

**: OFFERING MEMORANDUM**  
**: 26035 BASELINE AVENUE**  
**: HIGHLAND • CALIFORNIA • 92410**  
**:**



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## Confidential Memorandum & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of 26035 Baseline Avenue, San Bernardino, California (the "Property"). It has been prepared by Lee & Associates - Ontario. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Lee & Associates - Ontario.

The material is based in part upon information supplied by the Seller and in part, upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, vendors, service providers, managers or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Lee & Associates, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Lee & Associates - Ontario expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property, unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property, including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property, shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Lee & Associates - Ontario or any of their affiliates or any of their respective officers. Directors, shareholders, owners, employees, or agents for any damages, liability or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent that state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# I. Property Information



# Property Description

Address	26035 Baseline Ave., San Bernardino
APN	1192-021-23
Building Size	±16,784 SF
Land Size	±1.01 Acres
Units	Unit 1&2 ±6,333 SF Unit 3 ±3,595 SF Unit 4 ±1,305 SF Unit 5 ±2,259 SF Unit 6 ±3,290 SF
Stories	Single Story
Construction Type	Concrete Tilt Up/Steel
Zoning	General Commercial
Property Type	Retail and Automotive
Allowed Uses	General Retail • Markets • Commercial Services • Restaurants • Automotive Repair and Services • Hardware • Home Improvement Centers • Commercial Recreation • Professional and Business Offices • Financial Institutions • Automotive Sales

26035 Baseline Avenue is a rare jewel in the heart of the City of Highland and neighboring City San Bernardino. Its location is an ideal spot for a retail establishment - located off a busy road with daily traffic counts of over 10,000 cars per day, close proximity to the San Bernardino International Airport and within 5 miles of the CA-210 Freeway on and off ramps via Baseline Avenue. Currently centered around residential communities, this property is the main stop for local tenants as well as travelers. And with the residential real estate market on the rise, this property will be the center of the community for many years to come.



