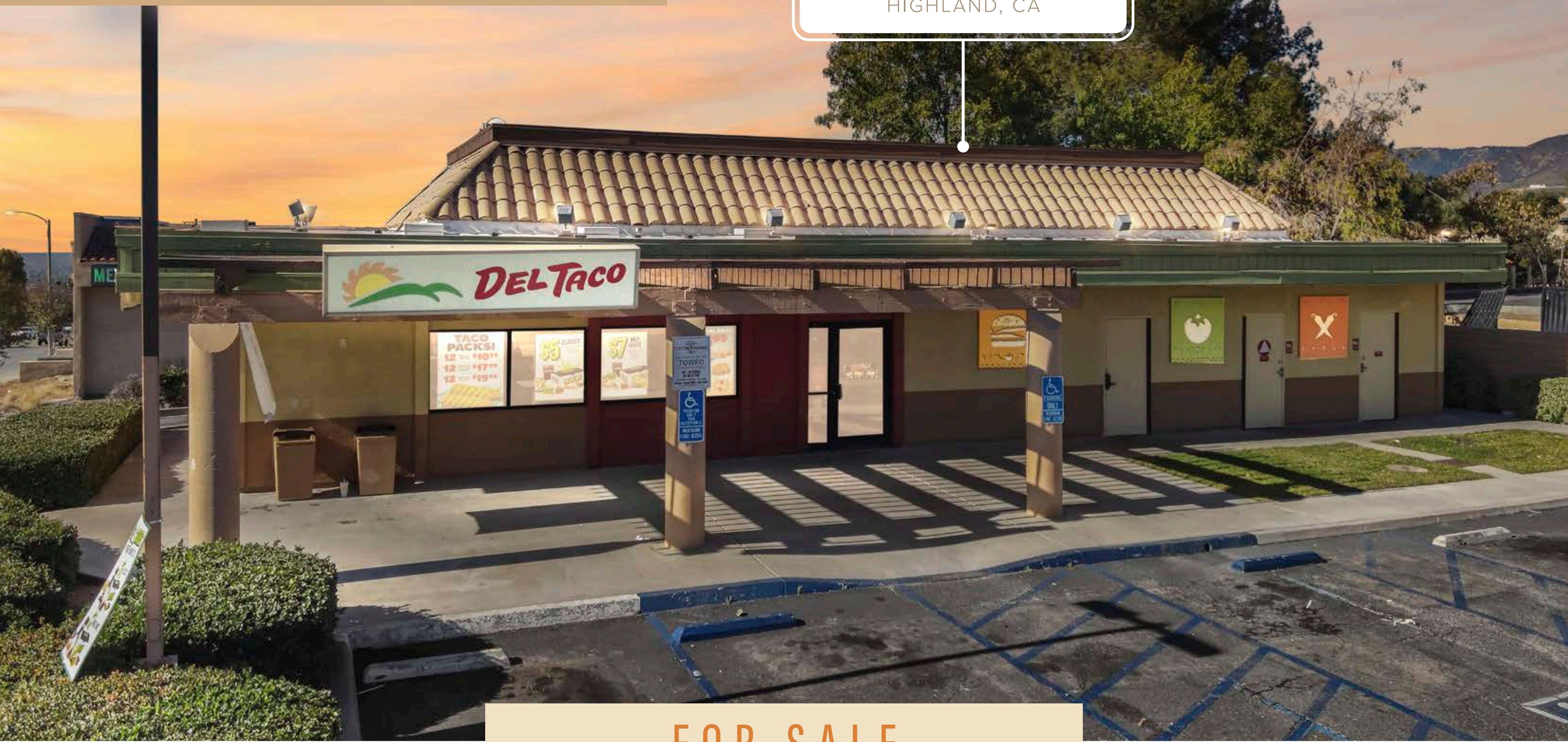
PRICE REDUCTION

OFFERS DUE BY 7/22

LIST PRICE	~~$1,597,200~~	$1,452,000
CAP RATE	~~5%~~	5.5%



DEL TACO

3702 HIGHLAND AVE
HIGHLAND, CA

FOR SALE

Single Tenant | Absolute NNN Investment Opportunity

CBRE

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Affiliated Business Disclosure

