



FOR SALE

# 27190 E 3rd St

27190 E 3rd st , Highland, CA 92346

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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## PROPERTY INFORMATION

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

### Bob Sturner

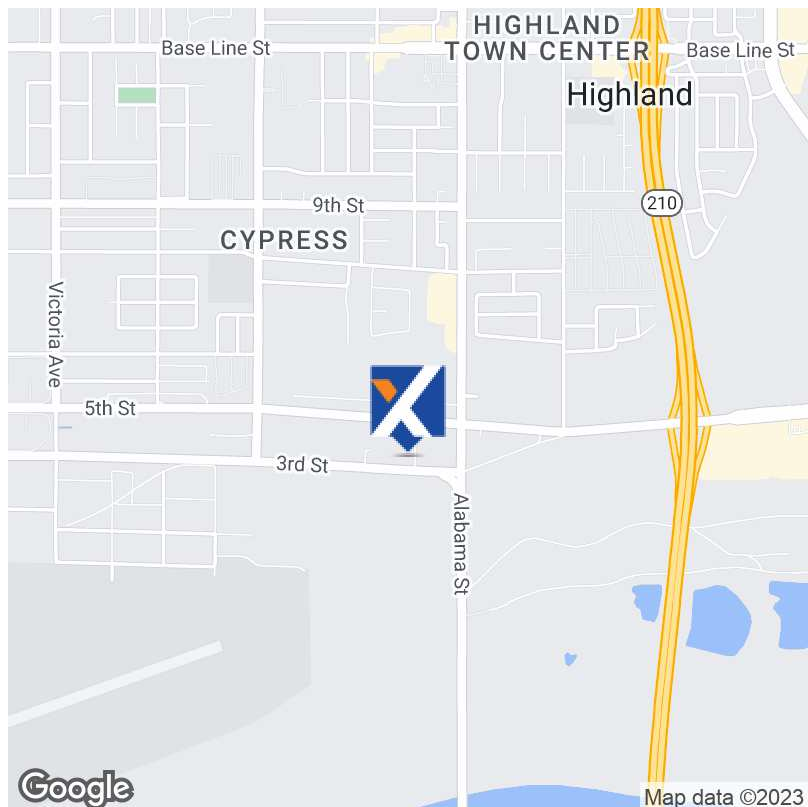
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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	\$4,100,000
Building Size:	14,280 SF
Available SF:	
Lot Size:	1.66 Acres
Number of Units:	12
Price / SF:	\$287.11
Year Built:	1978
Zoning:	Light Industrial
Market:	Inland Empire

## PROPERTY OVERVIEW

### Prime Light Industrial Complex with Development Potential

This exceptional commercial property offers an enticing opportunity for investors and business owners alike. Situated on approximately 1.66 acres of land, this versatile light industrial complex is divided into two single-story buildings, each featuring 6 suites. The property boasts a LARGE vacant lot (36,808sf included in the 1.66 acres) to the rear, offering a substantial development or redevelopment opportunity. The total rentable square footage for both buildings is 14,280 square feet, with each suite thoughtfully configured to offer approximately 30% office space and 70% warehouse space.

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

Prime Light Industrial Complex with Development Potential

Address: 27190 - 27212 E 3rd St, Highland, CA

### Property Overview:

This exceptional commercial property offers an enticing opportunity for investors and business owners alike. Situated on approximately 1.66 acres of land, this versatile light industrial complex is divided into two single-story buildings, each featuring 6 suites. The total rentable square footage for both buildings is 14,280 square feet, with each suite thoughtfully configured to offer approximately 30% office space and 70% warehouse space.

### Key Features:

**Value Add Opportunity:** Currently, the property is priced below market rents, making it an attractive value-add opportunity for savvy investors. Bring this thriving business center up to its full income potential.

**Development Potential:** The property boasts a LARGE vacant lot (36,808sf included in the 1.66 acres) to the rear, offering a substantial development or redevelopment opportunity. Unlock the potential of this prime piece of real estate to meet your specific needs.

**Convenient Location:** With frontage on 3rd Street and access from 5th Street, this property enjoys excellent visibility and accessibility. It is strategically located in close proximity to the San Bernardino International Airport, enhancing its appeal for logistics and transportation businesses.

**Ample Parking:** On-site parking ensures convenience for tenants and their clients, while ground-level roll-up doors in each suite facilitate easy loading and unloading of goods.

**Don't Miss Out:** Seize this rare opportunity to acquire a multi-tenant light industrial property with tremendous potential for value appreciation and development. Whether you're looking to secure steady rental income or capitalize on the vacant land, this property offers a wealth of possibilities.

