

FOR SALE | SMART & FINAL NET LEASED INVESTMENT OPPORTUNITY

27550 BASE LINE ST

HIGHLAND, CA 92346 | SMART AND FINAL EXTRA!



Dave Maron
Executive Vice President
dmaron@naicapital.com
626.204.1516
Cal DRE Lic# 00620557

Evelyn Hamilton
Senior Associate
ehamilton@naicapital.com
626.664.3518
Cal DRE Lic# 01925029

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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Dave Maron

Executive Vice President
dmaron@naicapital.com
626.204.1516
Cal DRE Lic# 00620557

Evelyn Hamilton

Senior Associate
ehamilton@naicapital.com
626.664.3518
Cal DRE Lic# 01925029

NAI Capital

15821 Ventura Blvd Suite 320
Encino, CA 91436
818.905.2400
naicapital.com

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01 | PROPERTY OVERVIEW

Location

NAI Capital is proud to present a NNN investment opportunity located at 27550 Base Line Street in Highland, California, within the highly desirable Inland Empire retail corridor. The property sits on a signalized corner with excellent visibility and access, just under a quarter mile from Interstate 210, which carries approximately 70,000 vehicles per day, while Base Line Street sees an additional 32,000 vehicles daily, providing strong exposure and consistent traffic flow. Surrounded by a dense and growing population of over 80,000 residents within a three-mile radius and supported by strong household incomes, the site benefits from a well-established retail trade area with nearby national tenants that drive daily consumer activity. Its proximity to the San Bernardino International Airport and continued regional growth further enhance its long-term positioning as a strategic, high-visibility retail investment.

Smart and Final Extra!

The property is secured by a long-term NNN lease with Smart & Final Stores, LLC. The 20-year lease commenced in July 2018 and runs through June 2038, with approximately 12+ years of remaining term. The lease provides stable, predictable cash flow with scheduled 7.5% rent increases every five years, along with four (4) five-year extension options, extending the potential term through 2058. This structure delivers both income security and long-term growth, backed by a nationally recognized grocery tenant.



02 | EXECUTIVE SUMMARY

Key Features

- NNN lease with corporate lease entity: Smart & Final Stores, LLC
- Approximately 12+ years remaining on the initial lease term
- 7.5% rent increases every 5 years during the initial term and option periods
- Signalized corner location less than ¼ mile from Interstate 210 with strong visibility and access

Tenant Lease Summary

Lease Entity: Smart & Final Stores, LLC

Lease Type: NNN

Original Lease Term: 20 Years

Lease Commencement Date: July 2018

Lease Expiration Date: June 2038

Remaining Lease Term: 146 Months

Options: 4, 5-Year

Increases: 7.5% Every 5 Years



Google Earth

Image Landsat/Copernicus
Image © 2025 Airbus



PROPERTY ADDRESS

27550 Base Line St
Highland, California



OFFERING PRICE

\$9,750,000



CAP RATE

5.61%



ANNUAL RENT

\$546,906.25



BUILDING SIZE

27,524 SF*



PRICE/SF

\$354.24



RENT/SF/YR

\$19.87



YEAR BUILT

2017



PROPERTY TYPE

Net-Leased Grocery

03 | INVESTMENT OVERVIEW

Located in Highland, California and part of the Inland Empire, the property completed in December 2017, has approximately 12 years left with 7.5% rental increases every 5 years in both the primary term and the four, five-year renewal options (if exercised). The corporate lease entity is Smart & Final Stores, LLC. Smart & Final has three major areas of differentiation: a dual base of business and household customers, strong offering of warehouse and retail SKUs (stock keeping units), and a deep private label program. On average across the Smart & Final banner, items are priced 8% to 12% below conventional grocery stores and priced competitively with Walmart & Costco.

