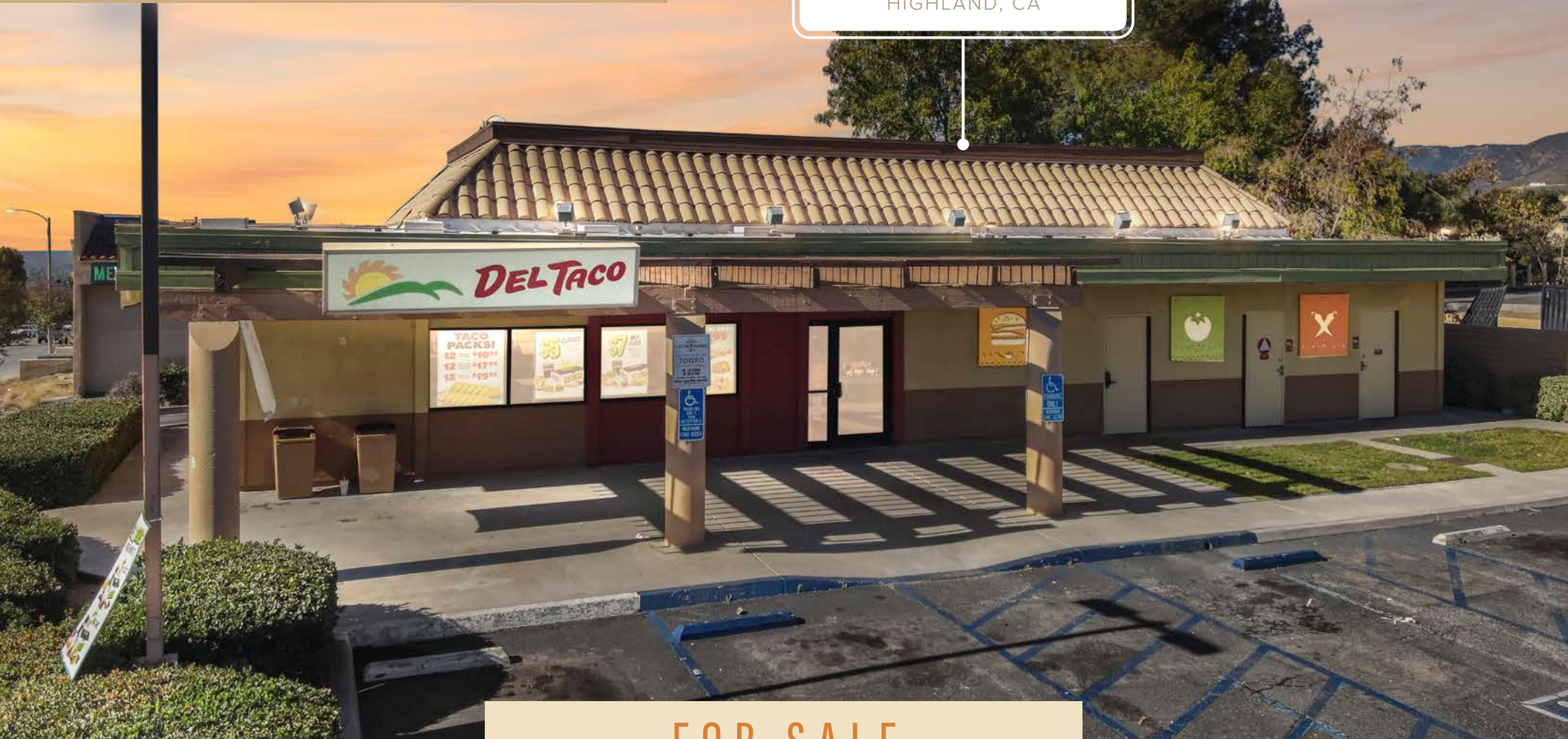


PRICE REDUCTION

LIST PRICE	\$1,597,200	\$1,452,000
CAP RATE	5%	5.5%

DEL TACO

3702 HIGHLAND AVE
HIGHLAND, CA



FOR SALE

Single Tenant | Absolute NNN Investment Opportunity

CBRE

Contact

JAMIE BROOKS

Senior Vice President

Lic. 01434718

+1 310 363 4881

jamie.brooks@cbre.com

SAM AARON

Vice President

Lic. 01828428

+1 310 550 2571

sam.aaron@cbre.com



Affiliated Business Disclosure

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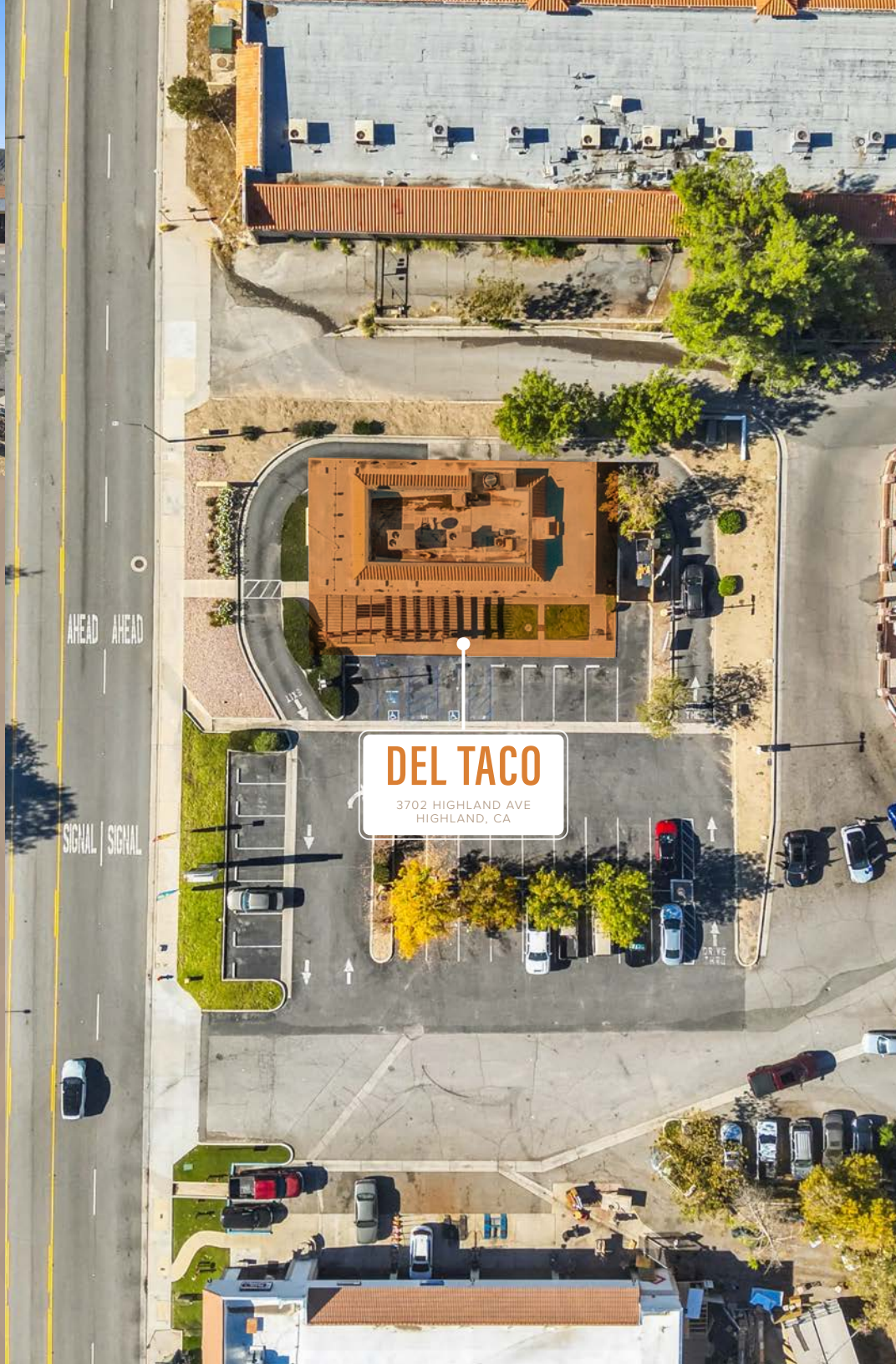
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Investment Summary

Address	3702 Highland Ave Highland, CA 92346
Purchase Price	\$1,452,000
Cap Rate	5.5%
NOI	\$79,860
Lease Type	Absolute NNN
Building SF	2,005 SF
Land SF	27,750 SF (0.63 AC)
APN	1198-081-0000; 03-0000
Year Built	1990
Parking	±35 stalls
CPD (Traffic Counts)	20,440



Investment Highlights



ABSOLUTE TRIPLE NET (NNN) LEASE STRUCTURE

True absolute NNN lease with zero landlord responsibilities, providing passive, predictable income with no expense exposure.