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

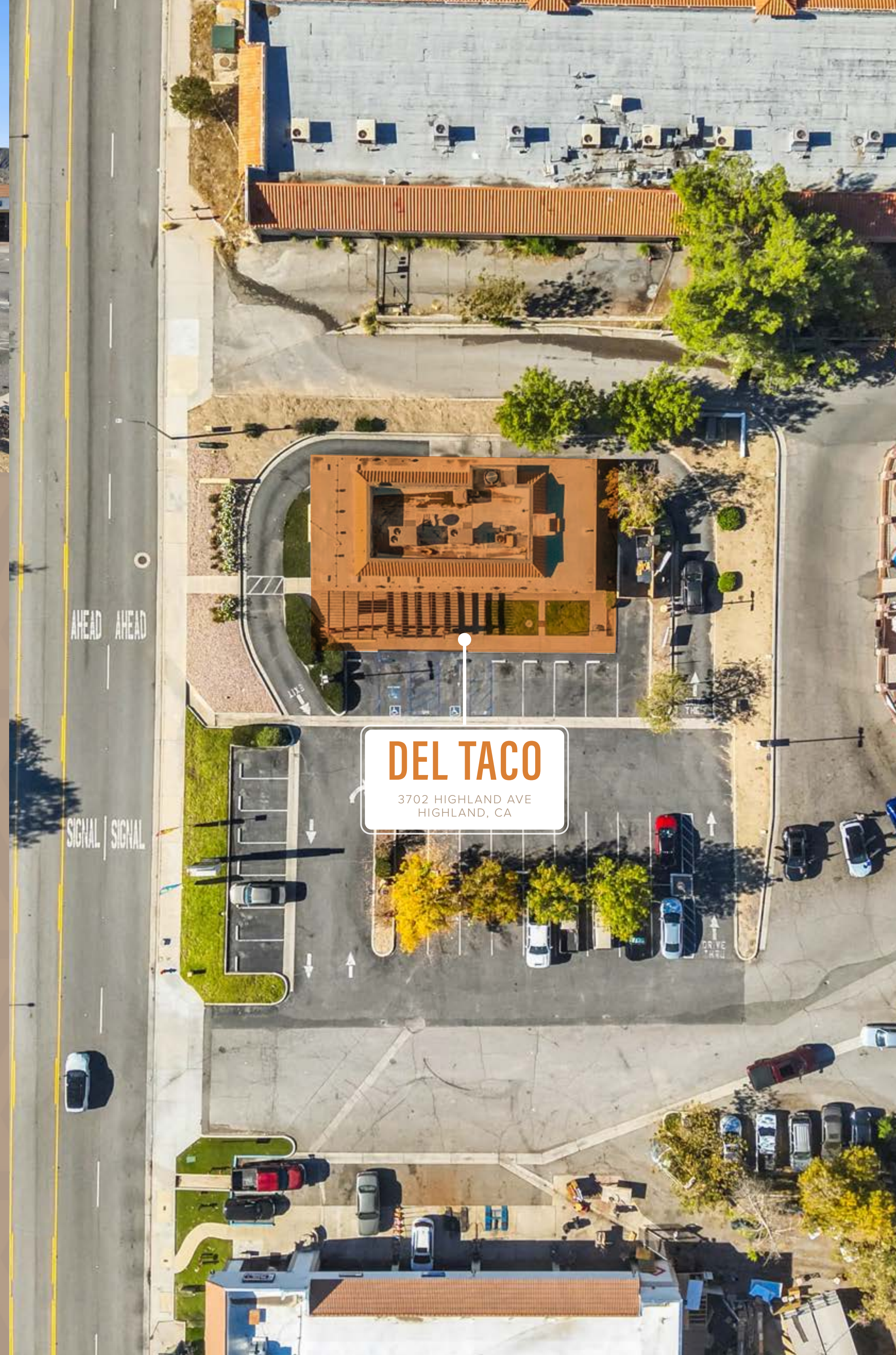
This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.
CMPM 3702 Highland Ave_OM_Brooks_v11_KD 07/06/26

DEL TACO
CAR
WASH
TACO
$1.00
EXIT

Investment Summary

Address	3702 Highland Ave Highland, CA 92346
Purchase Price	$1,452,000
Cap Rate	5.5%
NOI	$79,860
Lease Type	Absolute NNN
Building SF	2,005 SF
Land SF	27,750 SF (0.63 AC)
APN	1198-081-0000; 03-0000
Year Built	1990
Parking	±35 stalls
CPD (Traffic Counts)	20,440



Investment Highlights

ABSOLUTE TRIPLE NET (NNN) LEASE STRUCTURE

True absolute NNN lease with zero landlord responsibilities, providing passive, predictable income with no expense exposure.