The property is strategically positioned on a signalized corner located less than 1/4 mile from Interstate 210, with average daily traffic counts of 70,000. The proximity to the freeway allows both business and household customers easy accessibility to the store with ingress/egress on both streets (Buckeye and Church). The property also benefits by having 180 feet unobstructed exposure along Base Line Street, with average daily traffic counts of 32,000. The San Bernardino International Airport is also located less than five miles southwest of the subject property. Other major retailers in the area include Walgreens, AutoZone, Baker's Drive-Thru, Valero, Arco, McDonald's, Panda Express, Jack in the Box, Little Caesars, Family Dollar, Tractor Supply Co., Starbucks and many others. There are 80,321 residents with an average household income of \$108,626 within a three-mile radius.

Smart & Final Stores, Inc., is a multi-billion dollar value-oriented hybrid retailer serving business and household customers alike. The Company is headquartered in Commerce (Los Angeles), CA where it was founded. As of May 2026 the Company operates approximately 254 grocery stores under the "Smart & Final" and "Smart & Final Extra!" banners in California, Arizona and Nevada.

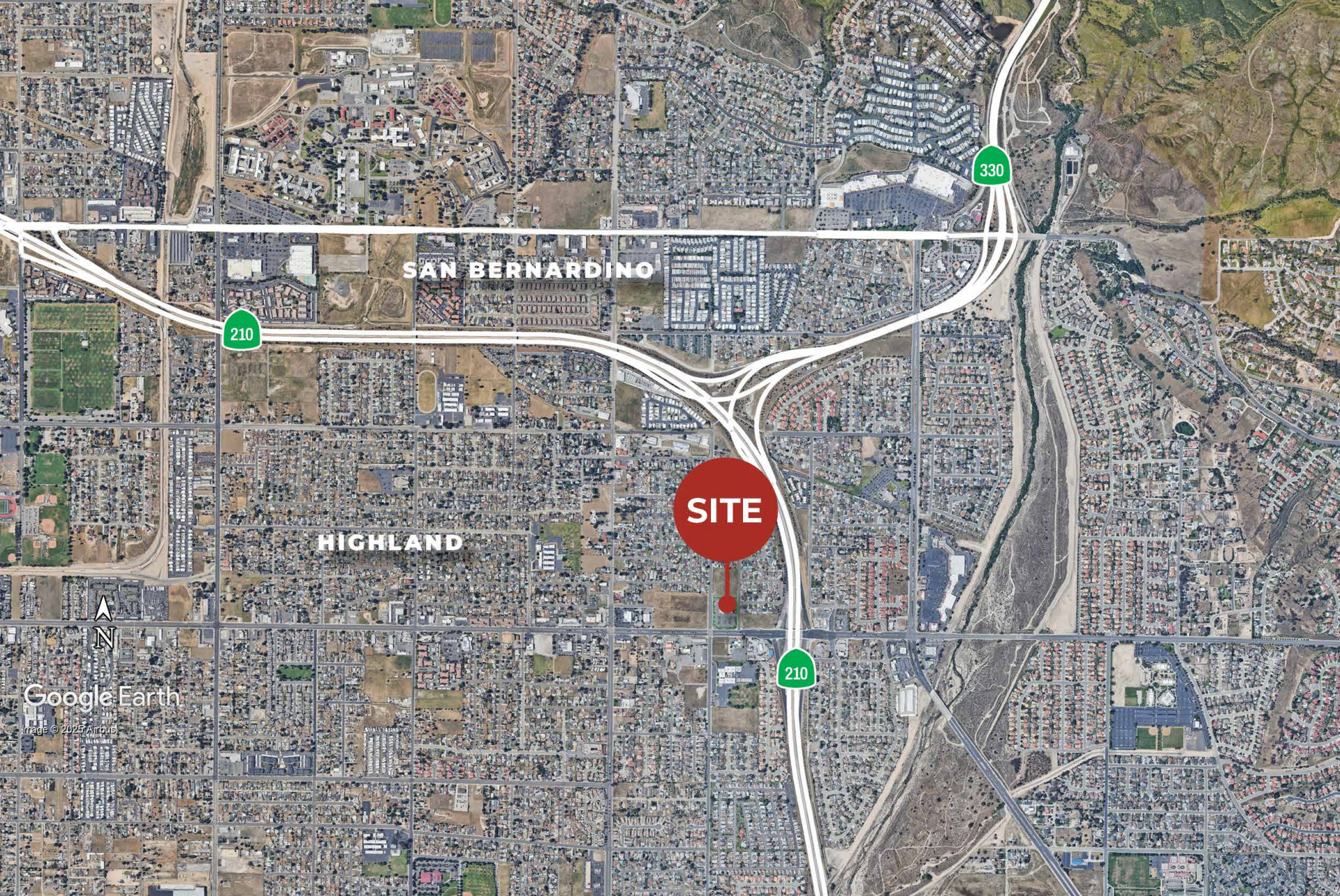
Founded in 1871, Smart & Final Stores, Inc. has been in business for 155 years and remains committed to nourishing neighborhoods by supporting and encouraging small businesses, bringing more jobs to town and giving back through volunteer work and company donations to local non-profits. The Smart & Final vision comes alive in everything they do; nourishing communities one neighborhood at a time, by providing for those who provide for others.

