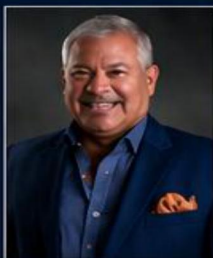


PRIDE AUTOMOTIVE CAMPUS & DEVELOPMENT OPPORTUNITY

ACQUIRE THE REAL ESTATE.
OPERATE THE BUSINESS.
REDEVELOP THE FUTURE.

 **25046 & 25050 3rd Street**
Highland, California 92346



EXCLUSIVELY PRESENTED BY:
ALFRED G. MARTINI
Broker
MGA Associates, Inc.
DRE# 010367239
 (949) 300-3304
 almartini@aol.com
 Irvine, California 92623


**3.89±
ACRES**
Large infill site
with extensive
yard & storage area


**AUTOMOTIVE
FACILITY**
Existing repair
facility with
service bays
and office


**INCOME
OPPORTUNITY**
Earn income while
planning your future
development


**FUTURE
DEVELOPMENT**
Commercial / Light
Industrial Potential
(Buyer to Verify)


**AIRPORT
ADJACENT**
Minutes to San Bernardino
International Airport



3RD STREET FRONTAGE – PRIDE OFFICE



AERIAL VIEW – EAST



SERVICE BAYS



YARD & STORAGE AREA

INVESTMENT HIGHLIGHTS

- ✓ Rare 3.89± Acre Infill Site with Extensive Yard and Storage Area
- ✓ Existing Automotive Repair Facility with Service Bays and Office
- ✓ Pride Automotive Business Available Separately
- ✓ Strategic Location Adjacent to San Bernardino International Airport
- ✓ Excellent Visibility Along 3rd Street
- ✓ Ideal for Fleet Maintenance, Automotive Service, Collision Repair, Tire Operations, EV Service, Contractor Yard, or Light Industrial Uses
- ✓ Significant Future Redevelopment Potential
- ✓ Income-Producing Opportunity While Planning Expansion or Redevelopment
- ✓ Located Within the Inland Empire's Premier Logistics and Industrial Corridor
- ✓ Surrounded by Major Distribution, Warehouse, and Manufacturing Facilities

PROPERTY OVERVIEW

ADDRESS:	25046 & 25050 3rd Street, Highland, CA 92346	
LAND AREA:	3.89± Acres	
APN'S:	0279-151-40	0279-151-23
	0279-151-36	0279-141-67
CURRENT USE:	Automotive Repair Facility	
BUSINESS:	Pride Automotive – Available Separately	
CELL TOWER LEASE:	Not Included	
OCCUPANCY:	Owner Occupied	
SELLER LEASEBACK:	Six (6) Month Leaseback Required	
SHOWINGS:	By Appointment Only – Do Not Disturb Tenants	

IDEAL USES

-  Contractor Yard Operations
-  Fleet Maintenance Campus
-  Industrial Outdoor Storage (IOS)
-  Automotive Service Campus
-  Last-Mile Delivery Facility
-  Light Industrial Development

LOCATION ADVANTAGES





-  Adjacent to San Bernardino International Airport
-  Minutes to I-10, I-215, SR-210 & SR-330
-  60 Miles to Los Angeles
-  70 Miles to Orange County
-  90 Miles to the Ports of Los Angeles & Long Beach

INLAND EMPIRE MARKET SNAPSHOT

-  **4.6M+** Population
Riverside & San Bernardino Counties (2024 est.)
-  **48M+ SF** Industrial Leasing Activity YTD 2025
-  **#2 Industrial Market in the U.S.** by Total Inventory
-  **Logistics & Air Cargo** Growth Driven by SBD International Airport

Sources: Kidder Industrial Market Report Q1 2025, CBRE, CoStar

HIGHLAND DEMOGRAPHICS

-  **57,600+** Population (2024 est.)
-  **\$78,000+** Median Household Income
-  **33** Average Age
-  **Strong Workforce**
Access to a large labor pool serving logistics, transportation, construction and automotive sectors

Sources: U.S. Census Bureau, DataUSA, City of Highland

LOCATION MAP



CONTACT FOR CONFIDENTIAL INFORMATION

ALFRED G. MARTINI
Broker
MGA Associates, Inc.
DRE# 010367239
 (949) 300-3304
 almartini@aol.com
 Irvine, California 92623