

GAS STATION AND MARKET FOR SALE

ORLANDO'S MARKET
2226 JACKSON AVENUE
ESCALON, CA 95320



FOR SALE REAL ESTATE AND BUSINESS

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PROPERTY SUMMARY

Orlando's Market

2226 Jackson Avenue | Escalon, CA 95320



Property Summary

| | |
|-----------------|-------------------------------------|
| Price: | Call for details |
| Fuel Brand: | Chevron |
| Market 24-hour: | Independent |
| Building SF: | 15,260 |
| Lot Size: | 1.04 Acres |
| Year Built: | 2022 |
| Zoning: | Commercial |
| APN: | 227-270-160-000 and 227-270-060-000 |

Property Overview

An exceptional opportunity to acquire both the fee simple real estate and a fully operational business enterprise on the highly coveted Highway 120 corridor. This "turn-key" offering includes a high-volume fueling station, a comprehensive convenience market, and a full-service restaurant and bar, making it a powerhouse of diversified income streams. This is a rare "plug-and-play" asset in a market with significant barriers to entry. The inclusion of the business operations allows an investor to step into an established cash-flow scenario from day one, while the real estate provides long-term security in a growing Northern California region.

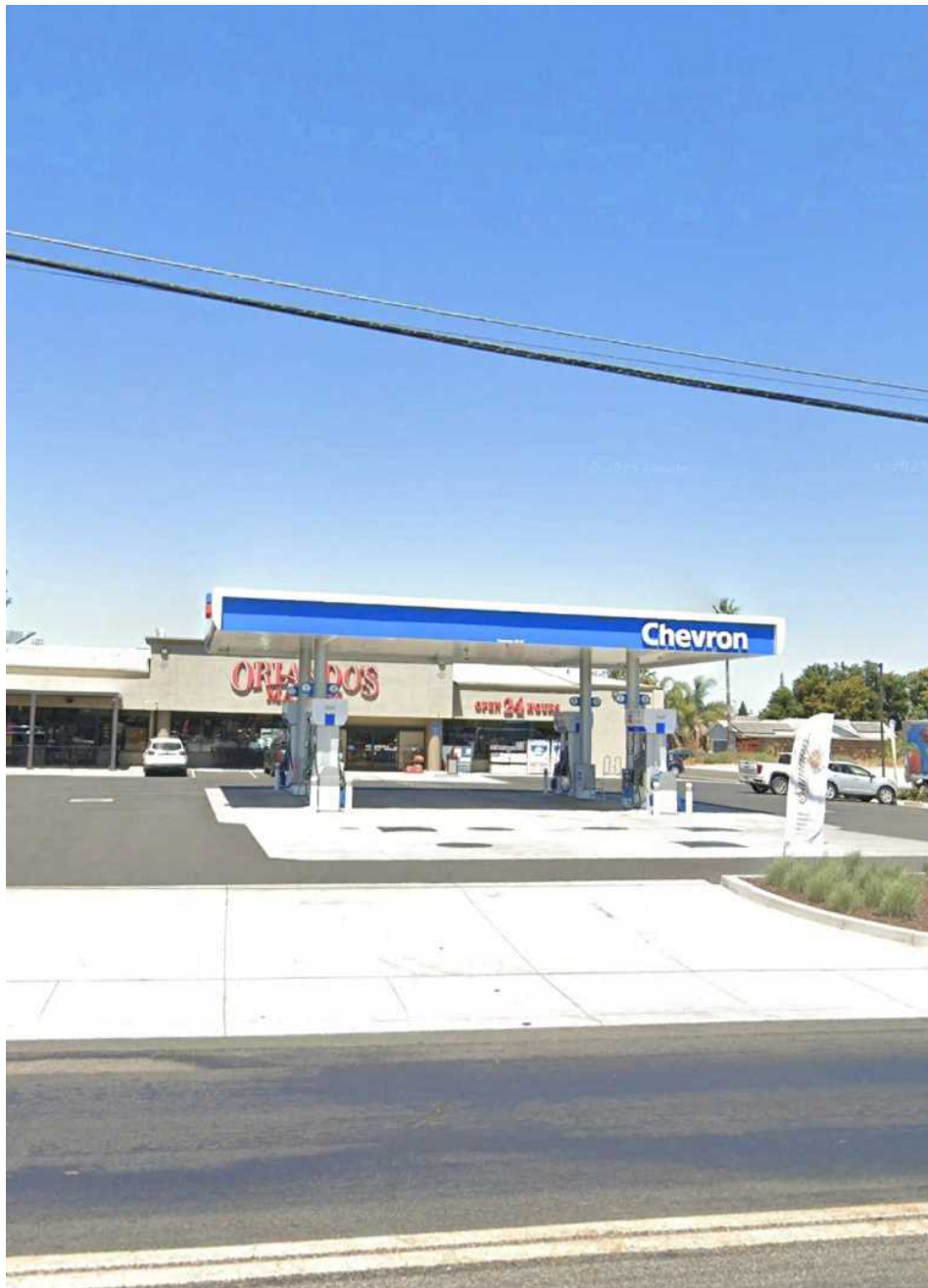
Location Overview

