

EXECUTIVE SUMMARY



HIGHLIGHTS:

KARL NIEHAUS
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License

- Freeway Exit Gas Station with Beer & Wine, Market & Drive-thru Restaurant
- Located on one of the few Freeway Exits linking Las Vegas to the Central Valley
- Almost 1 Acre Site already Approved for Gas Station Construction
- Brand & Fuel commitments already from Chevron, 76 & Circle K or your choice
- 10-Car Stacking Drive-thru Restaurant (2,000 SF) with 1,086 SF Patio
- Across from 2 Hotels (3rd Hotel in planning), Starbucks & Denny's
- Excellent Exposure – Visible from 58 Freeway with over 45k Cars/day

OFFERING SUMMARY: 860 Magellan Dr in the city of Tehachapi offers an investor a freeway visible gas station, market and drive-thru restaurant on a nearly 1 Acre site. All city permits have already been paid and the site is fully approved to start construction immediately. Chevron, 76 & Circle K have already offered lucrative branding & fueling contracts or you could choose your own. Located 1 block from the 58 freeway on/off ramp the property offers freeway visibility and excellent exposure. Rapidly developing area with a brand new Starbucks, Home Depot, Tractor Supply Co, Adventist Hospital and 2 Hotels (80% nightly occupancy) all having recently opened. A 3rd Hotel is already in planning & Adventist Hospital is expanding with a new Outpatient Pavilion. The project will include 10 fueling stations, a 3,130 SF market, which will include Beer&Wine, and a 2,000 SF restaurant with a 10-car stacking drive-thru lane and 1,086 SF patio.

DEMOGRAPHICS: The area has seen rapid growth with over 9% population and housing growth in the last 10 years. The average household income was estimated at \$86,000 within a 2-mile radius.