CORPORATE GUARANTEE

Lease is corporately guaranteed by Del Taco, a nationally recognized QSR brand with decades of operating history.

EXISTING DRIVE-THRU CONFIGURATION

Purpose-built drive-thru with strong ingress/egress, supporting high-volume operations and long-term tenant viability.

LARGE LAND PARCEL

Oversized lot allows for excellent circulation, stacking, and parking, enhancing operational efficiency and redevelopment optionality.

PRIME LOCATION ON A MAJOR THOROUGHFARE

Situated along Highland Boulevard, a heavily trafficked corridor providing strong visibility, easy access, and consistent daily traffic counts.

FREESTANDING BUILDING

Single-tenant, freestanding asset reduces operational risk and increases liquidity upon exit.

ESSENTIAL, RECESSION-RESILIENT TENANT

Quick-service restaurants with drive-thru capability have demonstrated strong performance across economic cycles.

ATTRACTIVE TO 1031 INVESTMENT OPPORTUNITY

Ideal for buyers seeking secure income, tax-deferred exchange opportunities, and long-term capital preservation.

Tenant Profile

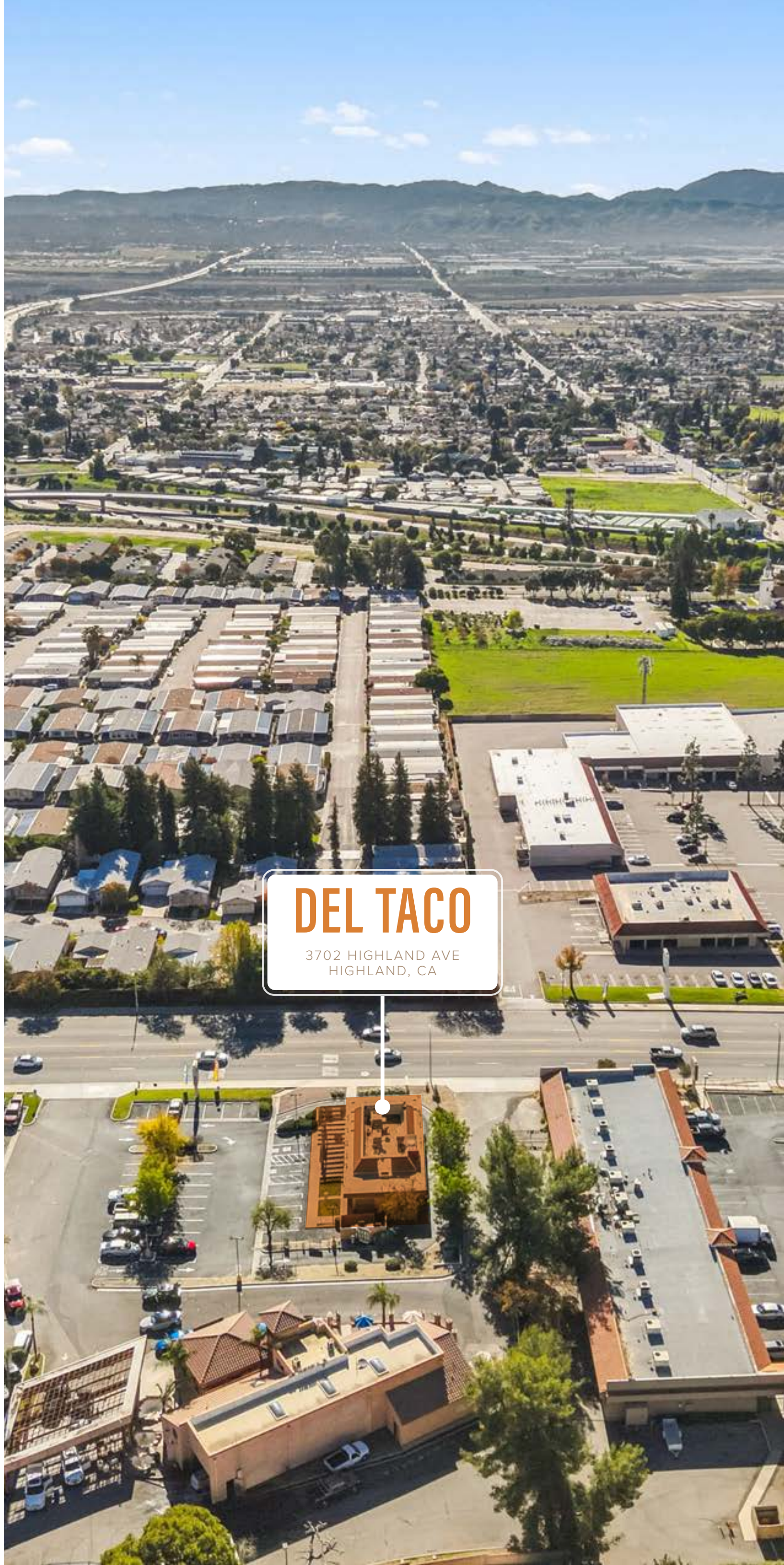
DEL TACO

Founded on September 16, 1964, in Yermo, California by Ed Hackbarth and David Jameson, Del Taco is a leading Mexican-American quick-service restaurant (QSR) brand headquartered in Lake Forest, California. The company offers a diversified menu including tacos, burritos, quesadillas, burgers, fries, and shakes, and is widely recognized as one of the largest Mexican-inspired QSR concepts in the United States. With a long history of drive-thru, value-oriented food service, Del Taco bridges the gap between traditional quick service and higher-end fast casual dining, serving customers across breakfast, lunch, dinner, and late-night dayparts. As of 2025, Del Taco operates approximately 575–595 restaurants nationwide across the Western, Southern, Midwest, and select Eastern U.S. markets and is privately owned by Yadav Enterprises, Inc., an experienced multi-brand restaurant operator with a substantial national portfolio, further reinforcing the brand's operational stability and long-term viability as a retail tenant.