- ✓ **NNN lease** with 12+ Years remaining
- ✓ **7.5% rent increases every 5 years** during the initial term
- ✓ **Four (4) – Five (5) year option periods**
- ✓ **Newer construction**
– completed December 2017
- ✓ **Corporate lease entity:**
Smart & Final Stores, LLC
- ✓ **Strong demographics** with 80,321 residents and an average household income \$108,626 within a three-mile radius
- ✓ **Strategic location** – situated at a signalized intersection just west of Interstate 210 (70,000 VPD)
- ✓ **San Bernardino County location**
– home to over 2.2 million residents, making it the 5th most populous county in California and the 14th most - populous county in the continental United States

04 | PROPERTY PHOTOS



05 | AERIAL MAP



06 | RETAIL MAP



Highland, California

Nestled against the San Bernardino Mountains at 1,300 feet, Highland is one of the Inland Empire's most desirable communities, home to over 56,261 residents. The city is known for its low crime, emphasis on community beautification, and a welcoming balance of small-town character and modern amenity.

Founded in 1891, Highland played an important role in California's citrus industry, and many buildings from that early era remain in use today, grounding the community in a rich sense of history and place.

Housing is a central strength, with a full range of affordable options and multiple active residential developers. The master-planned East Highlands Ranch community offers premium housing alongside private recreation facilities.

Education is a top priority, served by two award-winning school districts: Redlands Unified and San Bernardino Unified, both home to California Distinguished Schools. Higher education is equally accessible, with Cal State San Bernardino, UC Riverside, University of Redlands, Loma Linda University, and several community colleges all just minutes away.

Outdoors and recreation abound. The often snowcapped peaks of the San Bernardino and San Gabriel Mountains offer skiing and mountain activities, while Palm Springs is just 45 minutes away. Highland's extensive trails system connects to the Santa Ana River Trail, which will one day link the mountains to the Orange County coast.

Healthcare is world-class, with Loma Linda University Medical Center, Arrowhead Regional Medical, J. Pettis V.A. Hospital, and Kaiser Foundation Hospitals all serving the greater Highland area, alongside the full range of Los Angeles medical services nearby.



08 | DEMOGRAPHICS

1-Mile Radius

Population	16,312
Households	5,250
Median HH Income	\$77,132
Daytime Employees	2,683
Median Age	35.4

3-Mile Radius

Population	80,321
Households	24,050
Median HH Income	\$90,680
Daytime Employees	11,872
Median Age	34.2

5-Mile Radius

Population	197,099
Households	60,806
Median HH Income	\$84,894
Daytime Employees	52,601
Median Age	32.8



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