CORPORATE GUARANTEE

Lease is corporately guaranteed by Del Taco, a nationally recognized QSR brand with decades of operating history.



EXISTING DRIVE-THRU CONFIGURATION

Purpose-built drive-thru with strong ingress/egress, supporting high-volume operations and long-term tenant viability.



LARGE LAND PARCEL

Oversized lot allows for excellent circulation, stacking, and parking, enhancing operational efficiency and redevelopment optionality.



PRIME LOCATION ON A MAJOR THOROUGHFARE

Situated along Highland Boulevard, a heavily trafficked corridor providing strong visibility, easy access, and consistent daily traffic counts.



FREESTANDING BUILDING

Single-tenant, freestanding asset reduces operational risk and increases liquidity upon exit.



ESSENTIAL, RECESSION-RESILIENT TENANT

Quick-service restaurants with drive-thru capability have demonstrated strong performance across economic cycles.



ATTRACTIVE TO 1031 INVESTMENT OPPORTUNITY

Ideal for buyers seeking secure income, tax-deferred exchange opportunities, and long-term capital preservation.

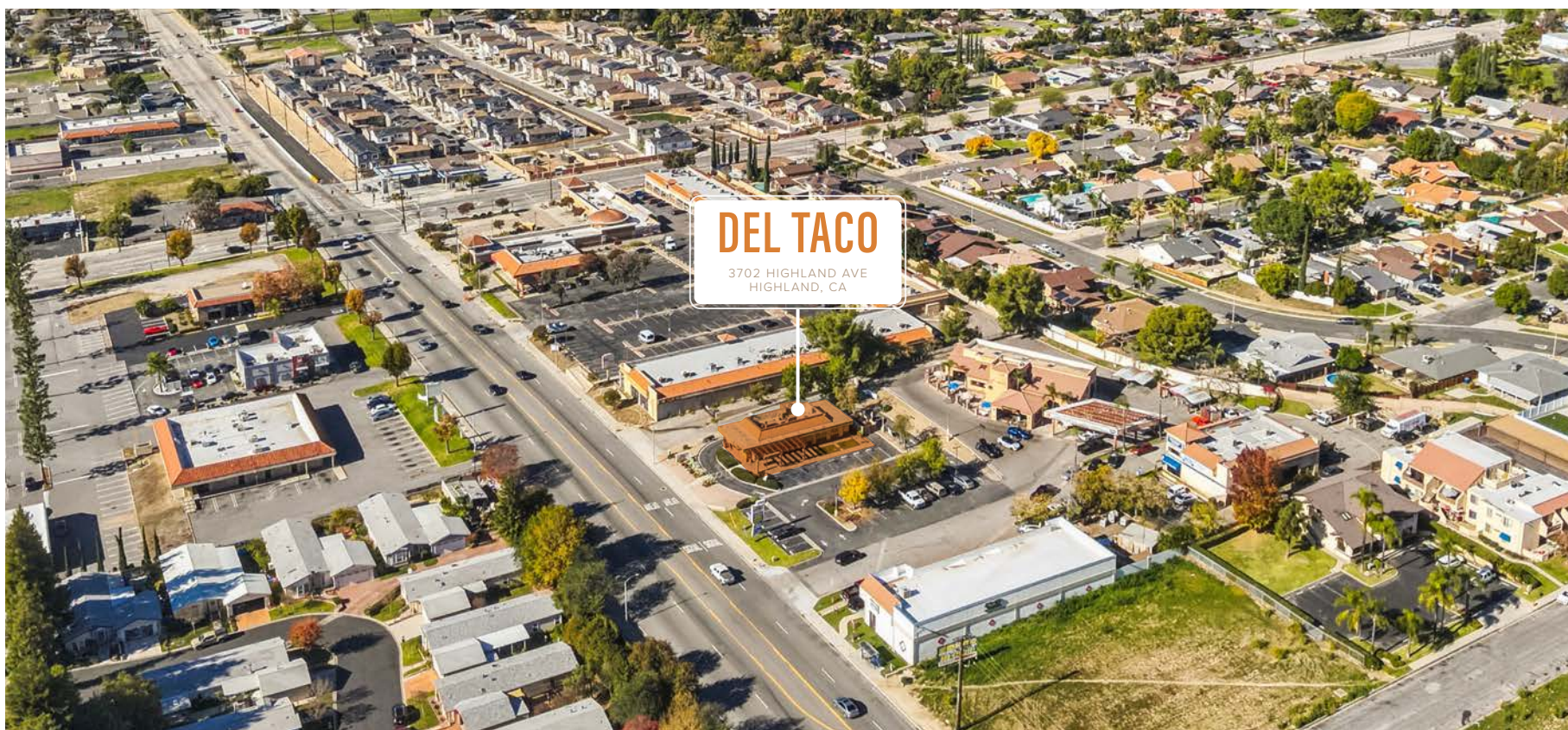


Tenant Profile

DEL TACO

