



SINGLE TENANT NET LEASE

SIGNALIZED HARD CORNER

25716 E Baseline St, Highland, CA 92346

INVESTMENT OFFERING

NEW LEASE

FIESTA INSURANCE

30 + LOCATIONS CA - NM - TX

MATTHEW ARFA

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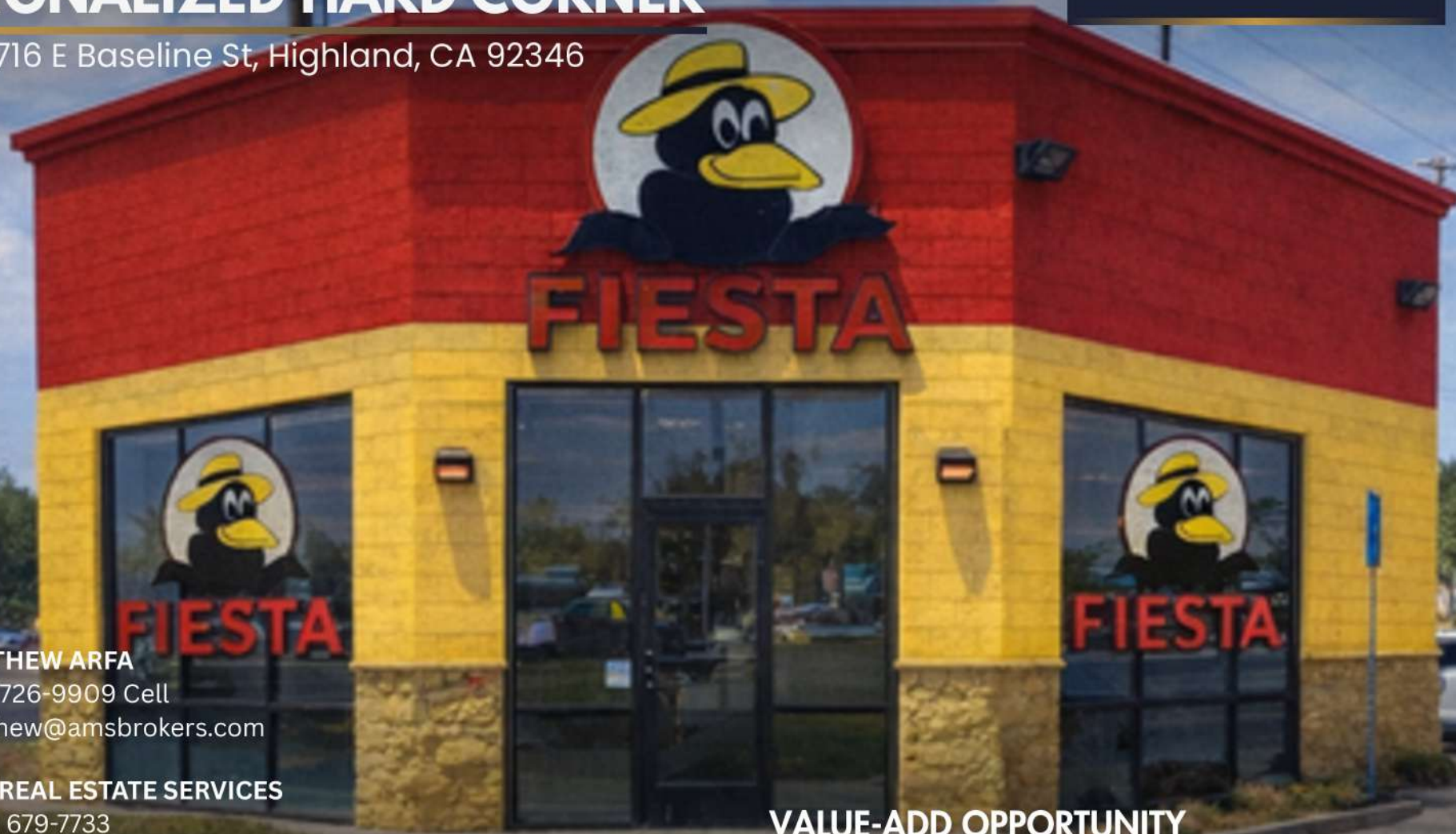
AMS REAL ESTATE SERVICES

