

# FOR SALE

25598-25578 Baseline St, San Bernardino, CA 92410

11,253 SF RETAIL CENTER + 1/2 ACRE YARD



**E Baseline St**

\*Approximate lot lines shown. Buyer to verify.

# HIGHLIGHTS:

- ± 11,253 SF Retail Center
- Total Land Area: 1.26 Acres
- Zoning: CG - General Commercial
- approx 39 parking Spaces
- Includes 0.46 acre lot w/ gated entry
- Fully Fenced Premises
- ±16,000 CPD
- Current Rent: \$8,867.66/month (Gross)
- 2 Tenants occupy 5 out of 7 units (more tenant info below)
- APNs: 027325313 , 027325314, 027326117, 027326124
- Price: \$950k

**25598-25578 Baseline St, San Bernardino, CA 92410**



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**REMAX**  
COMMERCIAL®

# Occupancy

**±0.46 acre lot**

(Items belong to All Pet Feed & Tack)

**25586 E Base Line St**

**vacant**

**25578 E Base Line St**

**Unit D**  
All Pet Feed & Tack

**Unit C**  
All Pet Feed & Tack

**Unit B**  
**vacant**

**Unit A**  
**Baseline Burgers**

**25598 Base Line Street**

All Pet Feed & Tack

**All Pet Feed & Tack**

**Mira Vista Ave**

**E Baseline st**

All Pet Feed & Tack  
Animal feed store

Little Red Thrift Shoppe  
Thrift store

Furniture Gallery  
Furniture store

Elite Furniture  
Furniture store

# RENT ROLL SUMMARY

25578–25598 E Base Line St | San Bernardino, CA 92410

## Current Rent Roll

Space	Tenant	Status	Current Rent
25598 E Base Line St	All Pet Feed & Tack (mtm)	Occupied	\$3,900.00
25578 Unit A	Baseline Burgers	Occupied	\$3,917.66
25578 Unit B	Vacant	Available	\$0.00
25578 Unit C	All Pet Feed & Tack (mtm)	Occupied	\$525.00
25578 Unit D	All Pet Feed & Tack (mtm)	Occupied	\$525.00
25586 E Base Line St	Vacant	Available	\$0.00

## Lease Notes

- **Baseline Burgers:** Approx. **4 years remaining** on current term, plus **one 5-year option to extend**.
- **All Pet Feed & Tack:** Current tenancy is **month-to-month**.
- **Utilities:** Paid by tenants, except **water paid by landlord** (approximately **\$150–\$180/month**).

## Projected Lease-Up

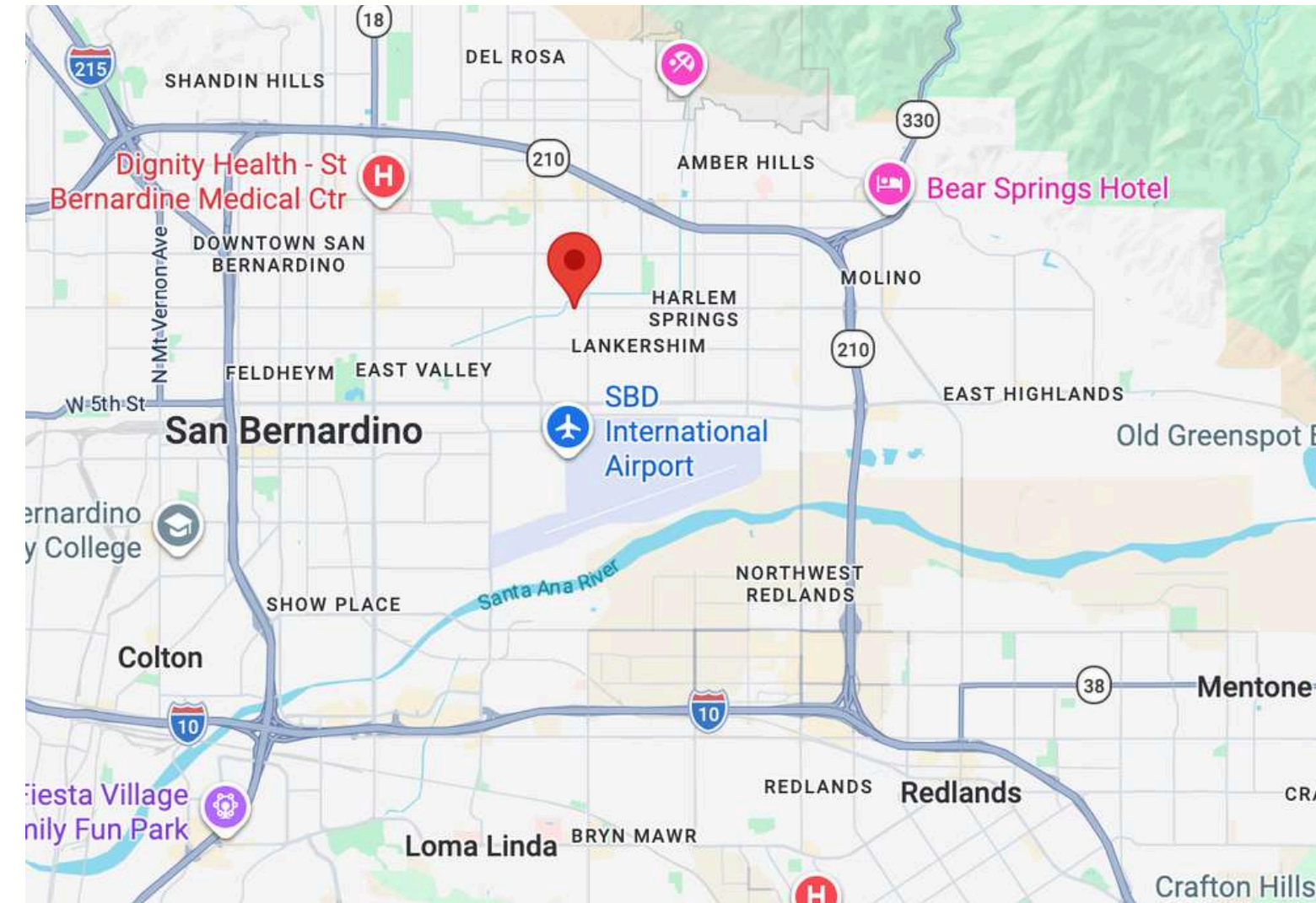
Available Space	Projected Rent
25578 Unit B	\$800.00 / Month
25586 E Base Line St	\$1,200.00 / Month