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# FOR SALE | Highlights



27190 E 3rd St Highland CA - Front



27190 E 3rd St Highland CA - Rear



27212 E 3rd St Highland CA - Rear

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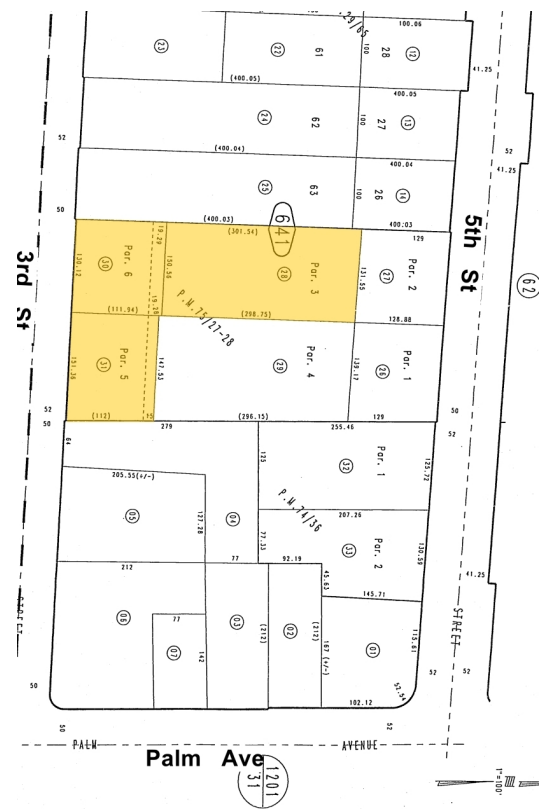
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# FOR SALE | Additional Photos



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## LOCATION INFORMATION

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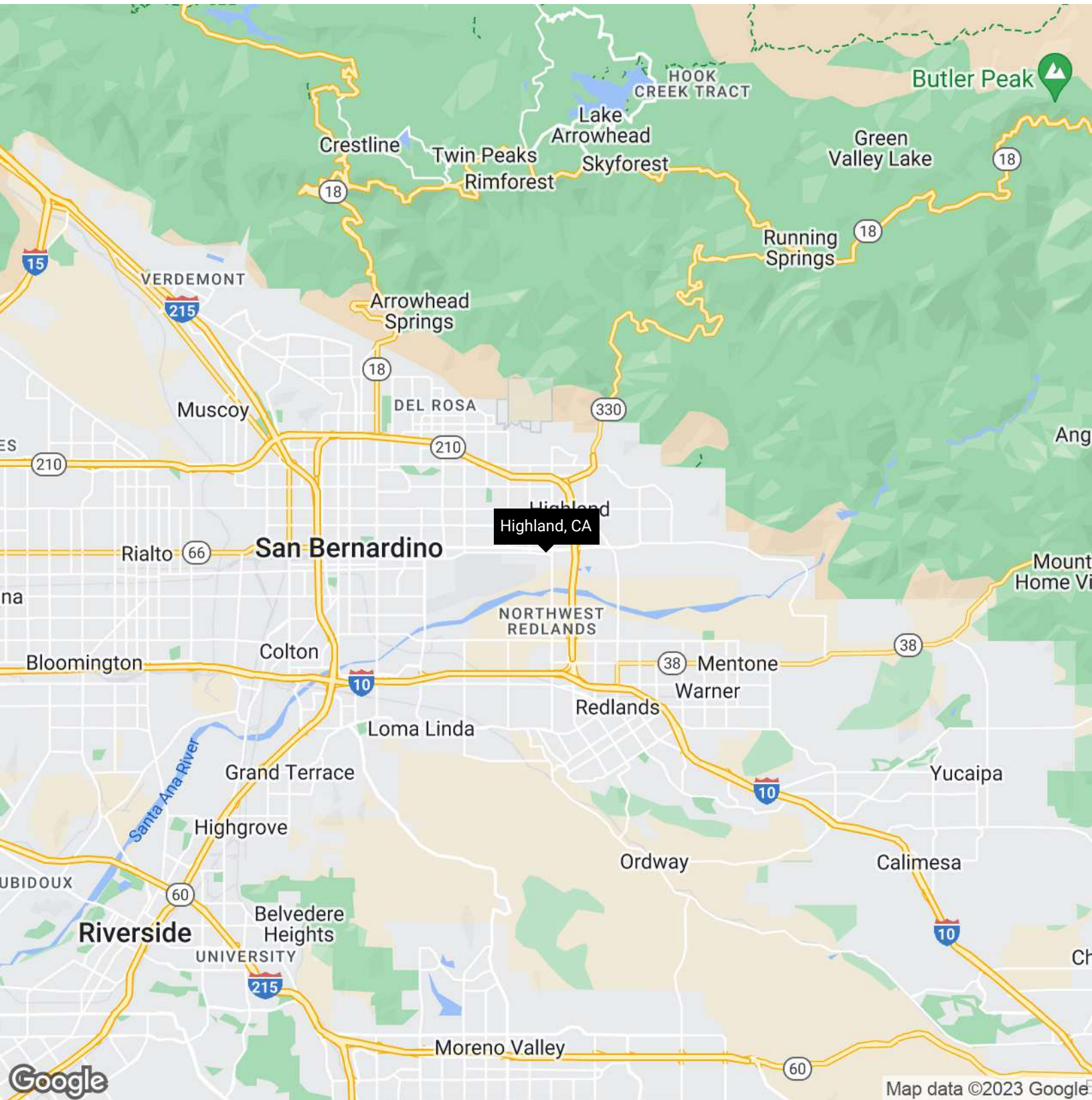
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# FOR SALE | Regional Map