Seize this rare highway-frontage opportunity. The dual-draw of being a local staple for the Escalon community and a mandatory pit stop for mountain-bound travelers ensures a resilient customer base regardless of seasonal fluctuations.

PROPERTY DESCRIPTION

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Property Highlights

Full Ownership: Sale includes both the underlying land/improvements and the profitable business operations.

Strategic "Path to Yosemite" Location: Advantageously positioned to capture heavy commuter traffic and the consistent flow of tourists traveling between the San Francisco Bay Area/Central Valley and Yosemite National Park.

Multiple Revenue Streams:

Fuel Sales: High-visibility pumps serving 87, 89, and Diesel.

Double-lined tanks installed 2023

20,000 gallon Unleaded (87)

10,000 gallon Unleaded (91)

10,000 gallon Diesel

C-Store: Established market with consistent foot traffic.

Food & Beverage: Fully equipped restaurant and bar infrastructure—a rare value-add for this asset class.

Liquor Licenses included in the sale: Type 47 and Type 21

This acquisition includes an existing 20-year lease with Water Mill Express for a standalone kiosk located on the property, providing a stable, long-term income component to the investment.

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PROPERTY PHOTOS

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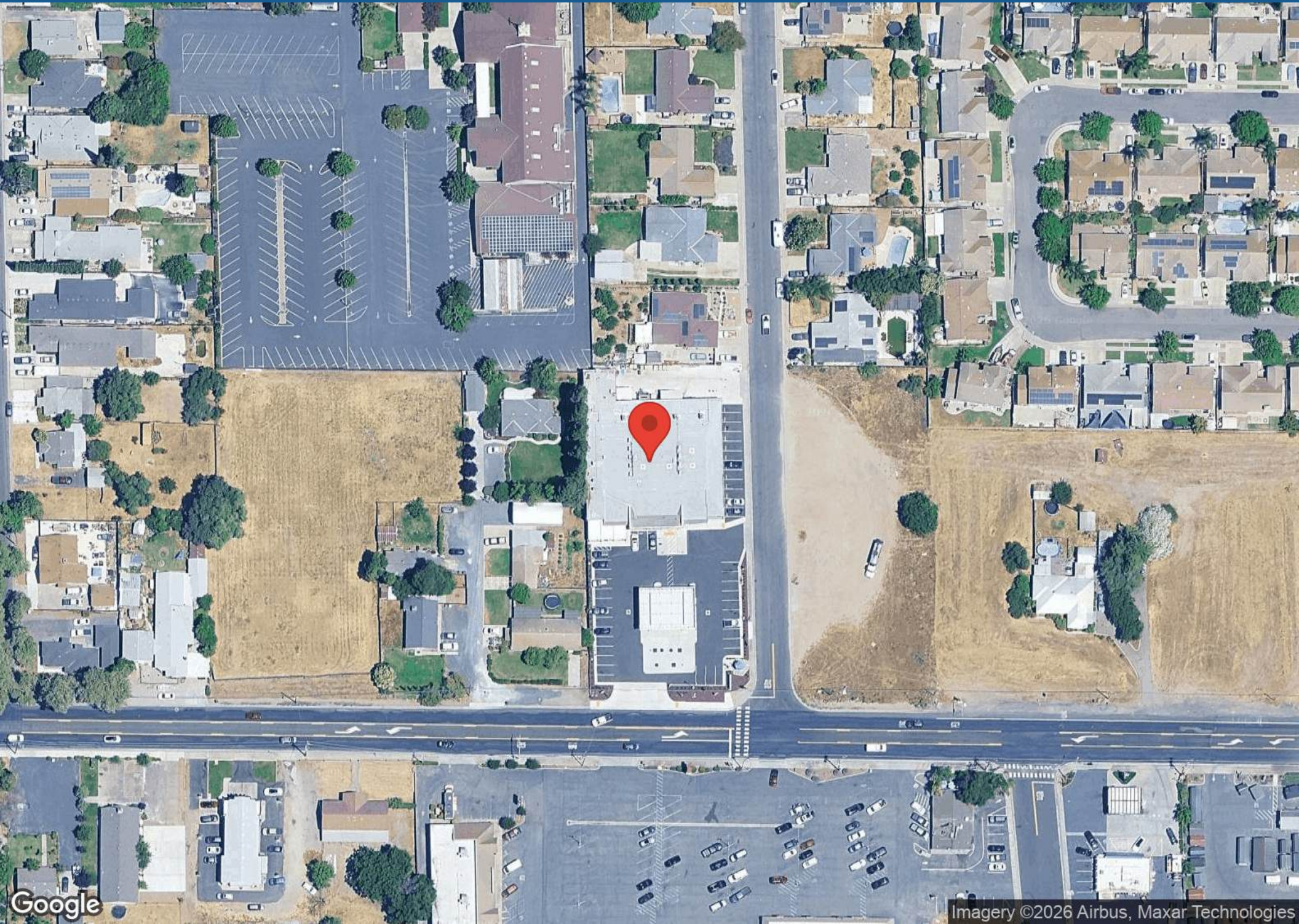
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AERIAL MAP