## Income Breakdown

Income Category	Monthly	Annual
Current Gross Income	\$8,867.66	\$106,411.92
Additional Potential Income	\$2,000.00	\$24,000.00
<b>Stabilized Gross Income</b>	<b>\$10,867.66</b>	<b>\$130,411.92</b>

# Investment Highlights

- *In-place income with value-add upside*
- *Current income: \$106K/year | Stabilized: \$130K/year*
- *Long Term Community Staple Tenants*
- *Vacancy creates immediate lease-up opportunity*
- *Opportunity to revitalize shopping center and add value*
- *Ability to sell off ½ acre lots on Mira Vista Ave*
- *Located on a high-traffic commercial corridor*
- *Redevelopment Potential*



**BLDG # 1**  
**25578 E Base Line St**  
**(±4,715 sf)**



**Unit B (vacant)**



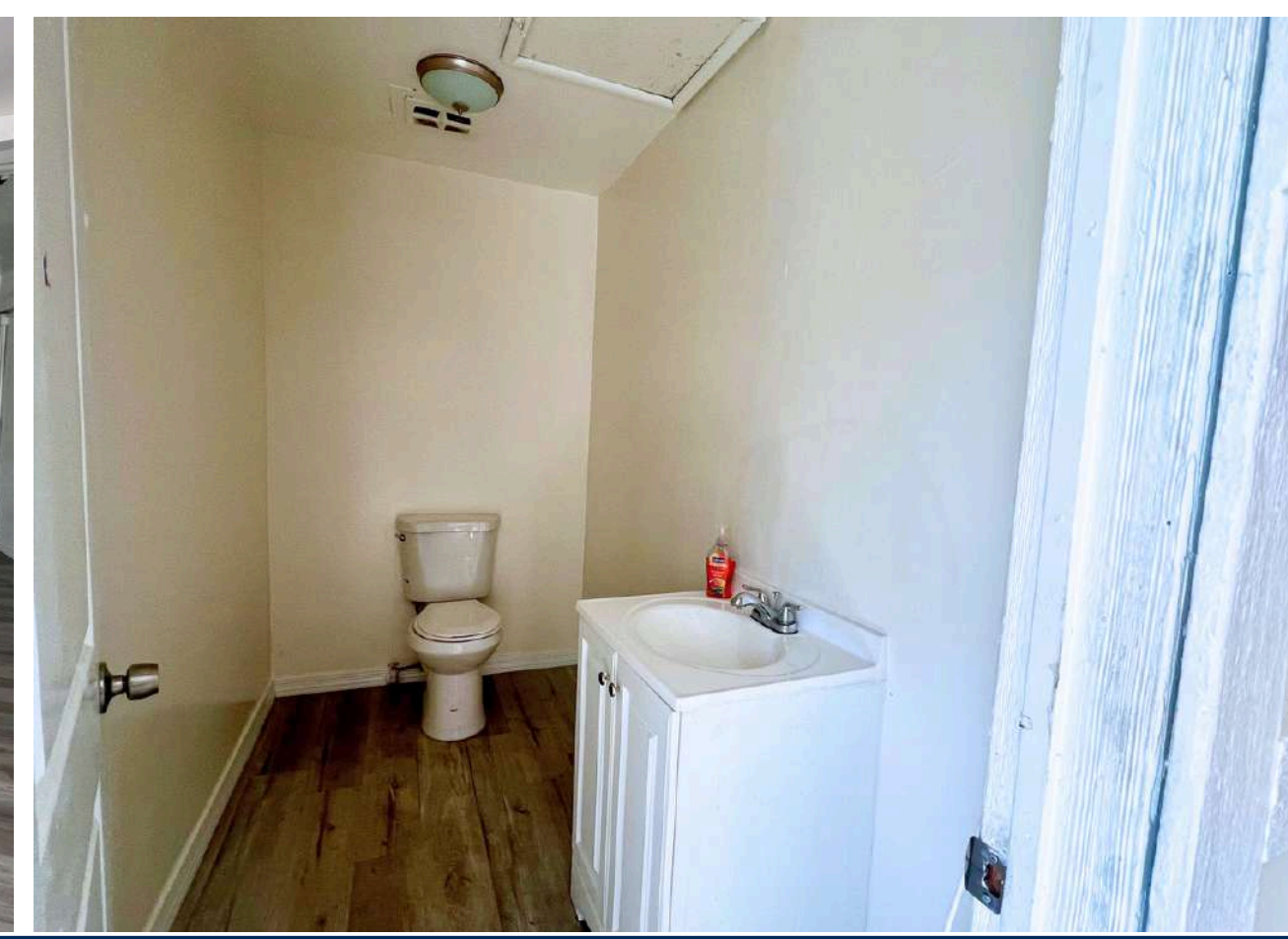
**Unit C**



**Unit D**



**BLDG # 2**  
**25586 E Base Line St**  
**±1,400 sf**



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**BLDG #3**  
**25598 Base Line St**  
**±5,138 sf**

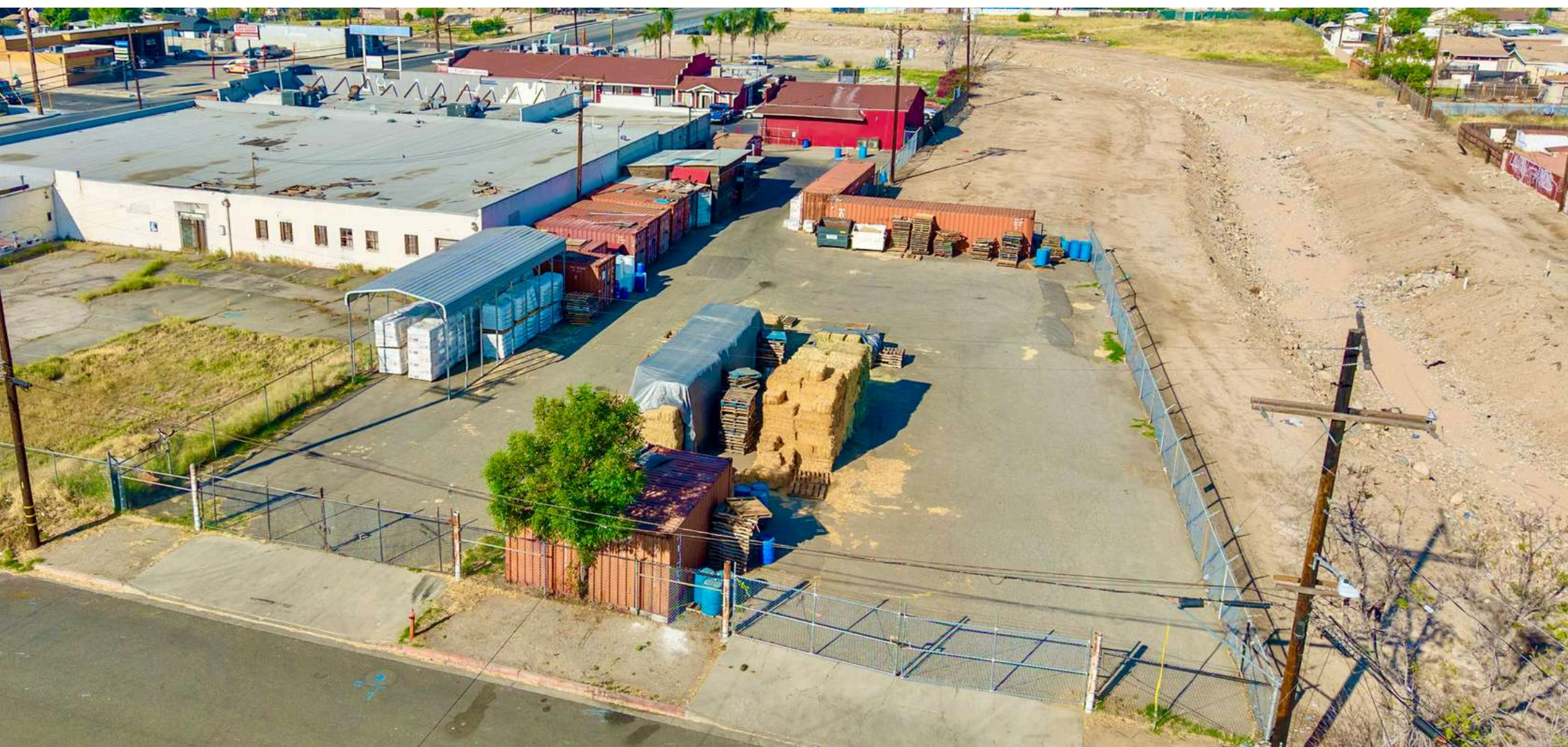


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# 0.46 ACRE YARD



For More  
Information:

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