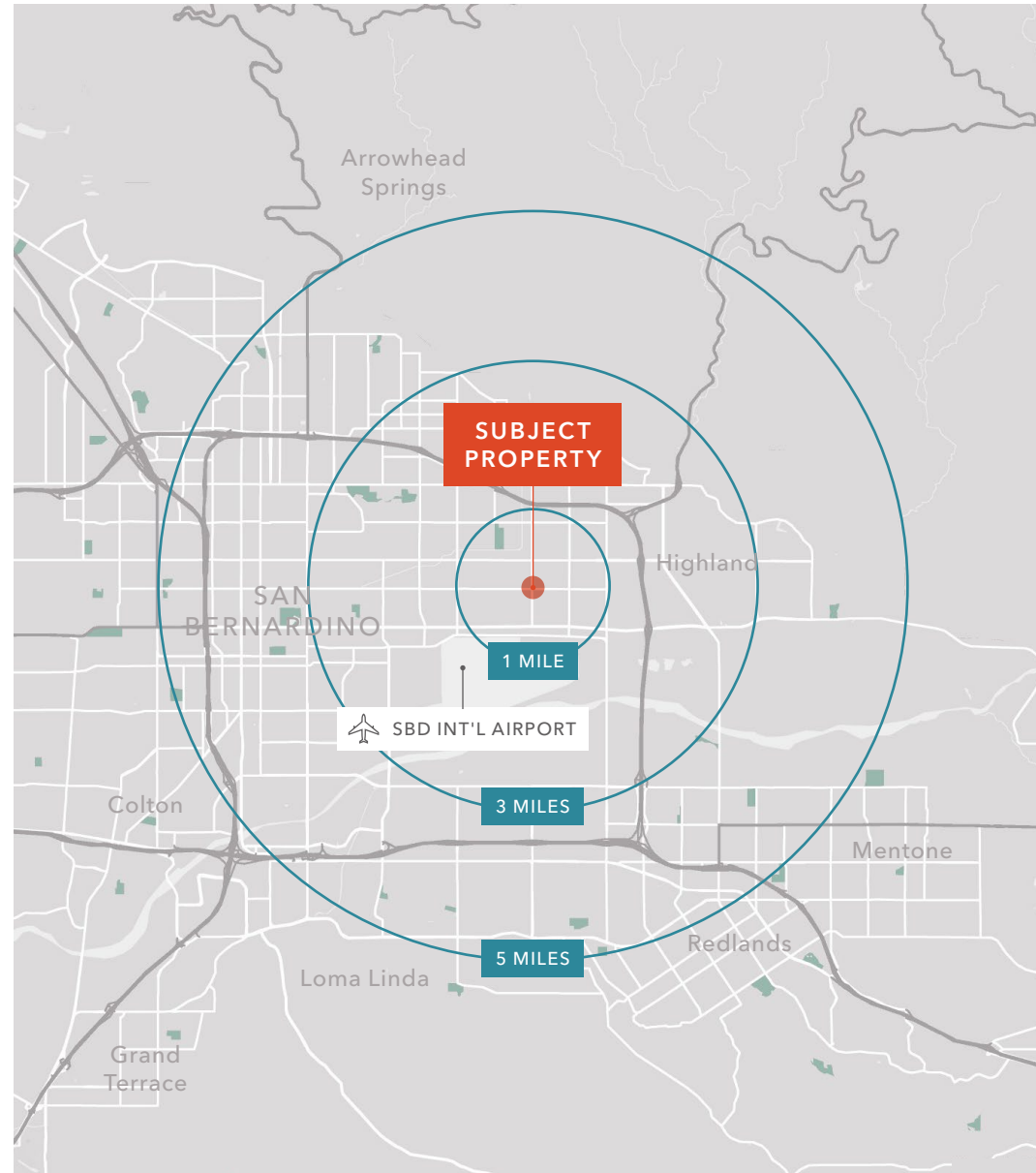
Household Income

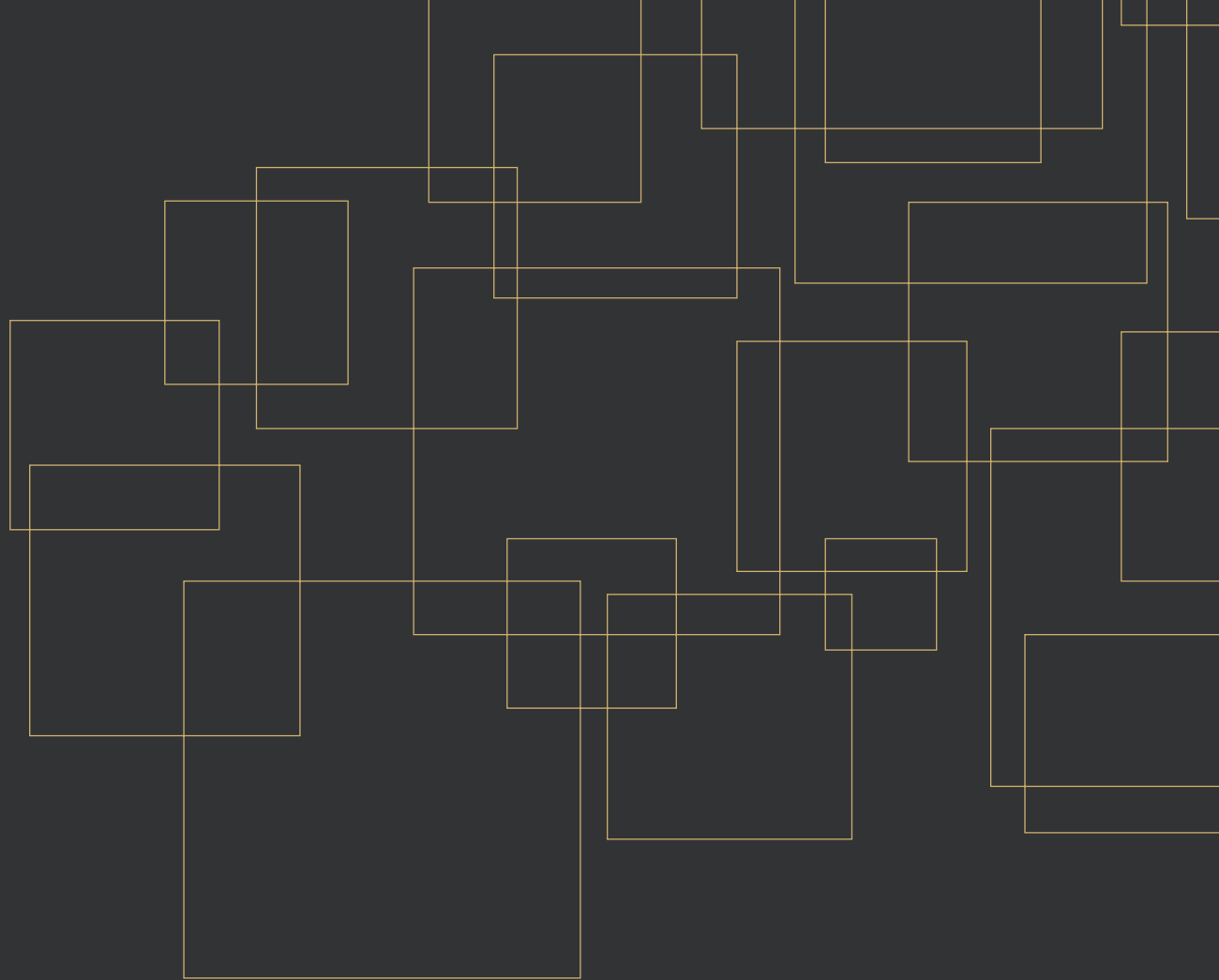
	1 Mile	3 Miles	5 Miles
2025 EST AVERAGE	\$76,940	\$88,715	\$98,482
2025 EST MEDIAN	\$61,376	\$72,456	\$81,027
2025 EST PER CAPITA	\$21,897	\$26,085	\$30,353



Daytime Demographics

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	273	2,054	8,822
TOTAL EMPLOYEES	1,923	17,950	89,195
ADJ DAYTIME POPULATION	8,551	47,963	163,873





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