(949) 679-7733

www.amsbrokers.com

DRE #01788637

VALUE-ADD OPPORTUNITY
ADJACENT VACANT LAND



FIESTA INSURANCE SERVICES

Financial Overview

OFFERING SUMMARY

PRICE \$998,888

DOWN PAYMENT

100% | \$998,888

RENTABLE SQUARE FEET

1,450

APN #

1191-181-56-0000

YEAR BUILT

2003

LOT SIZE

24,691

TYPE OF OWNERSHIP

Fee Simple

TENANT SUMMARY

TENANT TRADE NAME

Fiesta Insurance Services

LEASE GUARANTOR

Franchisee

LEASE TYPE

NNN

OPTIONS TO RENEW

2 - 5 year options

ROOF AND STRUCTURE

Landlord Responsible

ORIGINAL LEASE TERM

5 Years

RENT COMMENCEMENT DATE

11-01-2025

INCREASES

3% yearly

ANNUALIZED OPERATING DATA

RENT INCREASES

ANNUAL RENT

Year 1	\$60,000.00
Year 2	\$66,000.00
Year 3	\$67,980.00
Year 4	\$70,019.40
Year 5	\$72,119.98

VALUE-ADD
OPPORTUNITY
VACANT LAND

CAP RATES

Year 1	6.00
Year 2	6.61

INVESTMENT HIGHLIGHTS

- Single-tenant retail investment located at the signalized, hard-corner intersection of Baseline Street and Sterling Avenue in Highland, California.
- Strong visibility and access along a major east-west traffic corridor with consistent daily traffic counts.
- Currently leased to Fiesta Insurance, a regional insurance franchise operating more than 30 locations across California, New Mexico, and Texas.
- Durable tenancy supported by an established operator with a scalable multi-state footprint.
- Building constructed in 2003 featuring concrete block construction.
- Significant value-add opportunity through the included adjacent vacant land.
- Vacant land offers flexibility for future development, allowing investors to maximize potential uses and increase long-term asset value.
- Opportunity to generate additional income through future development, expansion, strategic ground lease opportunities.
- Attractive investment profile combining stable in-place cash flow with embedded growth opportunities.