Founded on September 16, 1964, in Yermo, California by Ed Hackbarth and David Jameson, Del Taco is a leading Mexican-American quick-service restaurant (QSR) brand headquartered in Lake Forest, California. The company offers a diversified menu including tacos, burritos, quesadillas, burgers, fries, and shakes, and is widely recognized as one of the largest Mexican-inspired QSR concepts in the United States. With a long history of drive-thru, value-oriented food service, Del Taco bridges the gap between traditional quick

service and higher-end fast casual dining, serving customers across breakfast, lunch, dinner, and late-night dayparts. As of 2025, Del Taco operates approximately 575–595 restaurants nationwide across the Western, Southern, Midwest, and select Eastern U.S. markets and is privately owned by Yadav Enterprises, Inc., an experienced multi-brand restaurant operator with a substantial national portfolio, further reinforcing the brand's operational stability and long-term viability as a retail tenant.



Lease Abstract

TERMS

Commencement Date December 2015

Expiration Date December 2030

Remaining Years Approximately 5 years

Current base rent \$79,860 per year NNN

Options Three (3) Five Year Options at lesser of CPI increase or 10% from the previous years rent

LEASE INFO

Ownership Fee Simple

Tenant Del Taco Corporate

ROFR Yes

Lease Type Absolute NNN, with the tenant responsible for all property taxes, insurance, and maintenance (including roof, landscaping, and parking lot).