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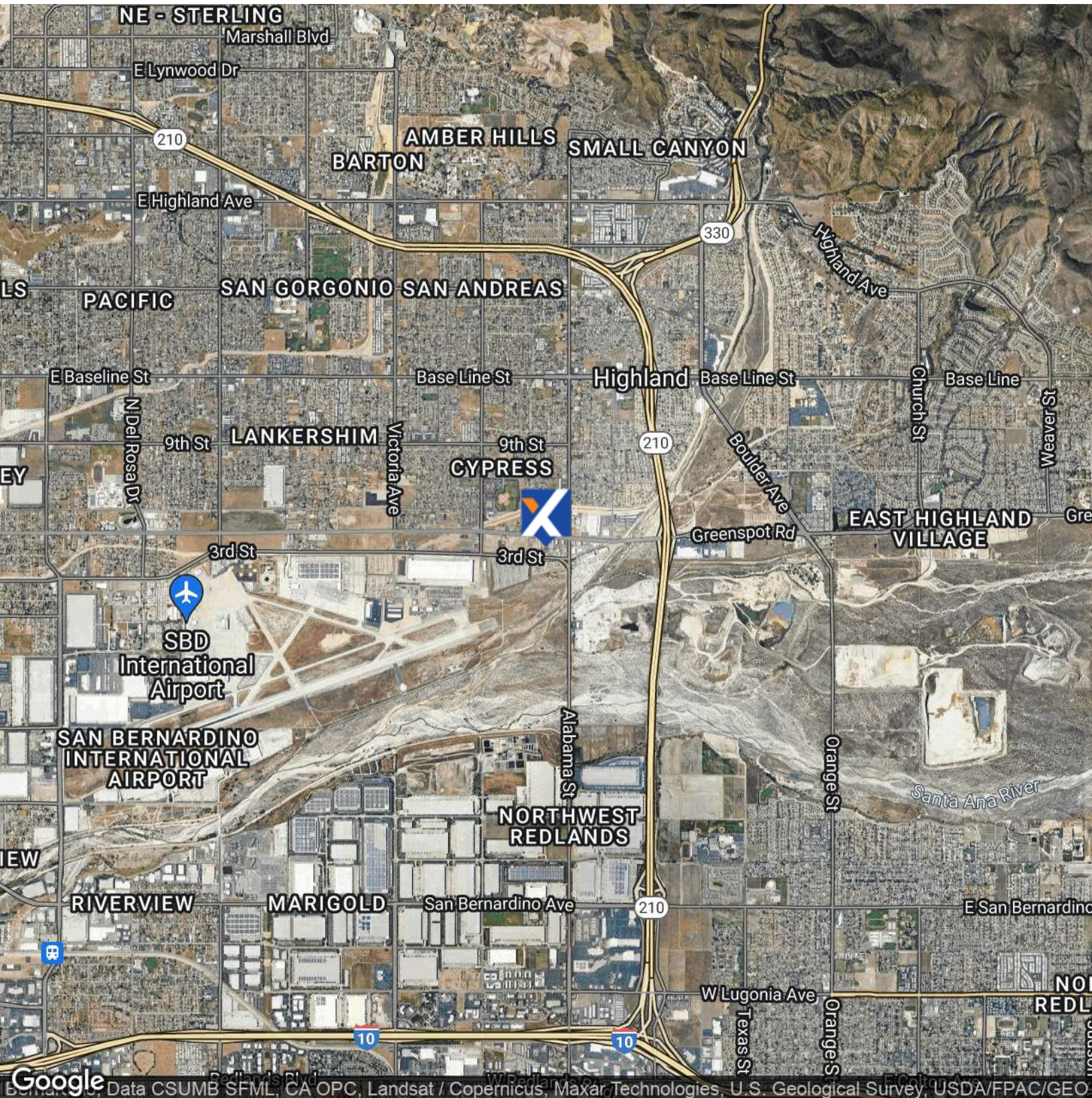
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