# Tax Map

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

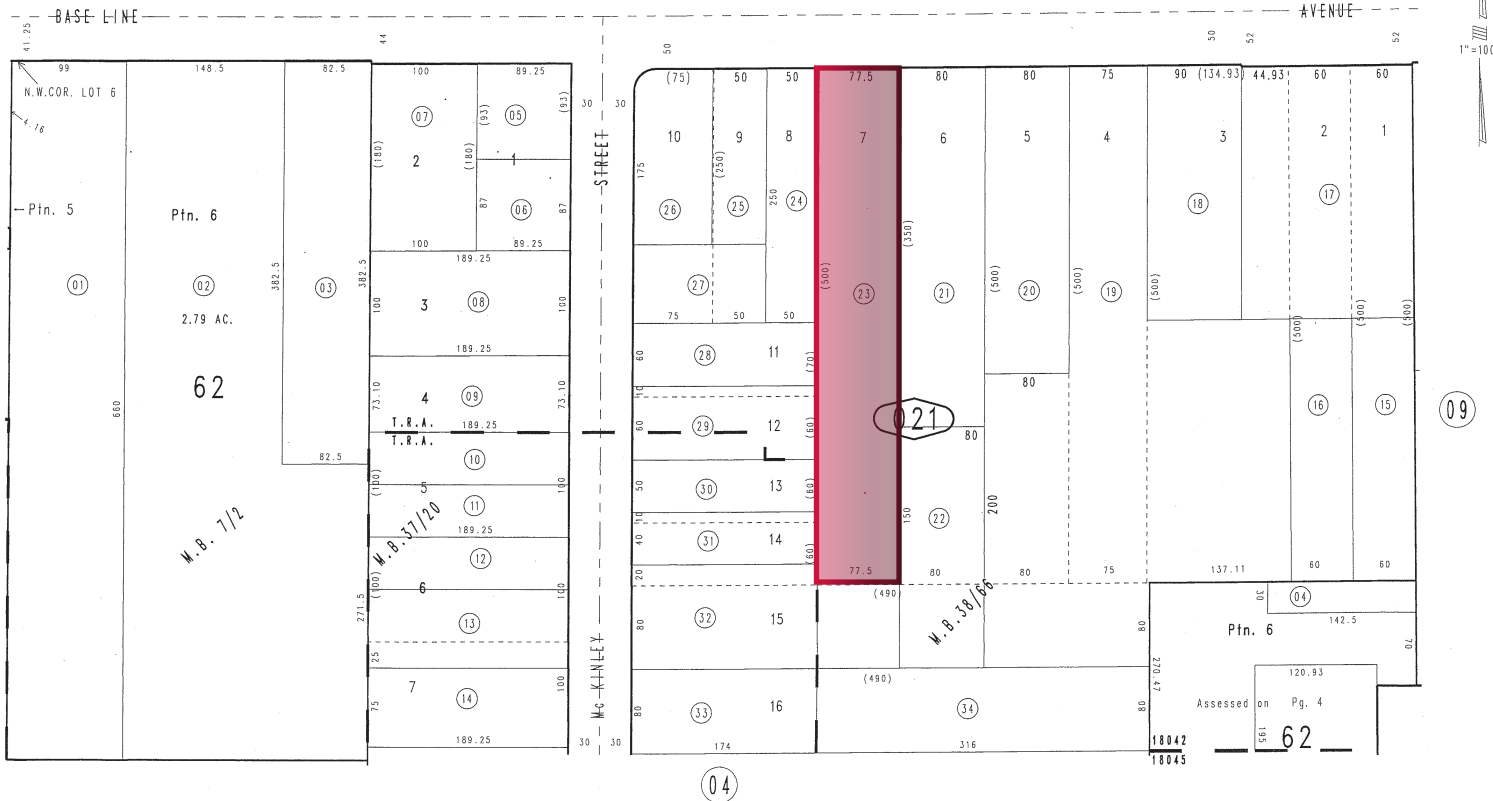


Ptn. Rancho San Bernardino, M.B. 7/2

1191  
19

City of Highland  
Tax Rate Area  
18042,18142

1192 - 02



1"=100'

APRIL 1997

Ptn. Tract No. 2782, Colby Acres, M.B. 38/66  
Ptn. Tract No. 2614, McKinley Tract, M.B. 37/20

