

OFFERING MEMORANDUM

# 2.34 ACRES NET INDUSTRIAL ZONING

26970 Meines Street, Highland, CA 92346

Offered At: \$1,895,000

**San Bernardino  
International Airport**

**amazon.com  
Fulfillment Center**

**1 Million SF  
Distribution**

**W 5th ST**

**MEINES STREET**

**NET**

**GROSS**

# SURROUNDING DEVELOPMENTS



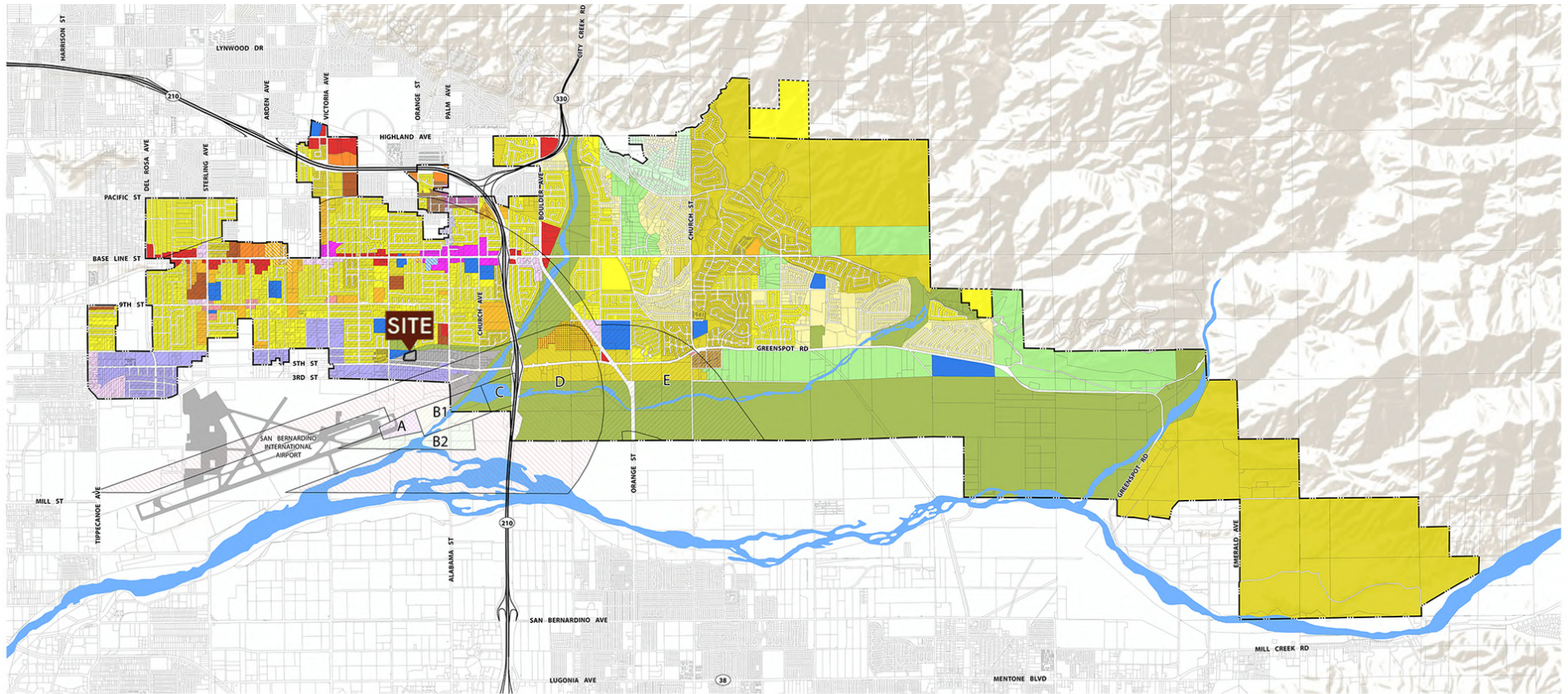
# PROPERTY DESCRIPTION



## HIGHLIGHTS

- Offered at \$1,895,000
- APN: 119261102
- Document of Sale: <https://bit.ly/Meines-Notice-of-Sale>
- Property is zoned Industrial (I), which supports a wide variety of uses (Buyer to verify permitted uses). Including:
  - Manufacturing
  - Warehousing
  - Distribution
  - Contractor's Storage Yards
  - Vehicle Storage/Towing Services
  - Vehicle Wrecking and Storage
  - Mini Storage
  - Automotive Rental
  - Automotive Repair
- See more allowable uses here: <https://www.codepublishing.com/CA/Highland/#!/Highland16/Highland1624.html#16.24>
- Property is strategically located next to the 210 Freeway and the San Bernardino International Airport (SBD)
- San Bernardino International (SBD) is 1 out of only 140 airports in the U.S. with runways capable of servicing the world's largest all-cargo aircraft and has experienced a 164% increase in its air cargo landed weight between 2018 and 2020. Read more here: <https://www.digitaljournal.com/pr/sbd-international-airports-continued-growth-in-air-cargo-outpaces-national-trend>