Orlando's Market

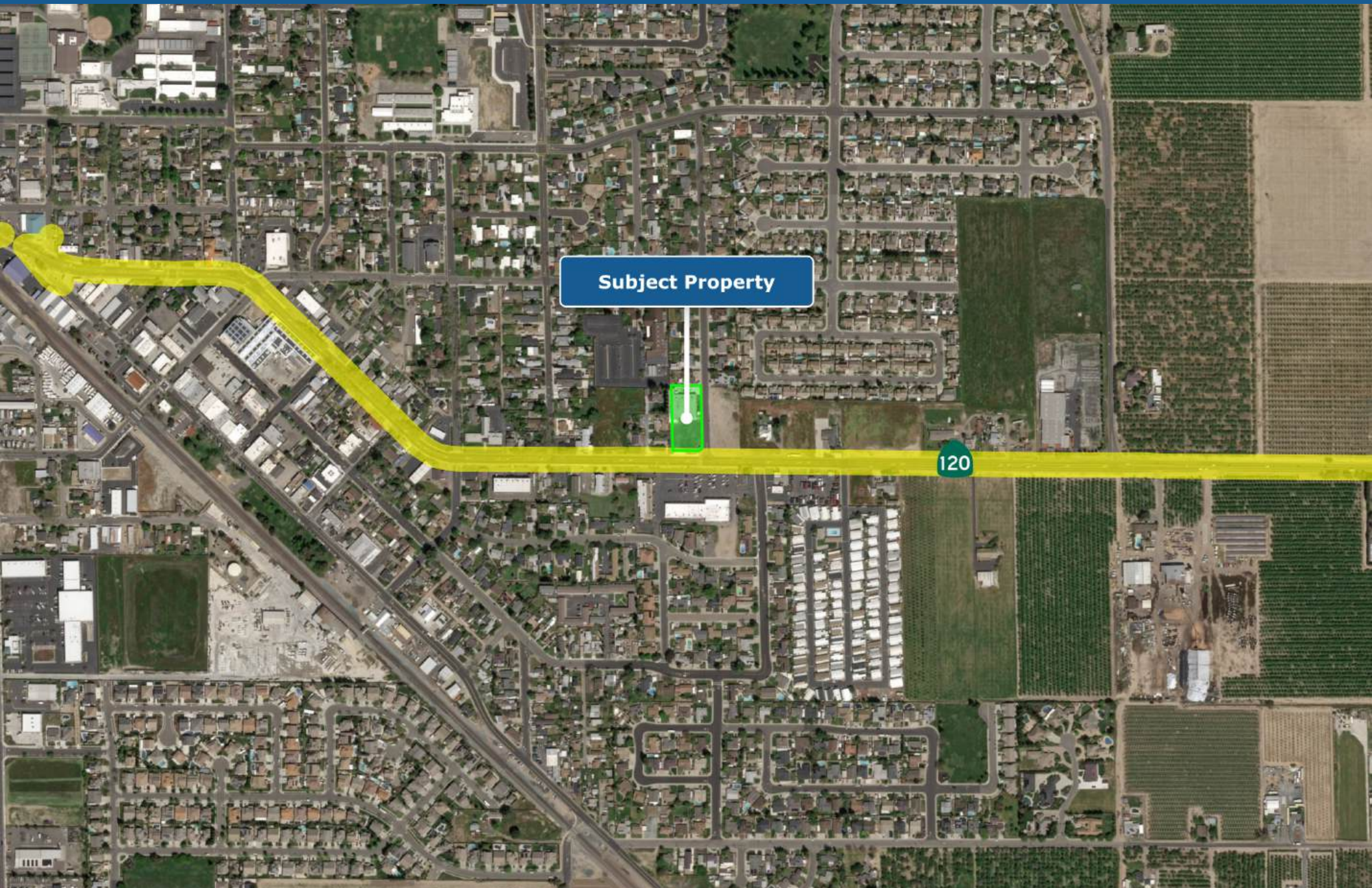
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LOCATION MAP

