

**JUST REDUCED  
MOTIVATED SELLER**

2102 PALM AVE + HIGHLAND, CA 92346

**SUBJECT  
PROPERTY**

N PALM AVE

# FOR SALE

Highland Plaza

For more  
information  
contact

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**km** Kidder  
Mathews



# HIGHLAND PLAZA

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**\$2.6M**

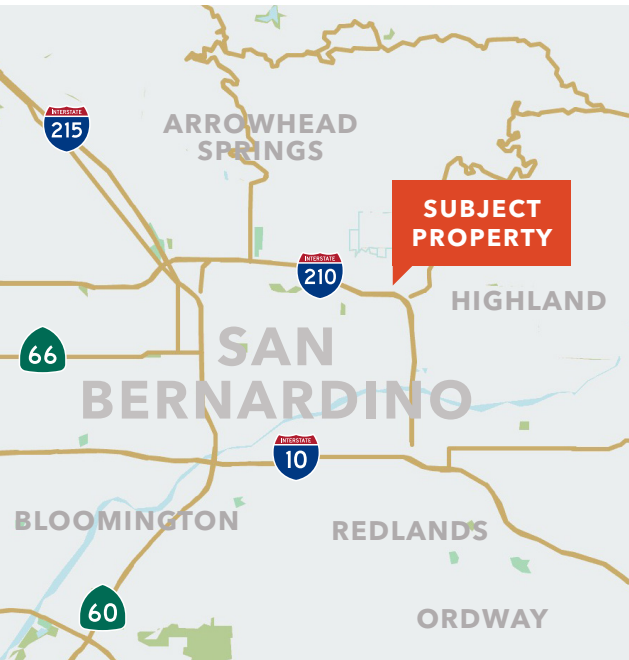
PRICE

**5%**

CAP RATE

**\$151**

PRICE/SF



17K SF Strip Center in San Bernardino County just off main-on-main intersection with close proximity to I-210



17,200 SF  
BUILDING SIZE



34,643 SF LOT  
(0.8 AC)

1980

YEAR  
BUILT



RETAIL/OFFICE



±50  
SURFACE SPACES

11

UNITS



APN  
1191-301-06-000



±120' ON  
PALM AVE

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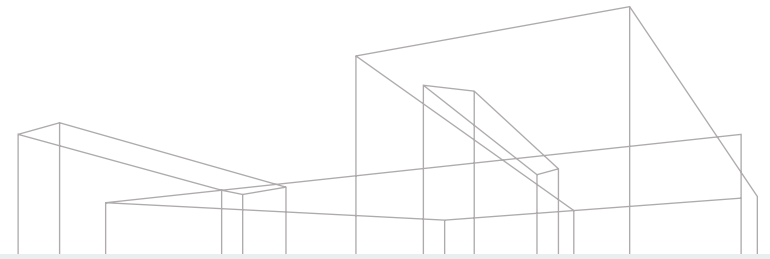
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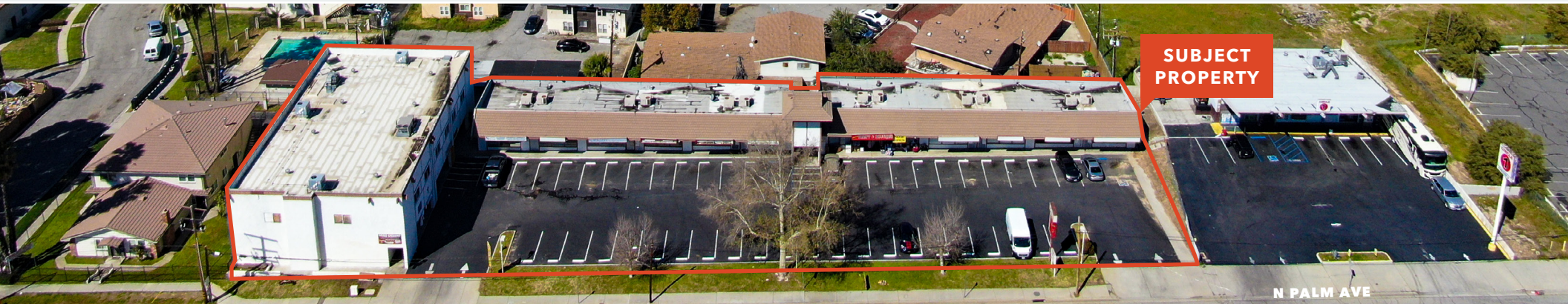


## RENT ROLL

Unit	Tenant	SF	Monthly Rent	Rent/SF	Lease Expiration Date
2102	Vacant	5,000	\$0	\$0.00	---
2114	Church	3,500	\$2,800	\$0.80	Month-to-month
2118	Bingo	1,500	\$1,700	\$1.13	Month-to-month
2120-22	Massage	1,200	\$2,200	\$1.83	05.31.2024
2124	Real Estate Office	600	\$1,000	\$1.67	Month-to-month
2126-28	Vacant	1,200	\$0	\$0.00	---
2130	Vacant	600	\$0	\$0.00	---
2132-34	Smoke Shop	1,200	\$2,000	\$1.67	Month-to-month
2136-38	Surplus Sale	1,200	\$2,500	\$2.08	Month-to-month
2140	Thrift Shop	600	\$1,200	\$2.00	05.31.2024
2142	Pet Grooming	600	\$1,100	\$1.83	05.31.2024
<b>TOTAL</b>		<b>17,200</b>	<b>\$14,500</b>		

## EXPENSES

Annual Rent	\$174,000
Property Tax (New)	\$28,600
Insurance	\$3,900
Water	\$3,000
Electricity	\$1,000
Trash	\$1,800
Gardner	\$2,400
Repairs	\$4,800
Total Expenses	\$45,500
Net Income	\$126,300



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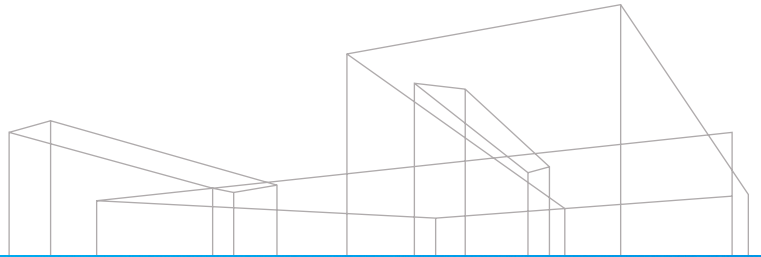
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## DEMOGRAPHICS

2023	1 Mile	3 Miles	5 Miles
Population (Est)	22,040	132,021	242,362
Average HH Income	\$76K	\$84K	\$88K
Daytime Population	7,019	4,672	3,087



HIGHLAND AVENUE PLAZA

- Walmart
- ROSS DRESS FOR LESS
- DOLLAR TREE
- SUPERCUTS
- Jersey Mike's SUBS
- HIBACHI GRILL BUFFET
- ALDI
- STARBUCKS COFFEE
- Applebee's GRILL + BAR
- T Mobile
- verizon
- BURGER KING

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