# ZONING MAP



## ZONING

<span style="color: green;">■</span> A/EQ - Agricultural/Equestrian Res.	<span style="color: brown;">■</span> R-4 - Multi-Family Residential	<span style="color: purple;">■</span> VC - Village Commercial	<span style="color: pink;">■</span> High Density Residential Overlay	<span style="color: pink;">■</span> Airport Overlay Zones
<span style="color: lightgreen;">■</span> R-1 20,000 - Single Family Res. 20,000	<span style="color: yellow;">■</span> PD - Planned Development	<span style="color: lightblue;">■</span> OP - Office Professional	<span style="color: lightblue;">■</span> City Boundary	<span style="color: lightpink;">■</span> A - Runway Protection Zone - Very High Risk Level
<span style="color: yellow;">■</span> R-1 15,000 - Single Family Res. 15,000	<span style="color: orange;">■</span> EHV - East Highland Village	<span style="color: blue;">■</span> BP - Business Park	<span style="color: dashed;">■</span> Sphere of Influence	<span style="color: yellowgreen;">■</span> B1 - Departure/Inner Safety Zone - High Risk Level
<span style="color: lightyellow;">■</span> R-1 10,000 - Single Family Res. 10,000	<span style="color: magenta;">■</span> MU - Mixed Use	<span style="color: grey;">■</span> I - Industrial		<span style="color: lightyellowgreen;">■</span> B2 - Inner Turning Zone - Moderate Risk Level
<span style="color: yellow;">■</span> R-1 - Single Family Residential	<span style="color: red;">■</span> CG - General Commercial	<span style="color: green;">■</span> OS - Open Space		<span style="color: lightblue;">■</span> C - Outer Safety Zone - Moderate Risk Level
<span style="color: orange;">■</span> R-2 - Two-Family Residential	<span style="color: pink;">■</span> NC - Neighborhood Commercial	<span style="color: blue;">■</span> P/Q - Public/Quasi-Public		<span style="color: lightpink;">■</span> D - Traffic Pattern Zone - Low Risk Level
<span style="color: yelloworange;">■</span> R-2C - Corridor Residential	<span style="color: lightpink;">■</span> PC - Planned Commercial	<span style="color: lightblue;">■</span> CC - Civic Center		<span style="color: lightyellowgreen;">■</span> E - Airport Influence Zone - Negligible Risk Level
<span style="color: orangebrown;">■</span> R-3 - Multi-Family Residential	<span style="color: brown;">■</span> VR - Village Residential			