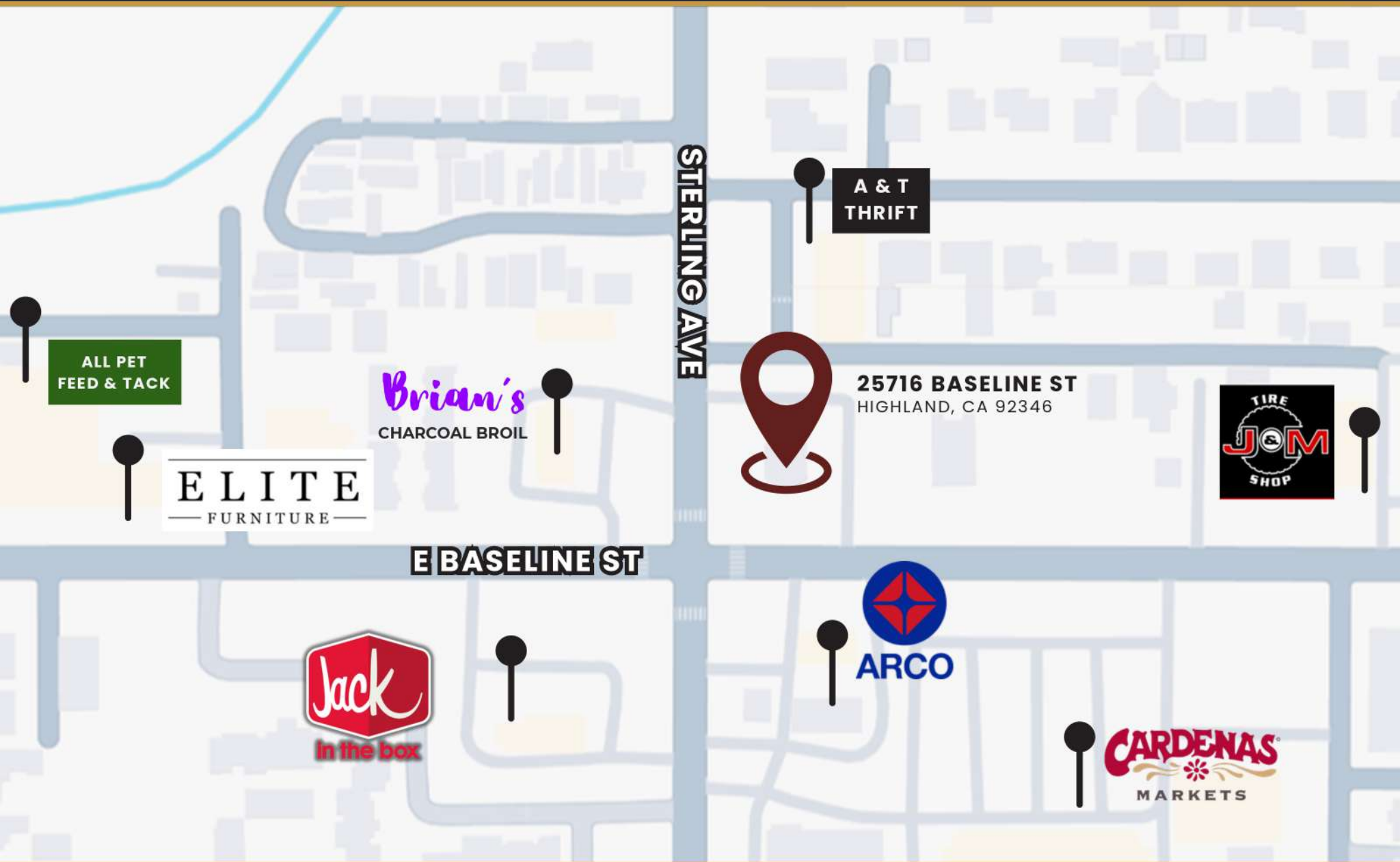


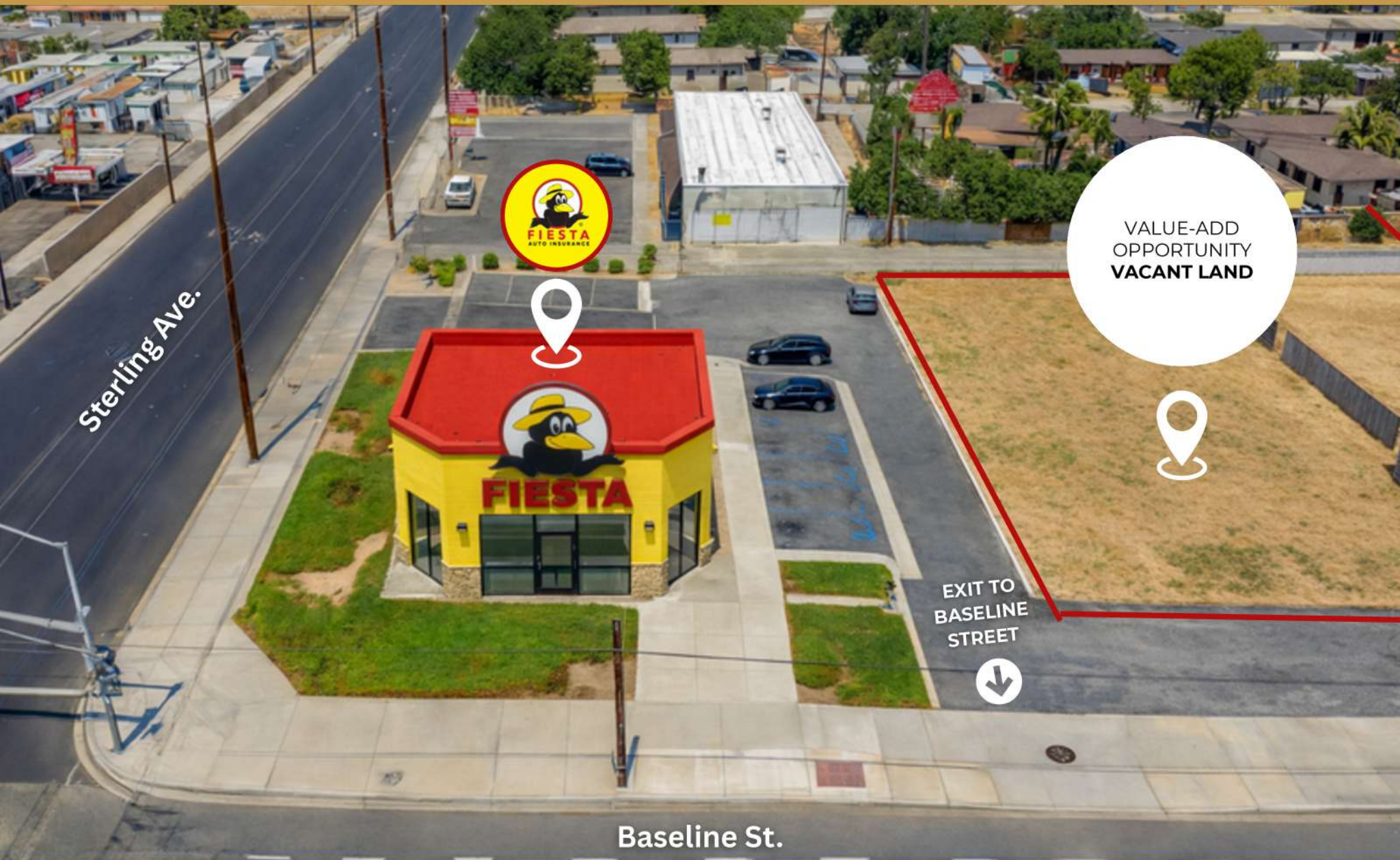
DEMOGRAPHICS

	2-Miles	5-Miles	10-Miles
Population:	79,565	269,409	654,567
Housing Units:	307,205	352,466	397,031
Median Income:	\$53,303	\$60,694	\$70,468

BASELINE STREET

Retailers







FRONT

BACK

