

FOR SALE

98% OCCUPIED | 45,528 SF SHOPPING CENTER
IN-PLACE 7.09% CAP | LOW BASIS – \$156/SF

3644-3694 E. HIGHLAND AVE

Highland California

SALE DETAILS

3 6 4 4 - 3 6 9 4 E. HIGHLAND AVE
HIGHLAND, CA 92346

Zacuto Group presents a 98% occupied – 45,528 SF Shopping Center,
located just blocks from Walmart Supercenter, Aldi, & Highland Ave Plaza.

PRICE

\$7,095,000

RENTABLE BUILDING AREA

45,528 SF

LOT SIZE

161,259 SF (±3.7 Acres)

PPSF

\$156/SF

YEAR BUILT

1990

PARKING

182 spaces

IN-PLACE CAP RATE

7.09%

PROFORMA CAP RATE

8.4%

APNS

1199-081-07-0000

1199-081-06-0000

LISTING TEAM

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FOR SALE



Walmart
SUPERCENTER

ROSS
CORP. FOR LESS

ALDI

TESLA
SUPERCHARGER

DOLLAR TREE

Applebees

SUBWAY

BURGER KING



3644-3694 E. HIGHLAND AVE
Highland California

PROPERTY HIGHLIGHTS

24 Units + Drive-Thru Pad across Two Parcels (3.7 Acres)

Dual Street Frontage & Access Points

Meaningful upside through rent increases and the re-positioning of the drive-thru for a national tenant at lease expiration

Strong demand from community-based small businesses drawn to the traffic and visibility generated by the adjacent Walmart Supercenter

Cost basis well below replacement cost



PROPERTY HIGHLIGHTS

Well-Positioned In-Demand Retail Center

Excellent Visibility – Located just a few blocks from major retail anchors including Walmart, Ross, & Aldi

98% Occupied with Established Tenancies

Strong Cash Flow Opportunity in California

Area retail growth benefiting from in-migration of residents attracted by affordable living

Infill location with strong traffic counts:

■ **26,000 vehicles/day total**

5-Mile Radius Demographics:

■ **Population: 189,549**

■ **Median Household Income: \$68,000–\$72,000**





SAN BERNADINO INTERNATIONAL AIRPORT



HIGHLAND HISTORIC DISTRICT

HIGHLAND PACIFIC ELEMENTARY SCHOOL



SUBJECT PROPERTY



HIGHLAND AVENUE



N PALM AVENUE



Walmart
SUPERCENTER

ROSS
DRESS FOR LESS

ALDI

TESLA
SUPERCHARGER

DOLLAR TREE

Applebees

SUBWAY

BURGER KING

SUBJECT PROPERTY

DEL TACO

Jack
in the box

jiffy lube

HIGHLAND AVENUE

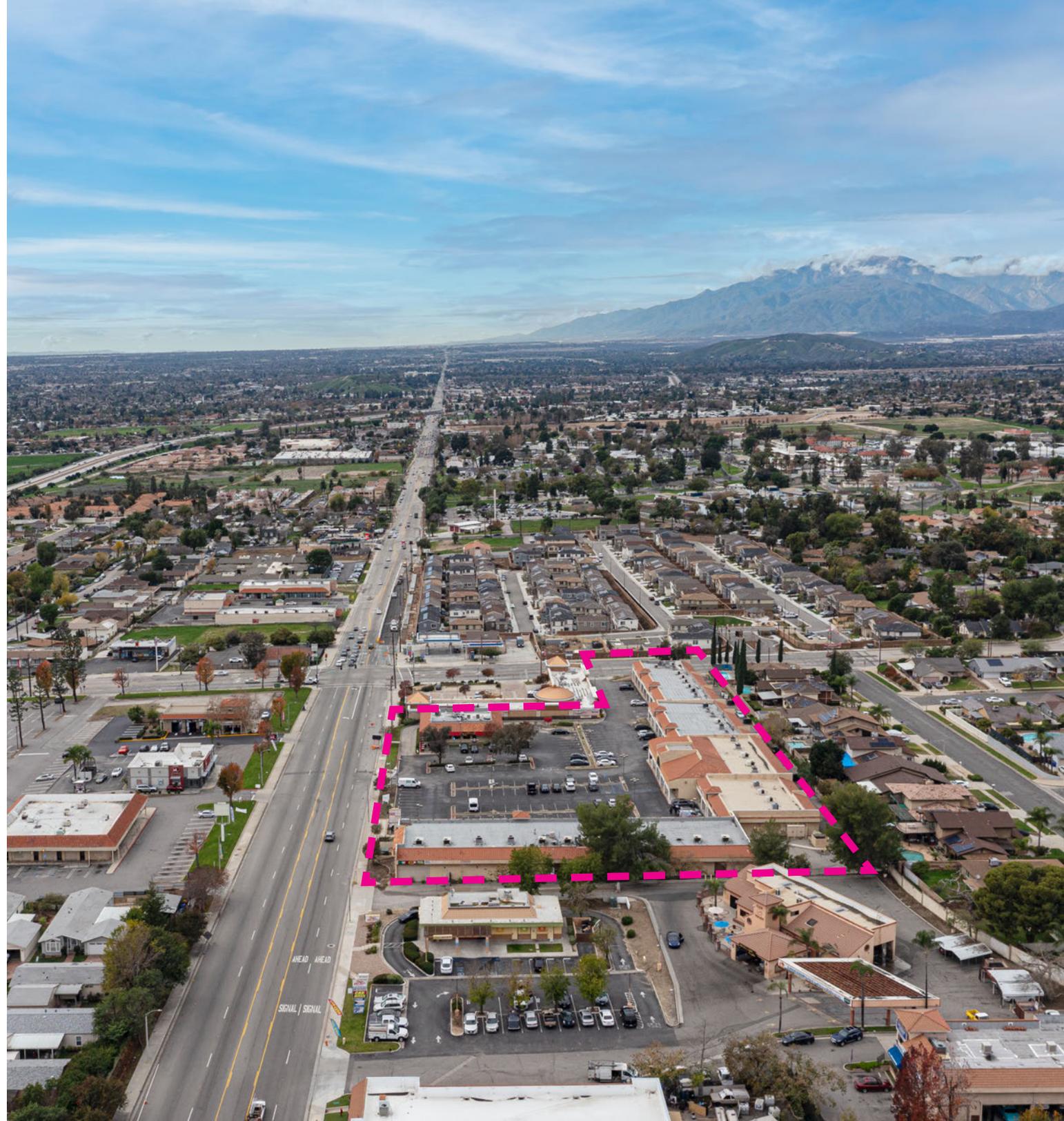
N PALM AVENUE

7
ELEVEN

Mobil

CURRENT INCOME STATEMENT

2025 Highland Star Profit and Loss	
Gross Income	\$614,555
CAM Reimbursements	\$153,838
New Prop Tax Reimbursements	\$10,277
Gross Operating Income	\$778,669
Expenses	
Maintenance & Repair	\$51,575
Management Fees (4%)	\$31,147
Insurance Expense	\$36,489
Pest Control	\$3,178
Property Tax	\$88,262
Electricity	\$15,289
Water	\$22,301
Fire Services	\$3,412
Trash Disposal	\$23,776
Total Expenses	\$275,429
Net Operating Income	\$503,240
In Place CAP	7.09%



RENT ROLL

3644 HIGHLAND AVE, HIGHLAND, CA 92346

TENANT	UNIT	SF	BASE RENT	CAM REIMBURSEMENT	TOTAL RENT	CURRENT PPSF	LEASE START	LEASE EXPIRATION	LEASE TYPE	ANNUAL ESCALATIONS
Domino's Pizza	1	1,268	\$1,998	\$190	\$2,189	\$1.73	8/1/11	7/31/26	Gross	N/A
Cabio Inc	2	732	\$513	\$217	\$730	\$1.00	7/2/25	7/31/30	NNN	3%
Discounts Direct Wholesale	3	1,000	\$918	\$393	\$1,311	\$1.31	9/1/17	5/31/28	NNN	3%
Evolution Collection	4/5/6	3,000	\$2,003	\$997	\$3,000	\$1.00	5/1/25	5/31/30	NNN	5%
Highland Tailoring and Alterations	7	1,000	\$607	\$393	\$1,000	\$1.00	7/15/25	7/31/28	NNN	3%
Vacant	8	1,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mercy Prosthetics	9	1,000	\$757	\$393	\$1,150	\$1.15	10/1/25	9/30/26	NNN	N/A
Event Center/Banquet Hall	10	1,200	\$922	\$458	\$1,380	\$1.15	3/15/25	3/31/26	NNN	N/A
Christian Counseling Center	11	1,200	\$1,379	\$0	\$1,379	\$1.15	3/1/09	MTM	Gross	N/A
Xcorp Business Solutions	12	1,200	\$929	\$391	\$1,320	\$1.10	5/15/25	5/31/28	NNN	3%
Plaza 7 Convenience Market	13	1,200	\$1,069	\$458	\$1,527	\$1.27	4/1/21	5/31/28	NNN	3%
Wayne's Portable Washer & Dryer	14	1,200	\$925	\$395	\$1,320	\$1.10	5/1/25	4/30/27	NNN	5%
Uforic Prints LLC	15	1,408	\$1,068	\$551	\$1,619	\$1.15	12/1/25	11/30/26	NNN	N/A
JTR Custom Printing	16	1,000	\$918	\$393	\$1,311	\$1.31	10/1/18	5/31/30	NNN	3%
First Step Independent Living	17/18	8,000	\$12,470	\$0	\$12,470	\$1.56	4/1/16	3/31/29	Gross	3%
Essence Spa	19	1,200	\$874	\$468	\$1,342	\$1.12	9/1/23	8/31/26	Gross	3%
Plumbing Services	20	1,200	\$1,100	\$0	\$1,100	\$0.92	8/1/22	MTM	Gross	N/A
Goodfellas Custom Apparel	21	1,200	\$921	\$468	\$1,389	\$1.16	6/15/23	6/30/26	Gross	5%
Hair Salon	22	1,200	\$1,036	\$494	\$1,530	\$1.28	4/1/25	4/30/28	NNN	3%
Church	23/24	2,240	\$1,805	\$857	\$2,662	\$1.19	6/19/24	6/30/26	NNN	3%
Marshall Chiropractic	25/26	1,880	\$2,199	\$508	\$2,707	\$1.44	2/1/09	MTM	NNN	N/A
Roque Supply Company	27	1,704	\$1,974	\$665	\$2,639	\$1.55	8/1/23	7/31/26	Gross	5%
Birriera La Vocona Taco Shop	28/29	2,016	\$1,797	\$877	\$2,674	\$1.33	4/1/22	4/30/26	NNN	5%
All-Day Fitness	30/33	4,480	\$4,122	\$1,949	\$6,071	\$1.36	2/15/23	2/28/26	NNN	0%
The Burger Boys	PAD	3,000	\$8,908	\$1,305	\$10,213	\$3.40	2/1/23	1/31/28	NNN	5%
Total SF		45,528								
Monthly Total			\$51,213	\$12,820	\$64,033					
Annual Total			\$614,555	\$153,838	\$768,392					