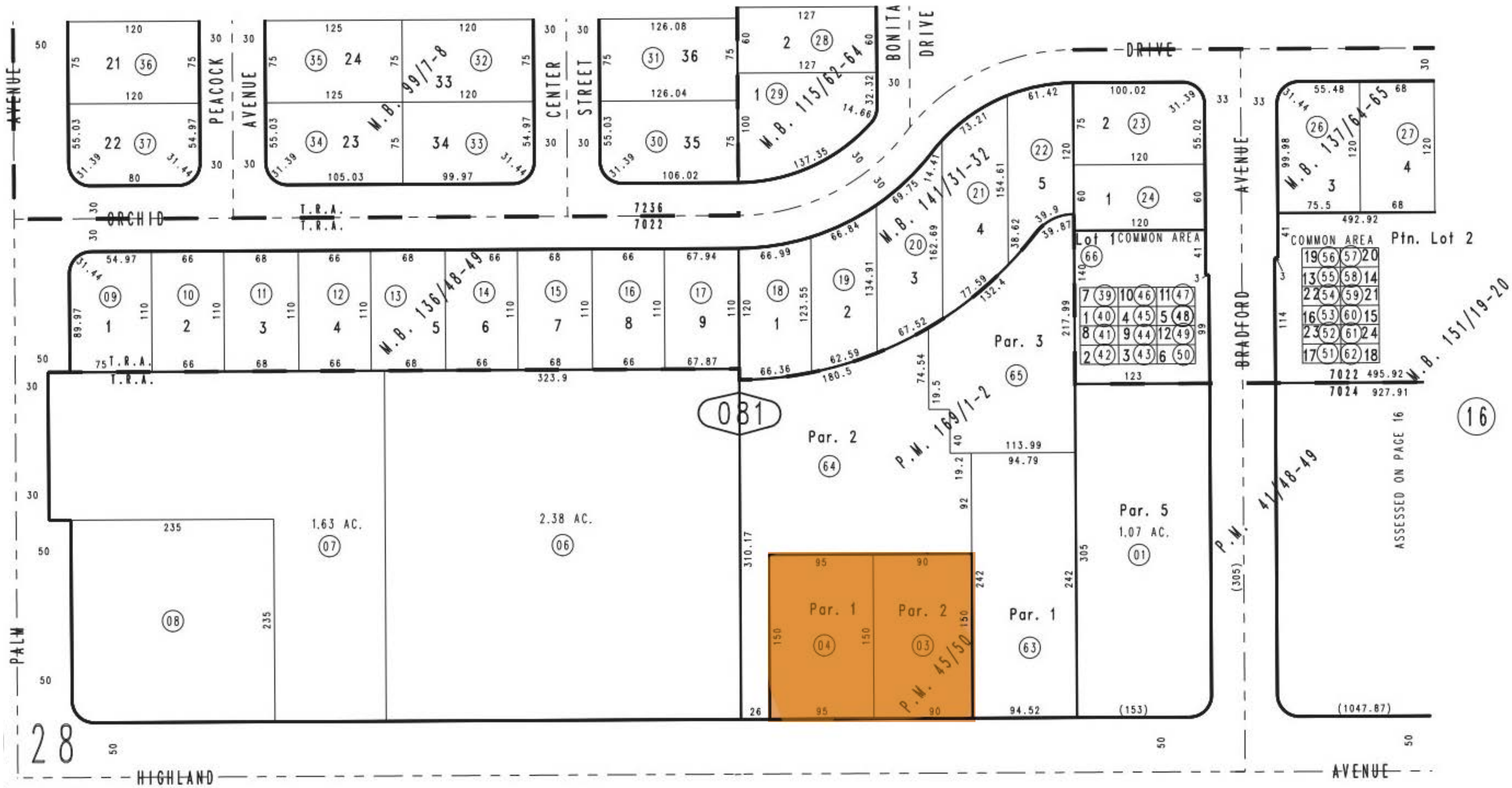
Lease Abstract

TERMS	
Commencement Date	December 2015
Expiration Date	December 2030
Remaining Years	Approximately 5 years
Current base rent	$79,860 per year NNN
Options	Three (3) Five Year Options at lesser of CPI increase or 10% from the previous years rent

LEASE INFO	
Ownership	Fee Simple
Tenant	Del Taco Corporate
ROFR	Yes
Lease Type	Absolute NNN, with the tenant responsible for all property taxes, insurance, and maintenance (including roof, landscaping, and parking lot).