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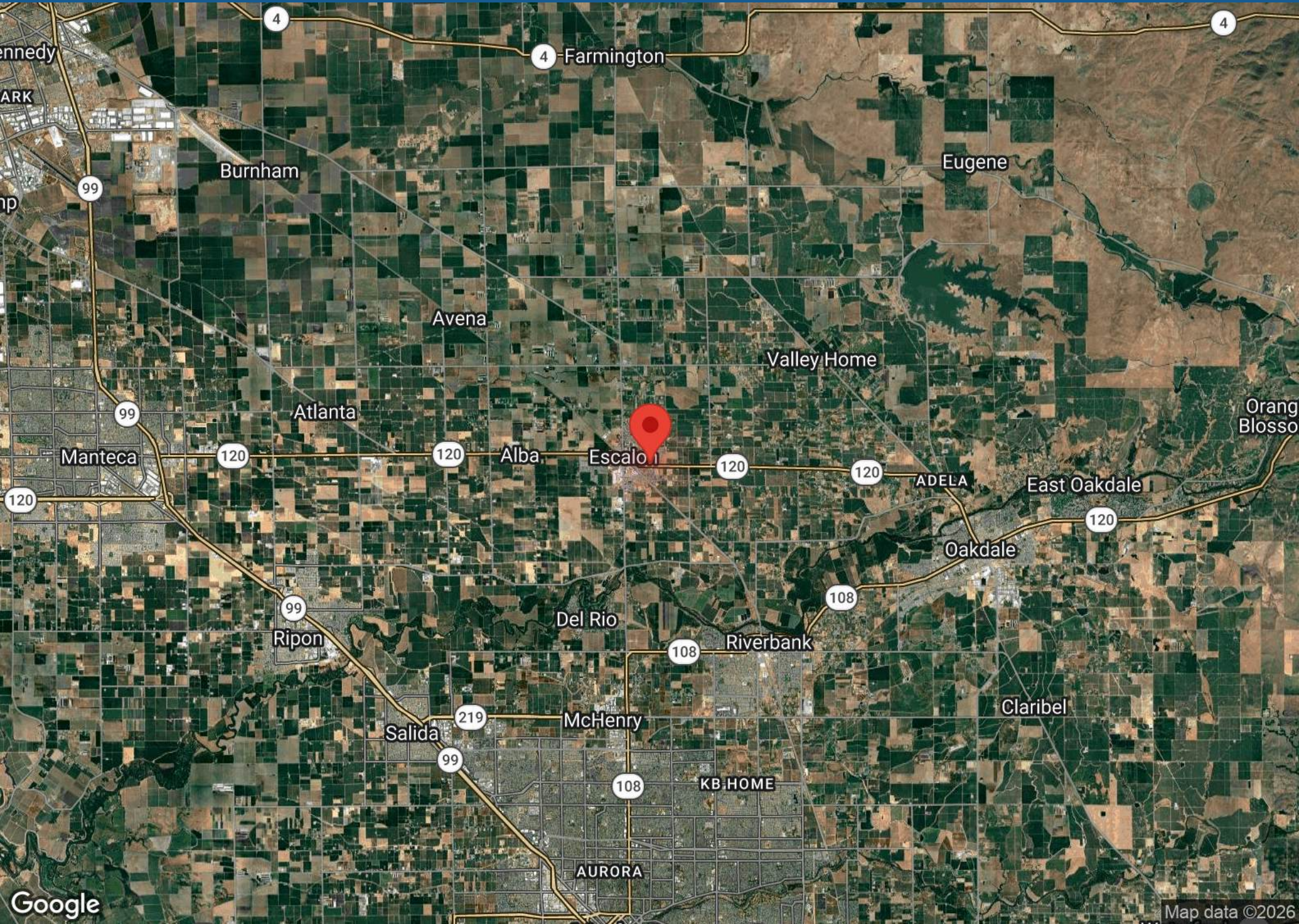
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BUSINESS MAP

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DISCLAIMER

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