

6979-6997 PALM AVENUE

HIGHLAND, CA 92346

INVESTMENT AND OWNER/USER PROPERTY FOR SALE



KAVITA BHATIA

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PROPERTY INFORMATION

SECTION 1



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ideal Owner/ User, Investment, and Development Opportunity in the expanding city of Highland. Highland is the home to the rapidly expanding Yaamava Resort & Casino. The sale consists of three properties conveniently located near the 210 FWY that travels East/ West and CA-330 FWY that travels north into Big Bear. Additionally, this property is less than 2 miles from Yaamava Resort & Casino. The site is only 45 minutes from Palm Springs. The property is located near a busy retail corridor of Palm Avenue and Base Line Street travelled by over 251,000 Vehicles per day. The property is also surrounded by over 58,022 households in a five(5) mile radius with a strong average annual household income of over \$73,717.

OFFERING SUMMARY

Sale Price:	\$1,499,000
Number of Units:	1
Lot Size:	35,752 SF
Building Size:	6,820 SF

THREE PARCELS: RETAIL/ CHURCH BUILDING WITH 2 VACANT LAND PARCELS

- APN: 1200-351-06-0000 (6979 Palm Avenue) Retail / Church building of approximately 6,820 square feet on approximately 20,000 square feet lot size.
- APN: 1200-361-01-0000 (6979 Palm Avenue) approximately 7,350 square feet land.
- APN: 1200-361-28-0000 (27320 Fisher Street) approximately 8,402 square feet land.

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COMPLETE HIGHLIGHTS



BUILDING INFORMATION

Property Type	Commercial (Office/ Retail)
	1952
Zoning	OP (Office Professional)
Three (3) Parcels	Retail/ Church building with 2 vacant land parcels
1200-351-06-0000 6979 Palm Ave.	Retail/ Church building of approximately 6,820 square feet on approximately 20,000 square feet lot size
1200-361-01-0000 6979 Palm Ave.	approximately 7,350 square feet land
1200-361-28-0000 27320 Fisher St.	approximately 8,402 square feet land

PROPERTY HIGHLIGHTS

. THE SALE CONSISTS OF THREE PROPERTIES

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ADDITIONAL PHOTOS



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LOCATION INFORMATION

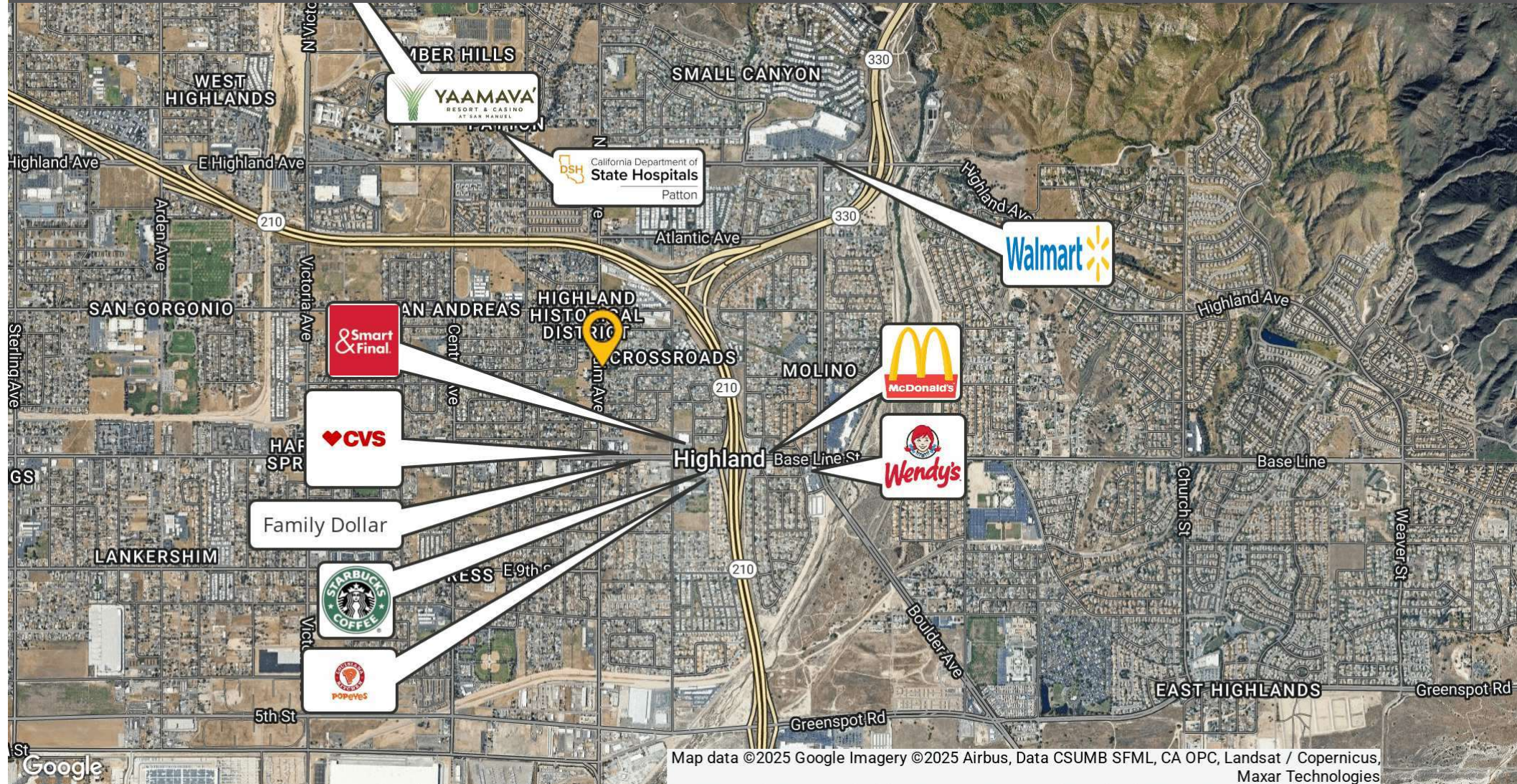
SECTION 2



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REGIONAL MAP



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