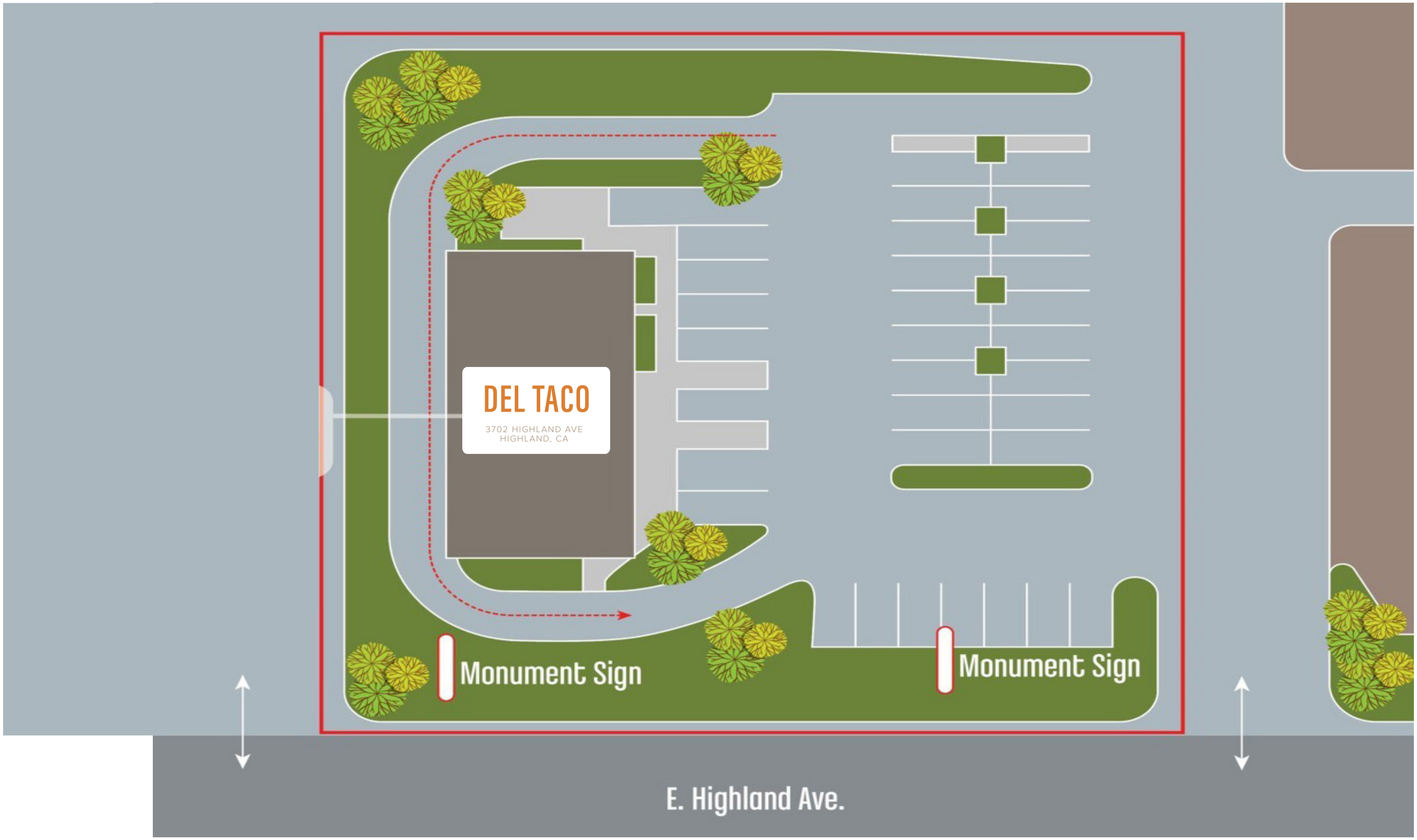


Parcel Map



PALM AVENUE
PEACOCK AVENUE
CENTER STREET
BONITA DRIVE
ORCHID DRIVE
BRADFORD AVENUE
HIGHLAND AVENUE
M.B. 99/7-8
M.B. 115/62-64
M.B. 136/48-49
M.B. 141/31-32
M.B. 137/64-65
M.B. 151/19-20
P.M. 169/1-2
P.M. 45/50
P.M. 41/48-49
081
16
28
T.R.A.
7236
7022
7024
1.63 AC.
2.38 AC.
1.07 AC.
Par. 1
Par. 2
Par. 3
Par. 5
COMMON AREA
Ptn. Lot 2
ASSESSED ON PAGE 16