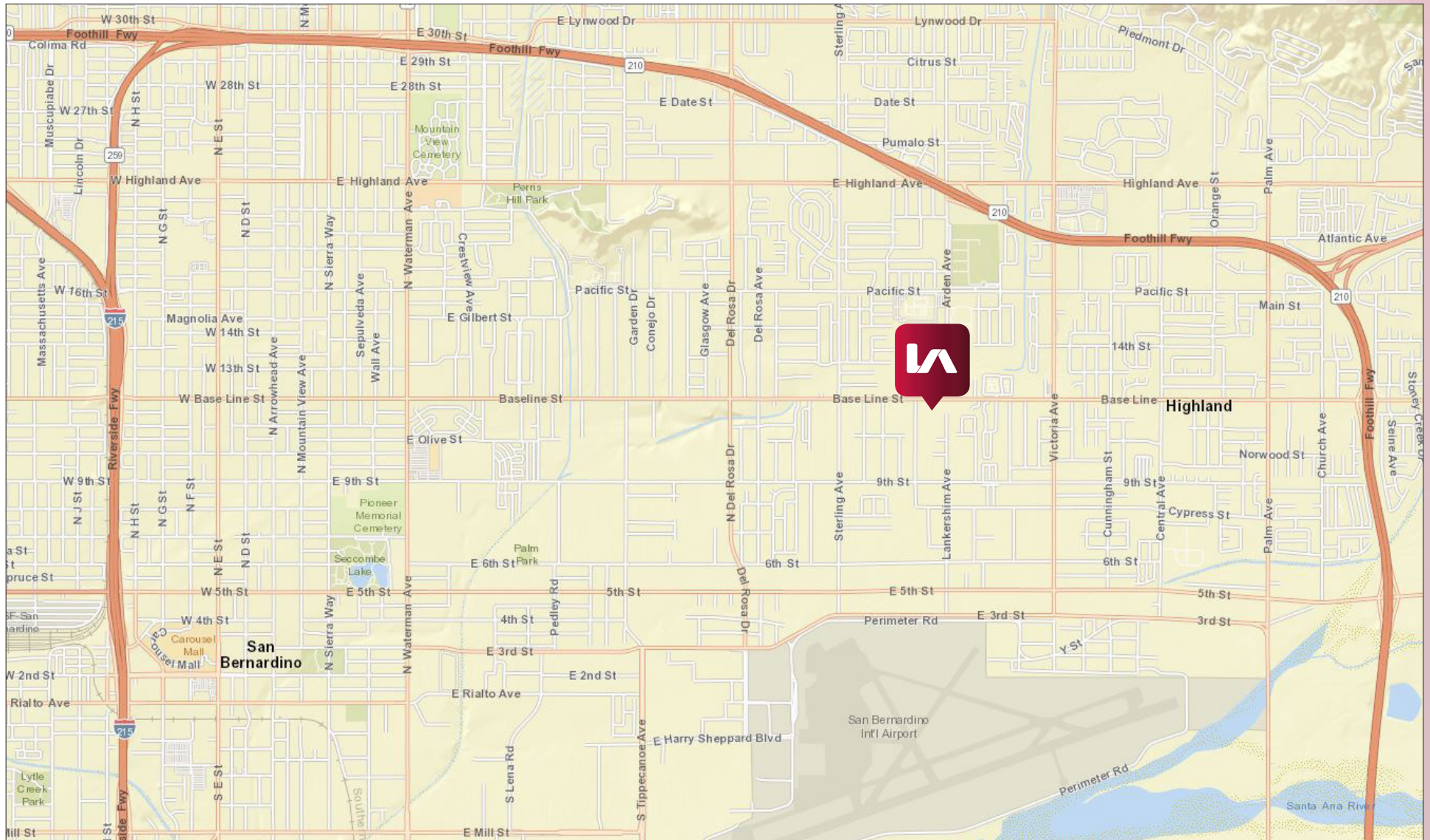
Ptn. NW1/4, Sec. 6  
T.1S., R.3W.