PROFORMA RENT ROLL

3644 HIGHLAND AVE, HIGHLAND, CA 92346

TENANT	UNIT	SF	PROFORMA BASE RENT PPSF	PROFORMA CAM PPSF	PROFORMA BASE RENT	PROFORMA CAM REIMBURSEMENT	PROFORMA TOTAL RENT
Domino's Pizza	1	1,268	\$3.05	\$0.47	\$3,867	\$596	\$4,463
Cabio Inc	2	732	\$0.85	\$0.47	\$622	\$344	\$966
Discounts Direct Wholesale	3	1,000	\$0.85	\$0.47	\$850	\$470	\$1,320
Evolution Collection	4/5/6	3,000	\$0.85	\$0.47	\$2,550	\$1,410	\$3,960
Highland Tailoring and Alterations	7	1,000	\$0.85	\$0.47	\$850	\$470	\$1,320
Vacant	8	1,000	\$0.85	\$0.47	\$850	\$470	\$1,320
Mercy Prosthetics	9	1,000	\$0.85	\$0.47	\$850	\$470	\$1,320
Event Center/Banquet Hall	10	1,200	\$0.85	\$0.47	\$1,020	\$564	\$1,584
Christian Counseling Center	11	1,200	\$0.85	\$0.47	\$1,020	\$564	\$1,584
Xcorp Business Solutions	12	1,200	\$0.85	\$0.47	\$1,020	\$564	\$1,584
Plaza 7 Convenience Market	13	1,200	\$0.85	\$0.47	\$1,020	\$564	\$1,584
Wayne's Portable Washer & Dryer	14	1,200	\$1.10	\$0.47	\$1,320	\$564	\$1,884
Uforic Prints LLC	15	1,408	\$1.10	\$0.47	\$1,549	\$662	\$2,211
JTR Custom Printing	16	1,000	\$1.10	\$0.47	\$1,100	\$470	\$1,570
First Step Independent Living	17/18	8,000	\$1.10	\$0.47	\$8,800	\$3,760	\$12,560
Essence Spa	19	1,200	\$1.10	\$0.47	\$1,320	\$564	\$1,884
Plumbing Services	20	1,200	\$1.10	\$0.47	\$1,320	\$564	\$1,884
Goodfellas Custom Apparel	21	1,200	\$1.10	\$0.47	\$1,320	\$564	\$1,884
Hair Salon	22	1,200	\$1.10	\$0.47	\$1,320	\$564	\$1,884
Church	23/24	2,240	\$1.10	\$0.47	\$2,464	\$1,053	\$3,517
Marshall Chiropractic	25/26	1,880	\$1.10	\$0.47	\$2,068	\$884	\$2,952
Roque Supply Company	27	1,704	\$1.10	\$0.47	\$1,874	\$801	\$2,675
Birriera La Vocona Taco Shop	28/29	2,016	\$1.10	\$0.47	\$2,218	\$948	\$3,165
All-Day Fitness	30/33	4,480	\$1.10	\$0.47	\$4,928	\$2,106	\$7,034
The Burger Boys	PAD	3,000	\$3.55	\$0.47	\$10,650	\$1,410	\$12,060
Total SF		45,528	Monthly Total		\$56,770	\$21,398	\$78,169
			Annual Total		\$681,245	\$256,778	\$938,023

PROFORMA INCOME STATEMENT

PROFIT AND LOSS PROFORMA	
Gross Income	\$681,245
CAM Reimbursements	\$256,778
*Vacancy Loss (5.0%)	-\$65,662
Gross Operating Income	\$872,361
Expenses	
Maintenance & Repair	\$51,575
Management Fees (4%)	\$34,894
Insurance Expense	\$36,489
Pest Control	\$3,178
Property Tax	\$88,262
Electricity	\$15,289
Water	\$22,301
Fire Services	\$3,412
Trash Disposal	\$23,776
Total Expenses	\$279,176
Net Operating Income	\$593,185
Proforma CAP	8.4%





NOT PART OF SALE

3644-3694 E. HIGHLAND AVE
Highland California



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