HIIG-04.0 May 4, 2012  
0 2,250 4,500 9,000 Feet



City of Highland

# PARCEL MAP

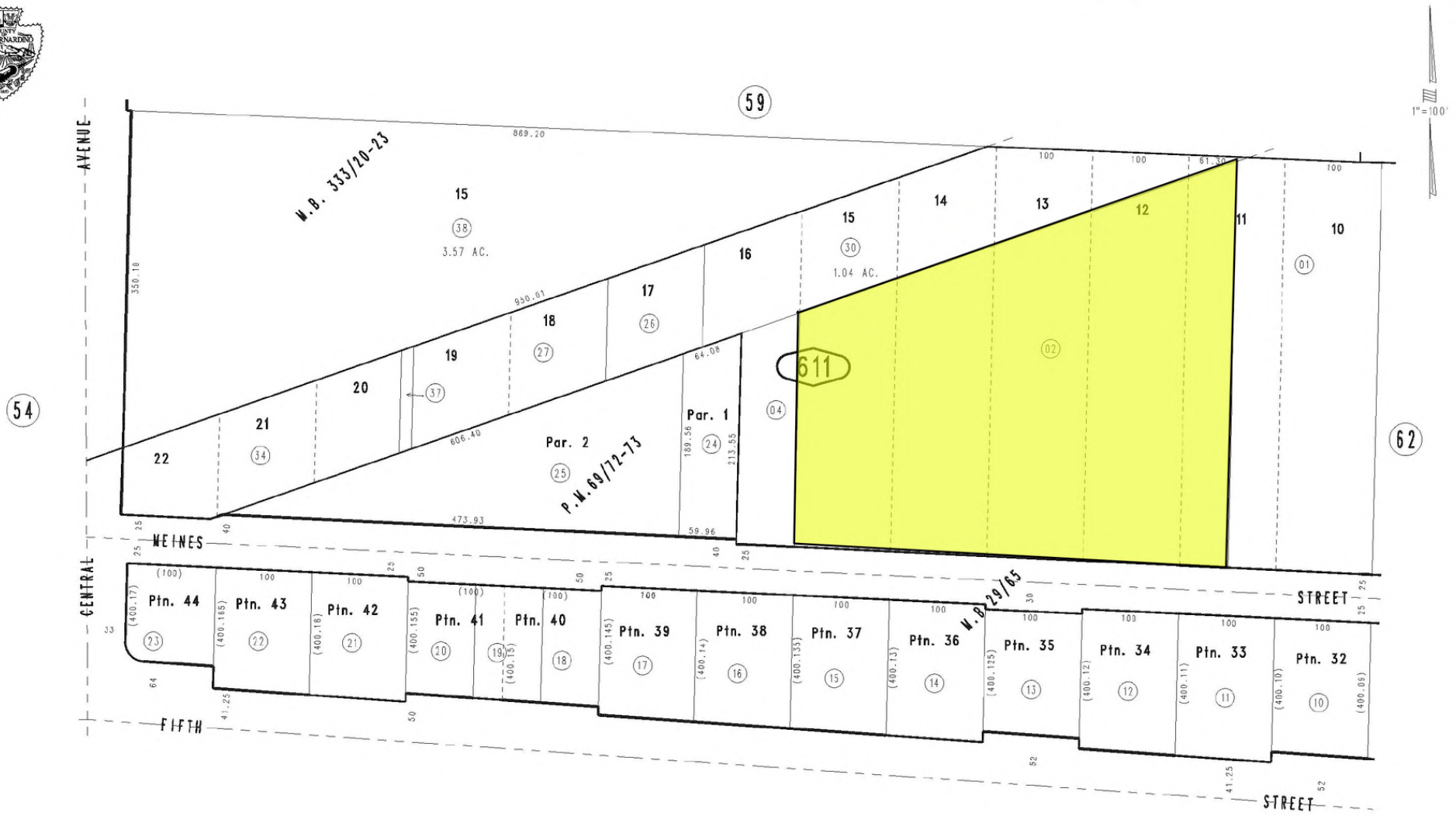
THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



Ptn. Tract No. 2060, Blue Ribbon Farms, M.B. 29/65

City of Highland  
Tax Rate Area  
18042

1192 - 61





## CITY OF **HIGHLAND** *California*



## WHY HIGHLAND?

Highland, CA is located at the foot of the San Bernardino Mountains adjacent to the City of San Bernardino and Redlands. Highland is a residential community that serves the San Bernardino area, one of the main logistical and distribution hubs for Southern California. This community has experienced strong residential demand due to its low crime rate and emphasis on community beautification. This demand has been fueling the rising home prices in the area, which have seen over a 35% increase over the last 5 years, attracting more developers to the area as well. According to a recent Metrostudy, Highland currently has over 5,700 new homes planned for future development with six different residential developers currently building. One notable development is the master-planned community Harmony. This community spans 1,650 acres and will feature a mix of single-family homes and multi-family units, featuring an abundance of natural open spaces, parks and community service facilities as well.

The Highland housing boom has raised the median price of homes to about \$369,500. This is all supported by a total workforce in Highland of approximately 25,520 and a total population of 55,536 with an average household income of \$84,519. Its current major employers include Arrowhead Regional Medical Center, Kaiser Permanente, and Loma Linda University.

Education is a top priority in Highland, with two award-winning school districts serving the community: The Redlands Unified School District and the San Bernardino Unified School District, both of which have schools that were named as California Distinguished Schools. Several private and parochial schools and many licensed preschools also serve the immediate area. College-bound students will have no problem finding quality education close to home. Highland is only minutes from the best, fully accredited undergraduate and graduate universities and colleges the state: University of Redlands, Loma Linda University, University of California at Riverside, and California State University San Bernardino. Community Colleges include San Bernardino Valley and Crafton.

Overlooked by the snowcapped peaks of the San Bernardino and San Gabriel Mountains, Highland is close to an array of skiing and other mountain recreational opportunities. The community is also only 45 minutes from Palm Springs and is located close to all of the Southern California's other cultural and recreational attractions.

## Presented By



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## Confidentiality & Disclaimer

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.