Assessor's Map  
Book 1192 Page 02  
San Bernardino County

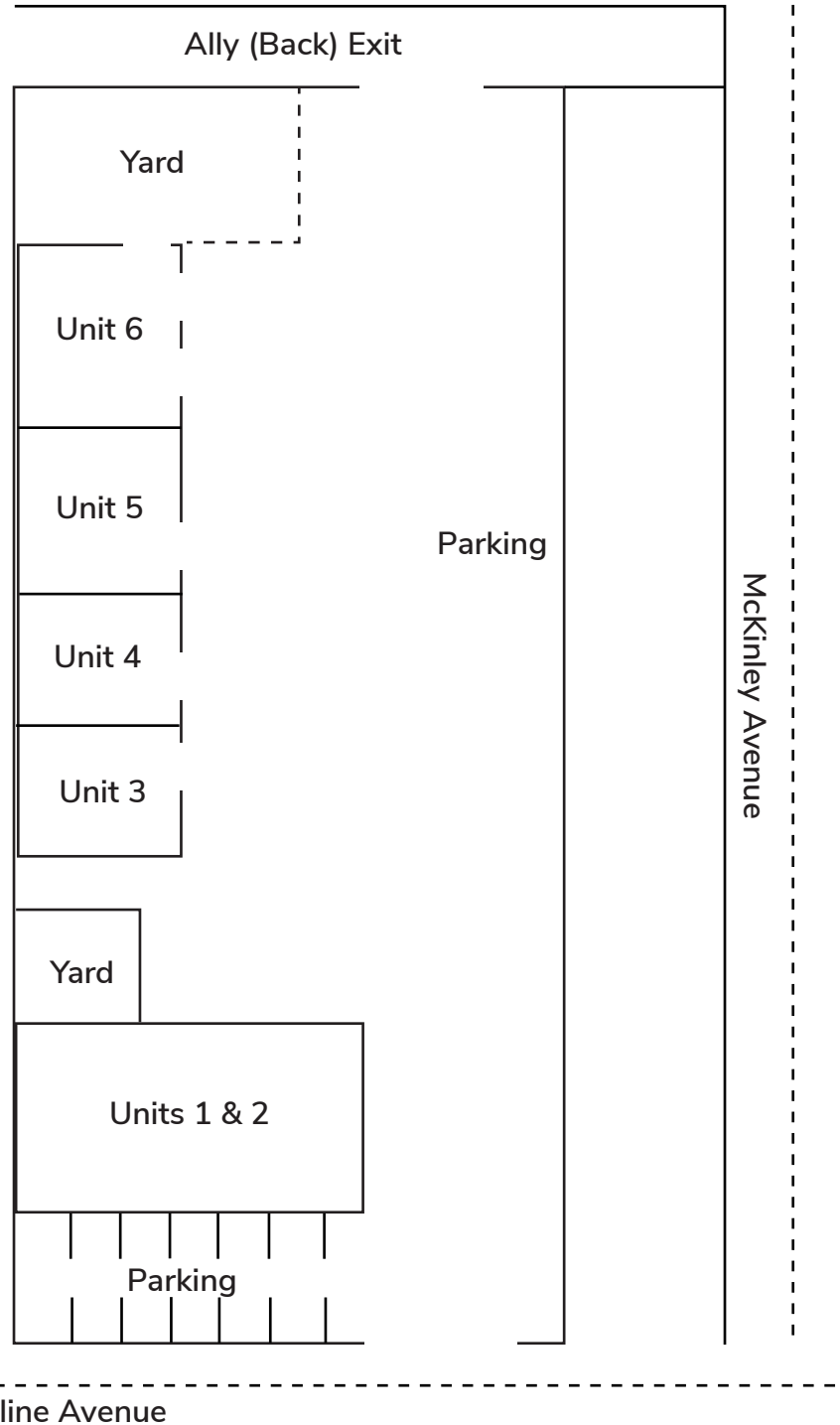
JUN 09 2009

REVISED  
04/02/09 KA

# Location Map



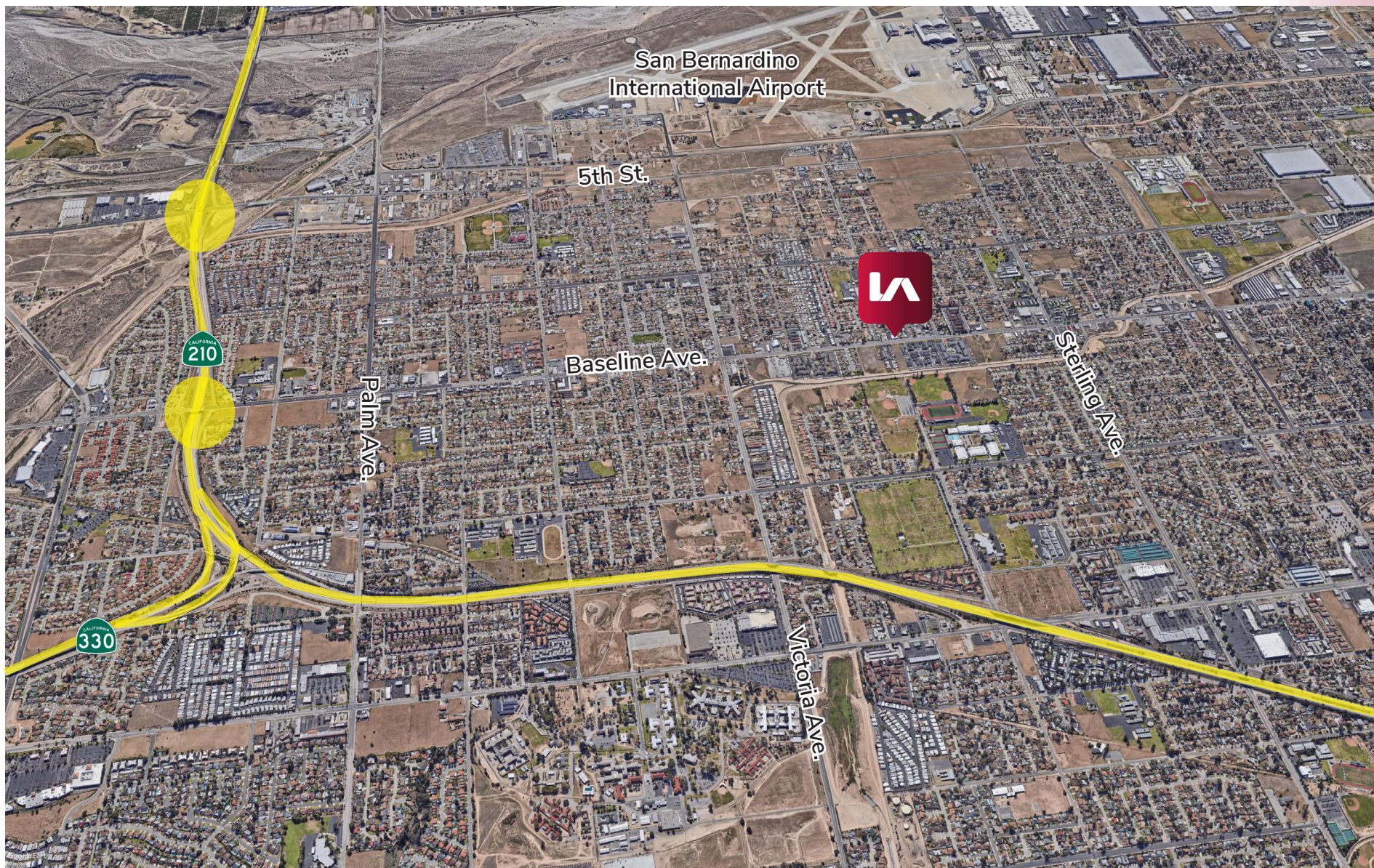
# Site Plan



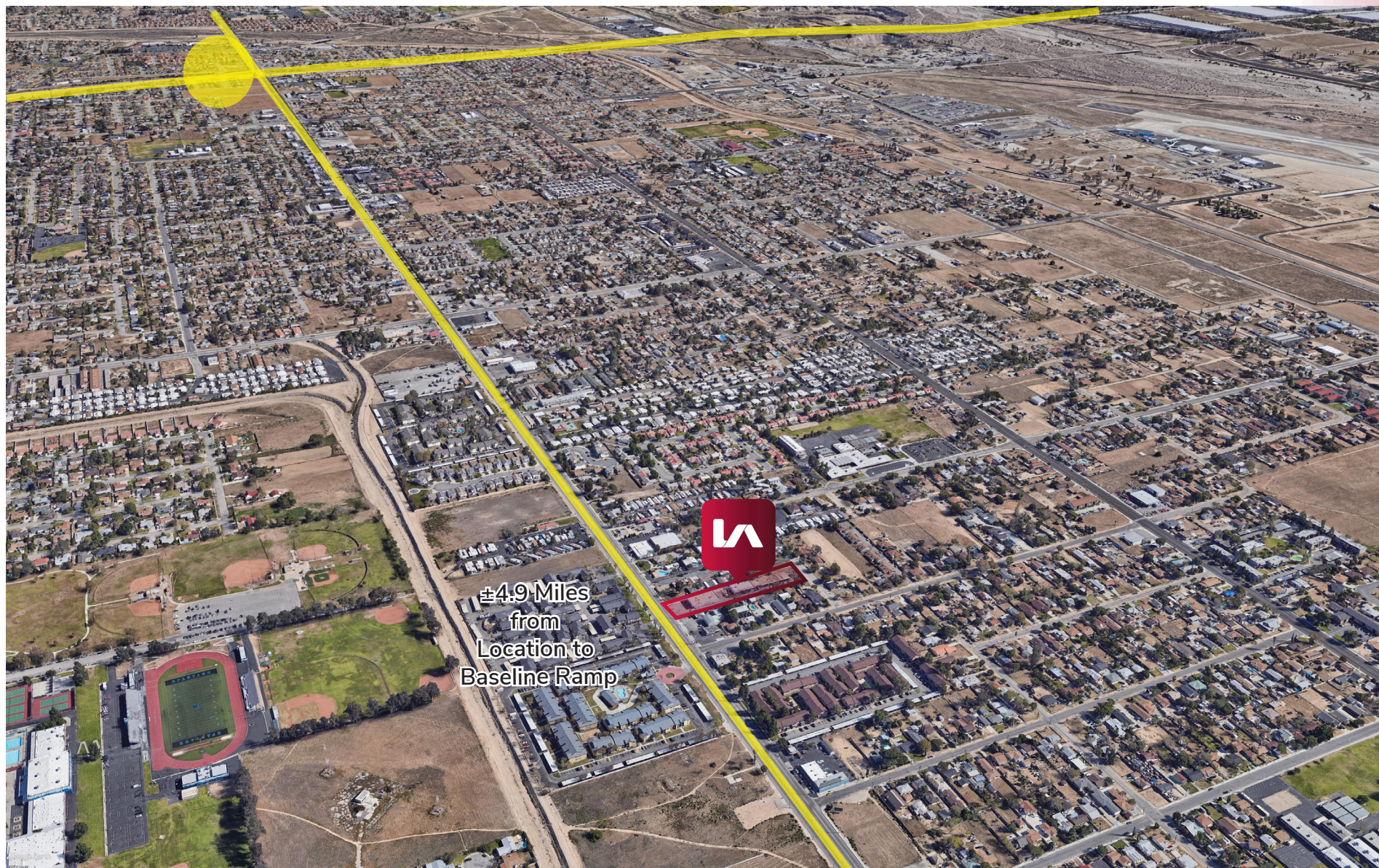
Baseline Avenue



# Aerial



# Aerial



II.

## Financials and Tenancy



# Rent Roll

Address / Suite #	Tenant	Square Feet	Rent	Monthly Rent/SF	Rent Escalations	Lease Commencement	Lease Expiration	Monthly Income
26035 Baseline Ave., Unit 101 and 102  Retail Space	<b>Total Discount Market</b>	±6,333	\$4,000.00	\$0.66	\$500 each 5-Year Term	02/01/2017	02/01/2037	\$4,000.00
26035 Baseline Ave., Unit 103  Automotive Shop	<b>DNT Auto</b>	±3,595	\$2,200.00	\$0.61	-	12/01/2018	11/30/2019	\$2,200.00
26035 Baseline Ave., Unit 104  Automotive Shop	<b>Transmission Only</b>	±1,305	\$600.00	\$0.45	-	12/01/2018	11/30/2019	\$600.00
26035 Baseline Ave., Unit 105  Automotive Shop	<b>Josh Pope</b>	±2,259	\$1,250.00	\$0.55	-	12/01/2018	11/30/2019	\$1,250.00
26035 Baseline Ave., Unit 106  Automotive Shop	<b>Barrera Welding</b>	±3,290	\$1,600.00	\$0.48	-	12/01/2018	11/30/2019	\$1,600.00
<b>Totals:</b>		<b>±16,782 SF</b>	<b>\$9,650</b>					<b>\$9,650</b>
<b>Annual Gross Income:</b>								<b>\$115,800</b>

III.