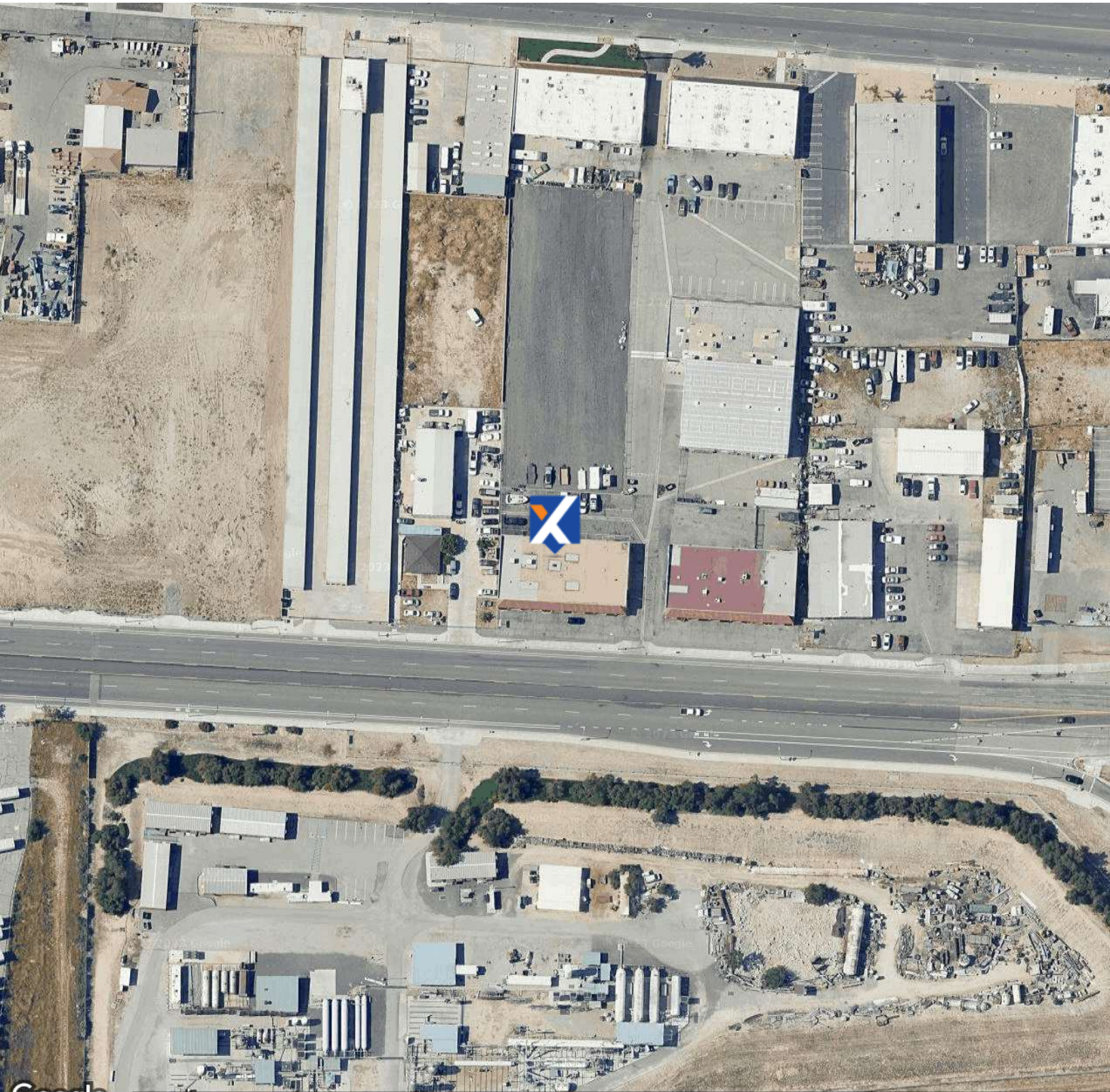
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# FOR SALE | Aerial Map