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Site Plan

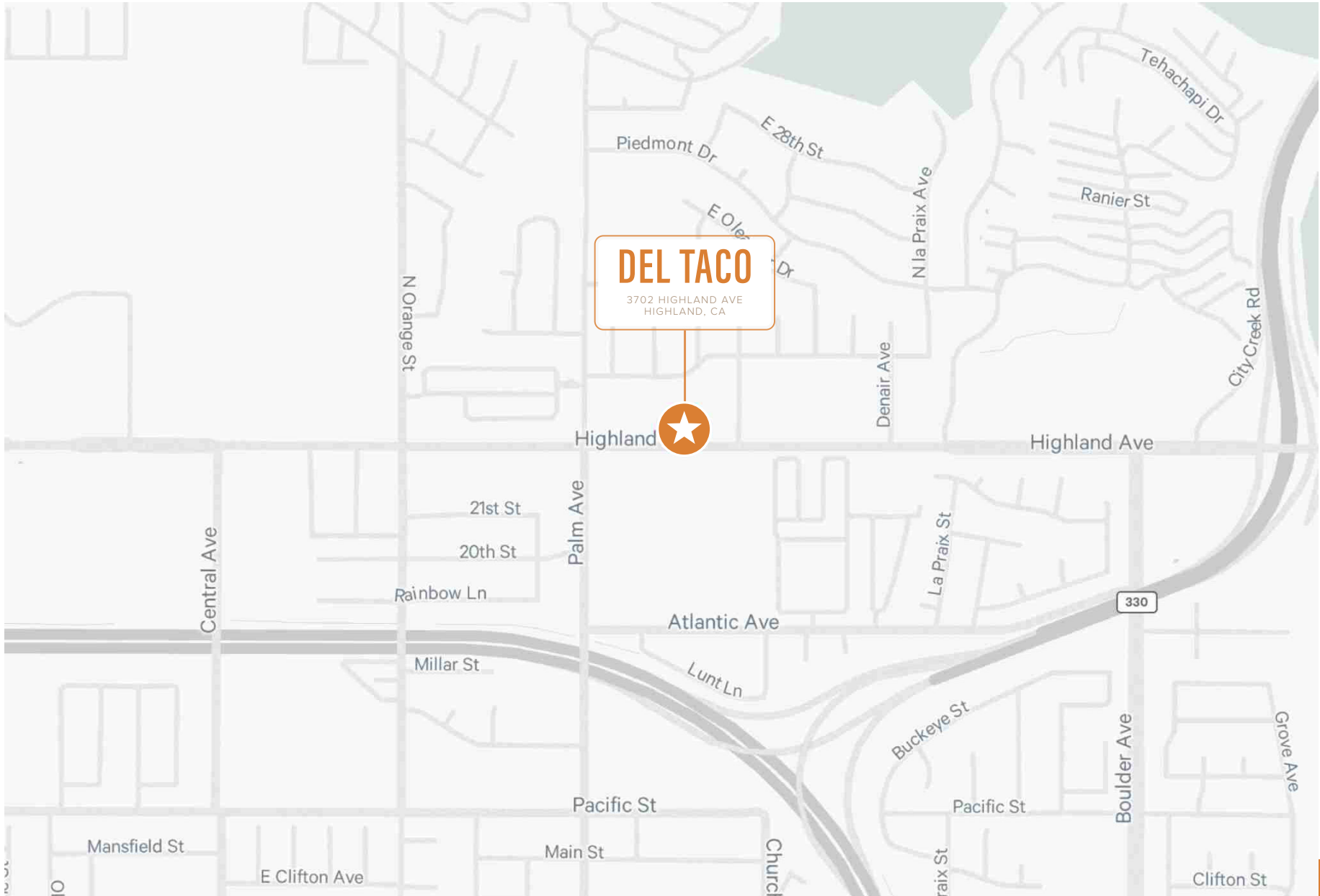




Traffic Volumes



Local Map



TRADE AREA MAP



City Overview – Highland

The City of Highland is located in San Bernardino County, California, within the eastern Inland Empire, approximately 60 miles east of Downtown Los Angeles. Positioned at the base of the San Bernardino Mountains, Highland benefits from strong regional connectivity, with convenient access to Interstate 10, State Route 210, and State Route 330, linking the city to major employment centers throughout the Inland Empire and Greater Southern California.

Highland is a growing suburban community characterized by a mix of residential neighborhoods, retail corridors, and light industrial uses. The city has experienced steady population growth driven by relative housing affordability, expanding logistics and distribution employment in the Inland