## Location

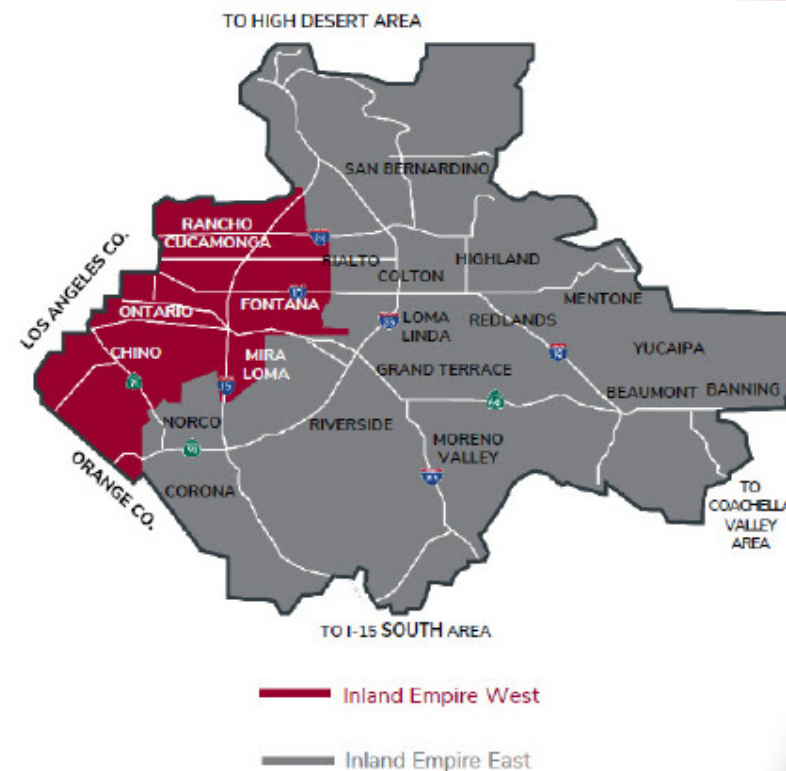


# THE INLAND EMPIRE

The Inland Empire also known as “The IE,” is an area approximately 60 miles from north to south and some 50 miles wide. It spans Riverside and San Bernardino Counties. This is an area that is roughly 2/3rds the size of Connecticut. The area is surrounded by mountain ranges and hills on all sides, with only a few natural passes to Los Angeles and Orange County to the West. San Diego County lies to the South and Palm Springs to the East.

The Inland Empire is a region east of Los Angeles, covering more than 27,000 square miles of Riverside and San Bernardino Counties. Major cities include San Bernardino, Riverside, and Ontario, served by the Ontario International Airport. Smaller but substantial cities include Rancho Cucamonga, Montclair, Pomona, Redlands, Corona, and others. The area has a population of approximately 4 Million people.

Originally a major center of agriculture, the Inland Empire now is a mix of suburban and rural areas strong in distribution, tourism, industrial and commercial development and civic organizations.



VICTORIA GARDENS MALL



CITIBANK ARENA

# Demographics

## 2018 Estimates

	1 Mile	3 Mile	5 Mile
<b>Population</b>	±25,533	±125,348	±252,159
<b>Median Income</b>	\$34,252	\$38,660	\$41,801
<b>Average Households</b>	6,759	35,567	73,622

## 2023 Projections

	1 Mile	3 Mile	5 Mile
<b>Population</b>	±26,546	±130,076	±261,455

## Traffic Counts

<b>Baseline St. &amp; Guthrie St.</b>	11,880 CPD
<b>Baseline St. &amp; Golondrina Dr.</b>	19,200 CPD