Google

Imagery ©2023 Airbus, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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## DEMOGRAPHICS

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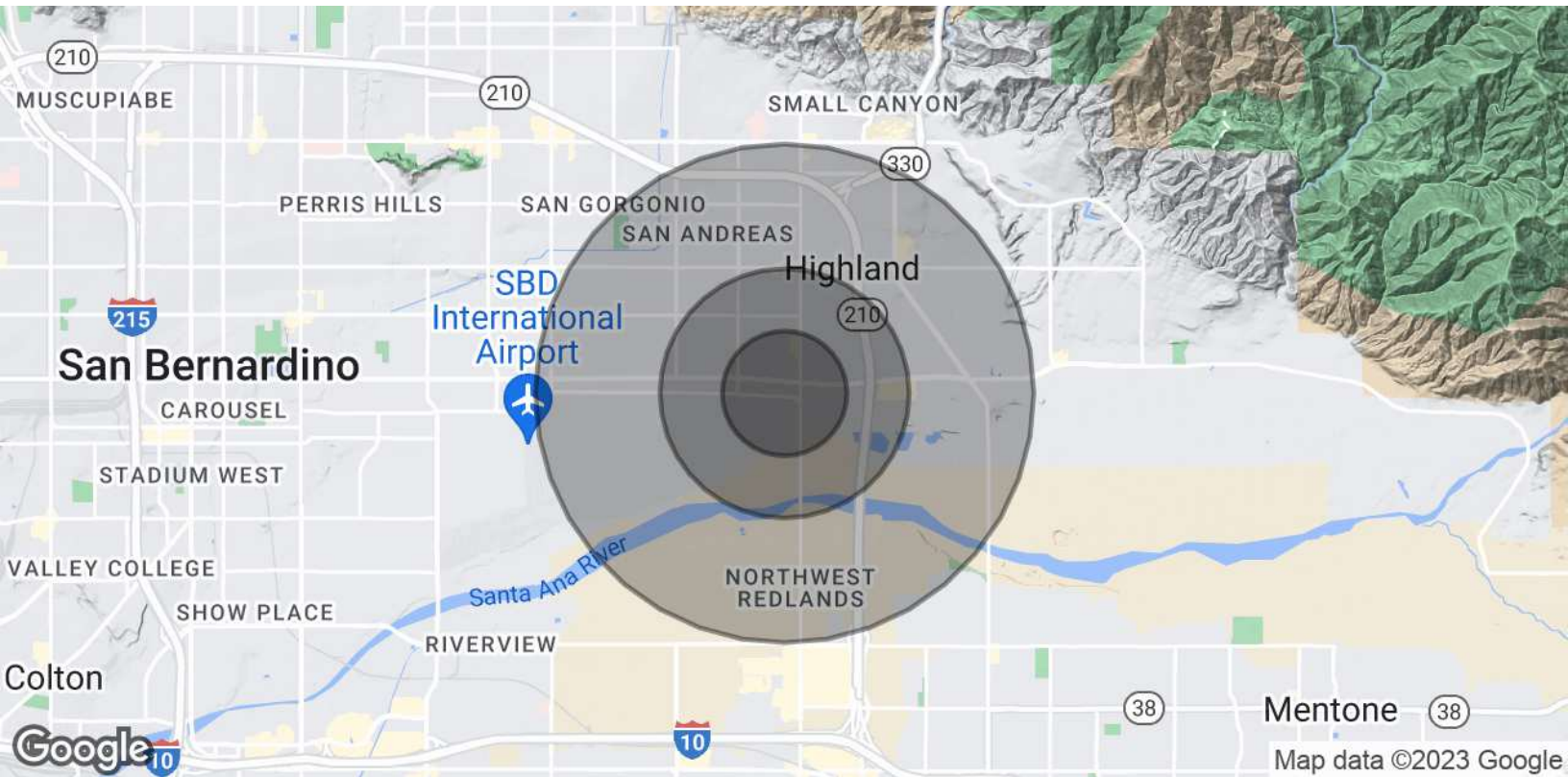
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# FOR SALE | Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,354	7,212	39,768
Average Age	40.0	36.1	31.7
Average Age (Male)	35.0	32.6	31.1
Average Age (Female)	41.3	38.4	32.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	393	2,365	12,309
# of Persons per HH	3.4	3.0	3.2
Average HH Income	\$71,625	\$63,395	\$67,089
Average House Value	\$288,047	\$258,108	\$224,959

\* Demographic data derived from 2020 ACS - US Census

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