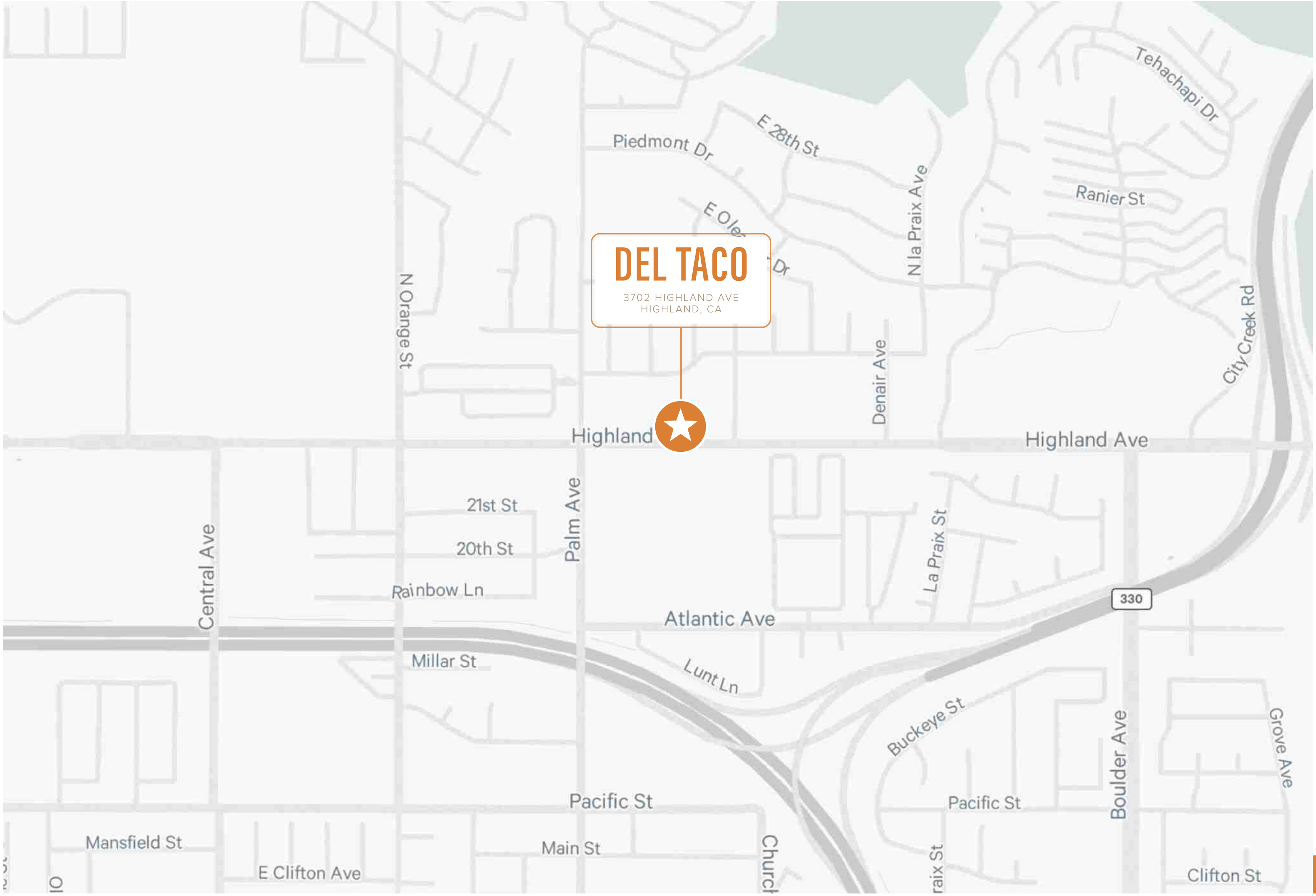
Site Plan


DEL TACO
3702 HIGHLAND AVE
HIGHLAND, CA
Monument Sign
Monument Sign
E. Highland Ave.


DEL TACO
20% OFF
2 FOR $10
Double Del Cheeseburgers
VOTED BEST

Traffic Volumes

Local Map



DEL TACO
3702 HIGHLAND AVE
HIGHLAND, CA
Piedmont Dr
E 28th St
N la Praix Ave
Tehachapi Dr
Ranier St
N Orange St
Denair Ave
City Creek Rd
Highland
Highland Ave
21st St
20th St
Rainbow Ln
Palm Ave
Central Ave
La Praix St
Atlantic Ave
330
Millar St
Lunt Ln
Buckeye St
Boulder Ave
Grove Ave
Pacific St
Pacific St
Mansfield St
Main St