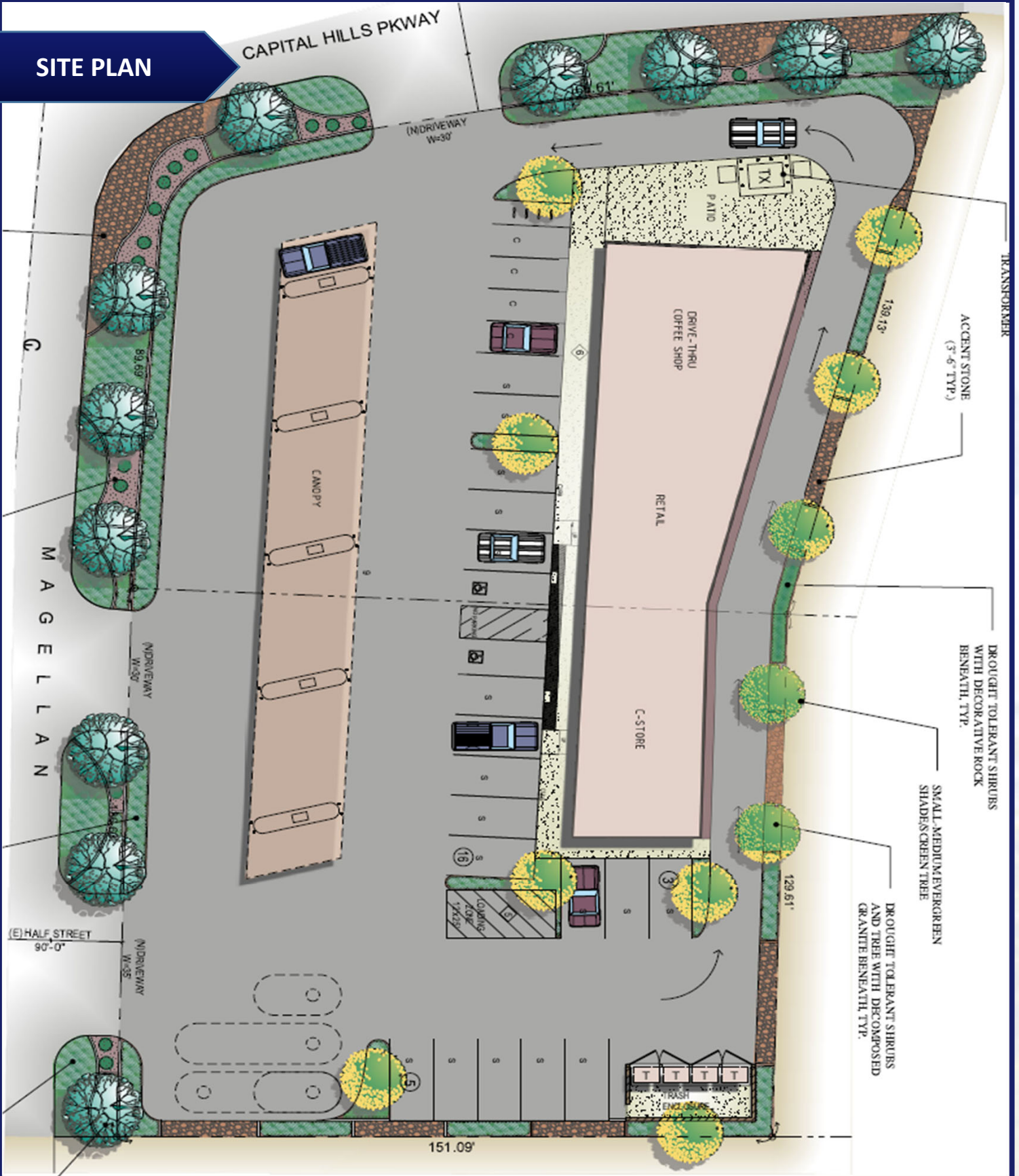
SALES PRICE: \$2,400,000

PROPERTY PICTURES



PROPERTY PICTURES

SITE PLAN



PROPERTY PICTURES

MARKET INTERIOR

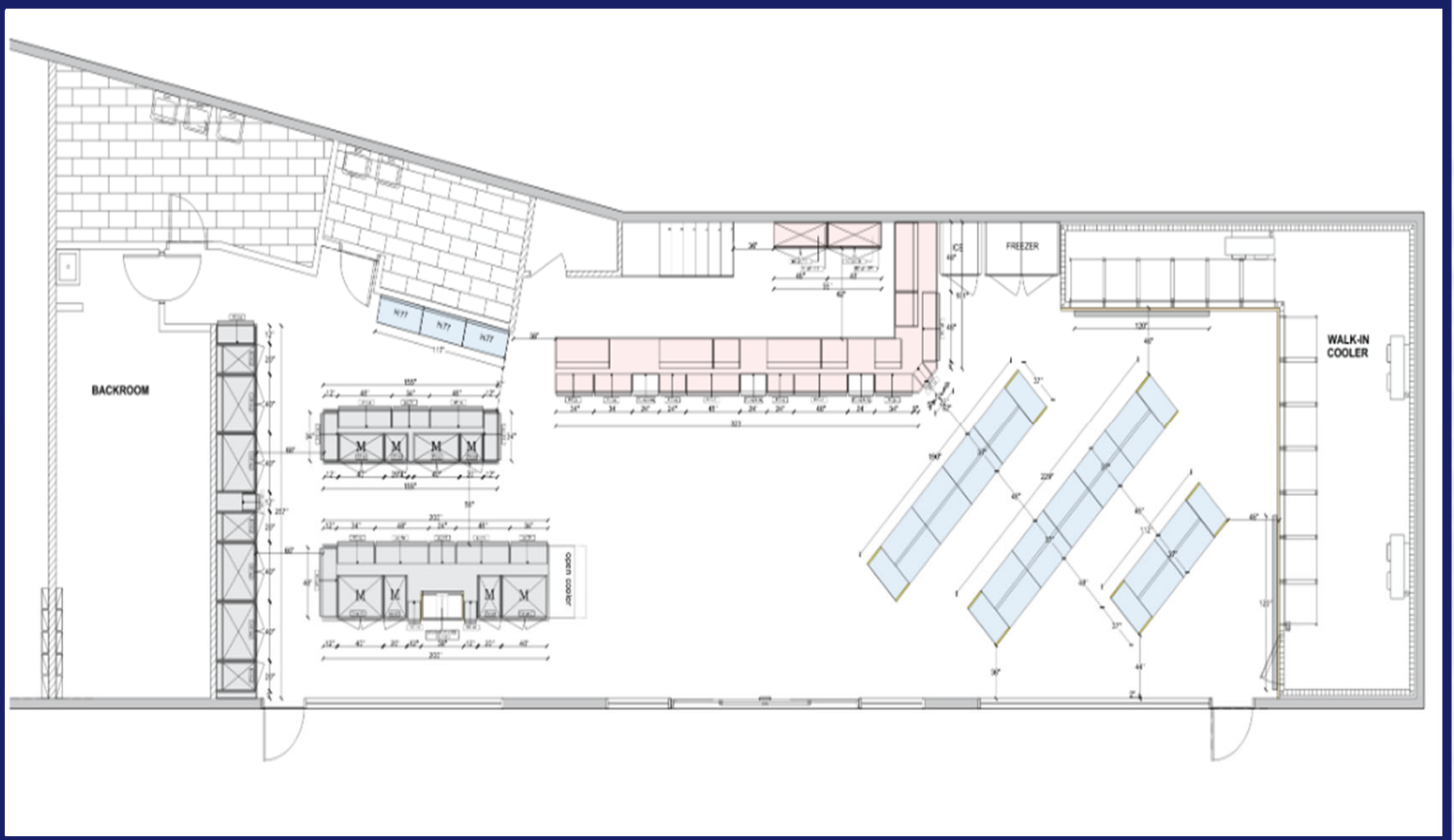


MARKET INTERIOR

GOOD TO GO



CVW
LINES



PROPERTY PICTURES

CORNER RESTAURANT & PATIO



Artist's Concept



Rectangular Shop

PROPERTY PICTURES

DRIVE-THRU LANE



DRIVE-THRU LANE



PROPERTY PICTURES

NEARBY TENANTS