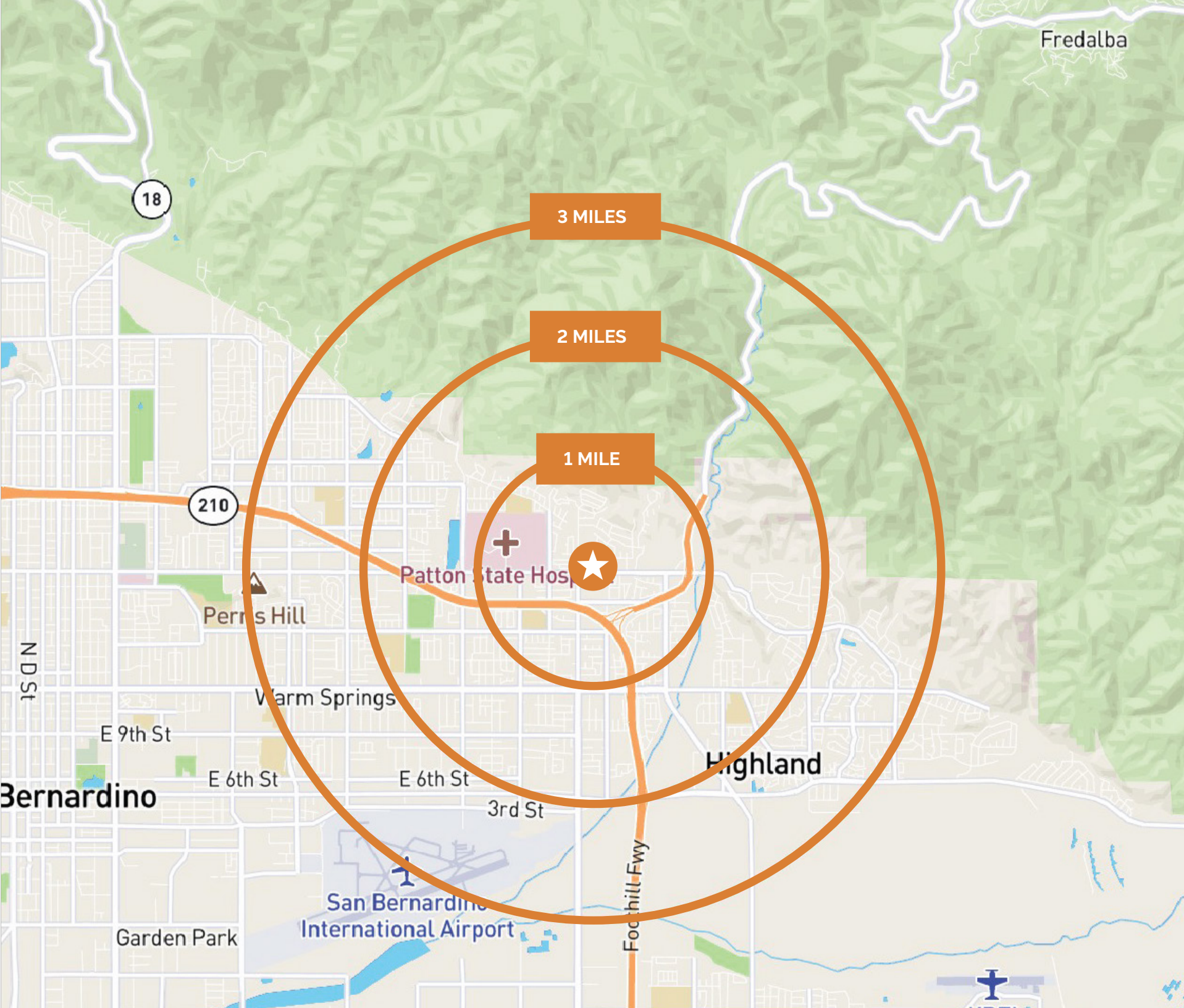
Empire, and continued commercial development along key arterials such as Highland Avenue (Route 330). Retail demand is supported by a strong local consumer base and regional traffic flows connecting the mountain communities to the valley below.

With a business-friendly municipality, Highland actively supports commercial investment, redevelopment, and adaptive reuse, particularly within its primary retail corridors. The city's proximity to major logistics hubs, combined with consistent consumer traffic and limited new retail supply, positions Highland as an attractive market for necessity-based retail, quick-service restaurants, and service-oriented tenants, making it well suited for long-term net-leased investments.



Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE		2 MILES		3 MILES	
Population						
2025 Population - Current Year Estimate	13,571		45,300		87,969	
2030 Population - Five Year Projection	13,511		45,394		87,967	
Households						
2025 Households - Current Year Estimate	4,389		14,018		26,405	
2030 Households - Five Year Projection	4,416		14,220		26,761	
2010 Households - Census	4,112		12,862		24,353	
2020 Households - Census	4,385		13,843		26,168	
2025-2030 Compound Annual Household Growth Rate	0.12%		0.29%		0.27%	
Household Income						
2025 Households	4,389		14,018		26,405	
Under \$15,000	305	7.0%	939	6.7%	2,083	7.9%
\$15,000-\$24,999	104	2.4%	535	3.8%	1,209	4.6%
\$25,000-\$34,999	433	9.9%	1,178	8.4%	2,236	8.5%
\$35,000-\$49,999	653	14.9%	1,653	11.8%	2,921	11.1%
\$50,000-\$74,999	668	15.2%	2,389	17.0%	4,259	16.1%
\$75,000-\$99,999	552	12.6%	2,048	14.6%	3,634	13.8%
\$100,000-\$149,999	918	20.9%	2,708	19.3%	4,801	18.2%
\$150,000-\$199,999	330	7.5%	1,298	9.3%	2,534	9.6%
\$200,000 and Over	426	9.7%	1,270	9.1%	2,728	10.3%
Housing Value						
2025 Median Value of Owner Occ. Housing Units	\$442,812		\$472,688		\$488,624	
2025 Average Value of Owner Occ. Housing Units	\$463,418		\$501,486		\$515,962	



DEL TACO

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