E Clifton Ave
Clifton St

TRADE AREA MAP

City Overview – Highland

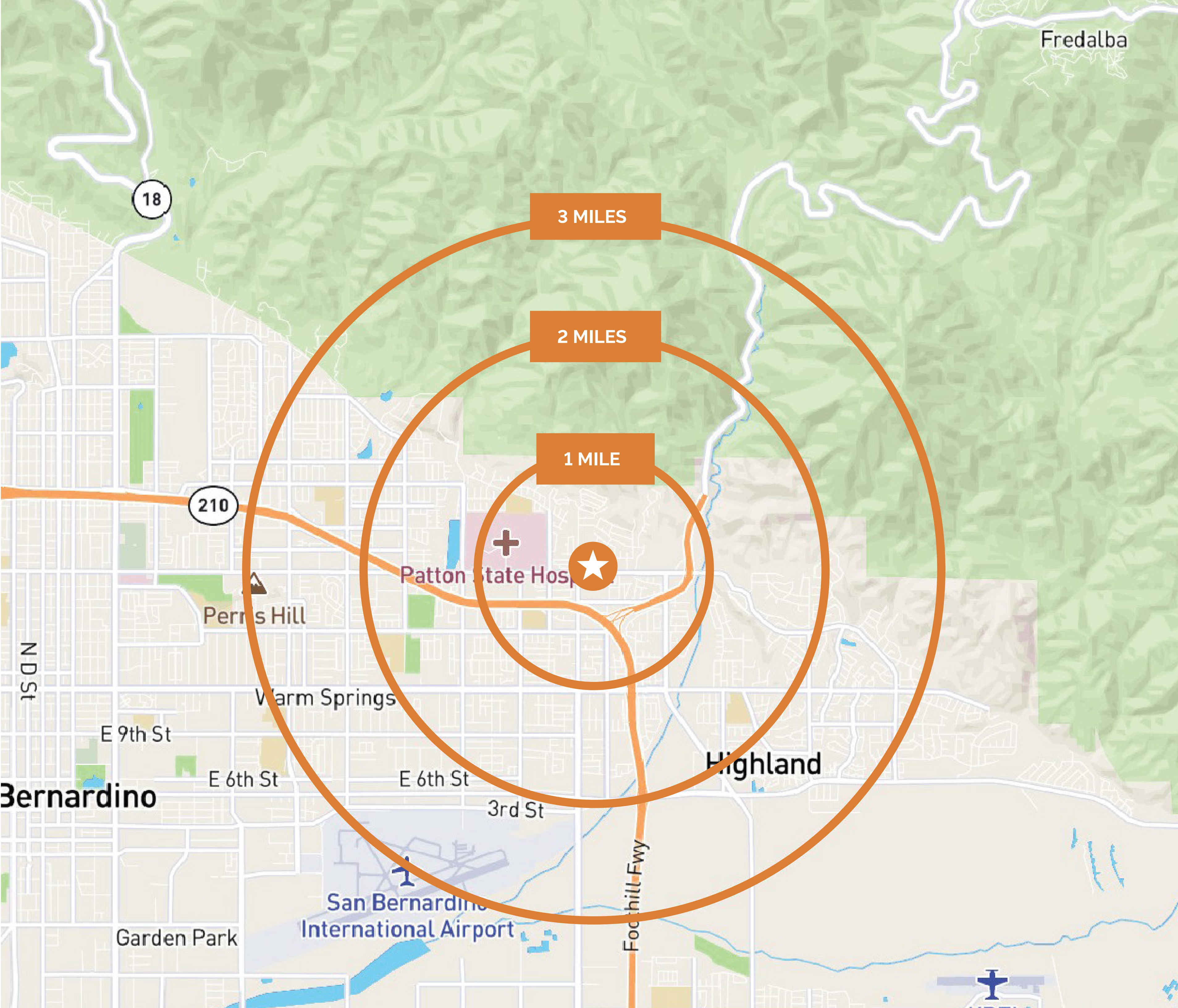
The City of Highland is located in San Bernardino County, California, within the eastern Inland Empire, approximately 60 miles east of Downtown Los Angeles. Positioned at the base of the San Bernardino Mountains, Highland benefits from strong regional connectivity, with convenient access to Interstate 10, State Route 210, and State Route 330, linking the city to major employment centers throughout the Inland Empire and Greater Southern California.

Highland is a growing suburban community characterized by a mix of residential neighborhoods, retail corridors, and light industrial uses. The city has experienced steady population growth driven by relative housing affordability, expanding logistics and distribution employment in the Inland Empire, and continued commercial development along key arterials such as Highland Avenue (Route 330). Retail demand is supported by a strong local consumer base and regional traffic flows connecting the mountain communities to the valley below.

With a business-friendly municipality, Highland actively supports commercial investment, redevelopment, and adaptive reuse, particularly within its primary retail corridors. The city's proximity to major logistics hubs, combined with consistent consumer traffic and limited new retail supply, positions Highland as an attractive market for necessity-based retail, quick-service restaurants, and service-oriented tenants, making it well suited for long-term net-leased investments.

Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE		2 MILES		3 MILES	
Population						
2025 Population - Current Year Estimate	13,571		45,300		87,969	
2030 Population - Five Year Projection	13,511		45,394		87,967	
Households						
2025 Households - Current Year Estimate	4,389		14,018		26,405	
2030 Households - Five Year Projection	4,416		14,220		26,761	
2010 Households - Census	4,112		12,862		24,353	
2020 Households - Census	4,385		13,843		26,168	
2025-2030 Compound Annual Household Growth Rate	0.12%		0.29%		0.27%	
Household Income						
2025 Households	4,389		14,018		26,405	
Under $15,000	305	7.0%	939	6.7%	2,083	7.9%
$15,000-$24,999	104	2.4%	535	3.8%	1,209	4.6%
$25,000-$34,999	433	9.9%	1,178	8.4%	2,236	8.5%
$35,000-$49,999	653	14.9%	1,653	11.8%	2,921	11.1%
$50,000-$74,999	668	15.2%	2,389	17.0%	4,259	16.1%
$75,000-$99,999	552	12.6%	2,048	14.6%	3,634	13.8%
$100,000-$149,999	918	20.9%	2,708	19.3%	4,801	18.2%
$150,000-$199,999	330	7.5%	1,298	9.3%	2,534	9.6%
$200,000 and Over	426	9.7%	1,270	9.1%	2,728	10.3%
Housing Value						
2025 Median Value of Owner Occ. Housing Units	$442,812		$472,688		$488,624	
2025 Average Value of Owner Occ. Housing Units	$463,418		$501,486		$515,962	



3 MILES
2 MILES
1 MILE
Fredalba
18
210
Patton State Hosp
Perr s Hill
Warm Springs
N D St
E 9th St
E 6th St
E 6th St
3rd St
Bernardino
Highland
San Bernardino
International Airport
Garden Park
Foothill Fwy

DEL TACO

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