

76 Gas Station, Circle K, Express Car Wash, Retail Center

Newly Built in 2023



Bashir Tariq 951-269-3000

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DRE# 01851484



OFFERING SUMMARY

Location

76 Gas Station, Circle K, Express Car Wash, Retail Center

1081 W. Highland Ave
San Bernardino CA 92405

Offering Summary

Price	\$12,990,000
Building Size	11,919 SF
Lot Size	59,159 SF 1.36 acres
Year Built	2023

Multi Income Profit Center

- 76 Gas Station 8 Dispensers with 16 fuel positions
- Circle K 3,500 SF Convenience Store
- Express Car Wash 2,255 SF 100 ft Tunnel
- Retail Center 6,164 SF

Appraised at \$13,650,000 on 10/30/2024

Parcel no 0144-031-26

Qualified Buyer's Only

NDA Link: BashirTariq.com/nda-form

- Must provide proof of financial ability to purchase
- Email proof of funds to: BashirTariq@msn.com after completing the NDA



INVESTMENT HIGHLIGHTS

76 Gas Station • Circle K • Express Car Wash • Retail Center

Investment Highlights

- Modern design, multi-profit center investment opportunity newly built in late 2023
- Multiple income streams include:
 - 76 Gas Station - 8 MPD with 16 fuel positions. Modern fuel dispensing systems
 - 3,500 SF Circle K Convenience Store
 - 2,255 SF Express Car Wash 100 ft tunnel, 12 Vacuums, NS Name brand equipment
 - 6,164 SF Existing building with multiple potential tenants uses additional income
- Signalized corner lot, strategically located on highly traveled Highland Ave, corridor San Bernadino
- High visibility, convenient ingress and egress from 2 streets
- Positioned within dense residential and commercial trade area
- Newer construction minimizes deferred maintenance concerns
- Opportunity for owner-user, investor, or portfolio acquisition
- The combination of automotive services, convenience retail, and rental income creates a diversified commercial investment with significant upside potential.
- **Appraised at approximately \$13,650,000 as of October 30, 2024**

Property Description

- Exceptional opportunity to acquire a newly developed multi-income commercial property featuring a modern 76 branded gas station, Circle K convenience store, express car wash facility, and approximately 6,164 square feet of rental retail space located in San Bernardino.
- Constructed in 2023, the fuel station, convenience store, and express car wash were designed with modern architecture, updated operational systems, and strong consumer appeal. The property benefits from excellent street exposure along W. Highland Avenue, one of the major commercial corridors serving the area.
- In addition to the newly developed improvements, the site also includes an existing retail building offering rental income potential and diversified revenue streams.
- This asset presents a rare opportunity for investors seeking a stabilized multi-use automotive and retail property in the growing Inland Empire market.

Location Highlights

- Located on Highland Ave, major off ramp of I215 and CA259 near 10 Fwy and 210 Fwy in the heart of the Inland Empire region
- Strong daily traffic of over 45,000 vehicles per day on Highland Avenue
- Surrounded by residential communities and commercial businesses
- Convenient access to regional transportation corridors and freeways
- Dense population base supporting fuel, retail, and automotive services



CIRCLE-K INTERIOR VIEWS



EXTERIOR VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW

Newly Built in 2023

EXPRESS Car Wash

- 12 Vcuums
- 100ft Tunnel



EXTERIOR VIEWS



EXPRESS CAR WASH VIEWS



EXTERIOR VIEWS



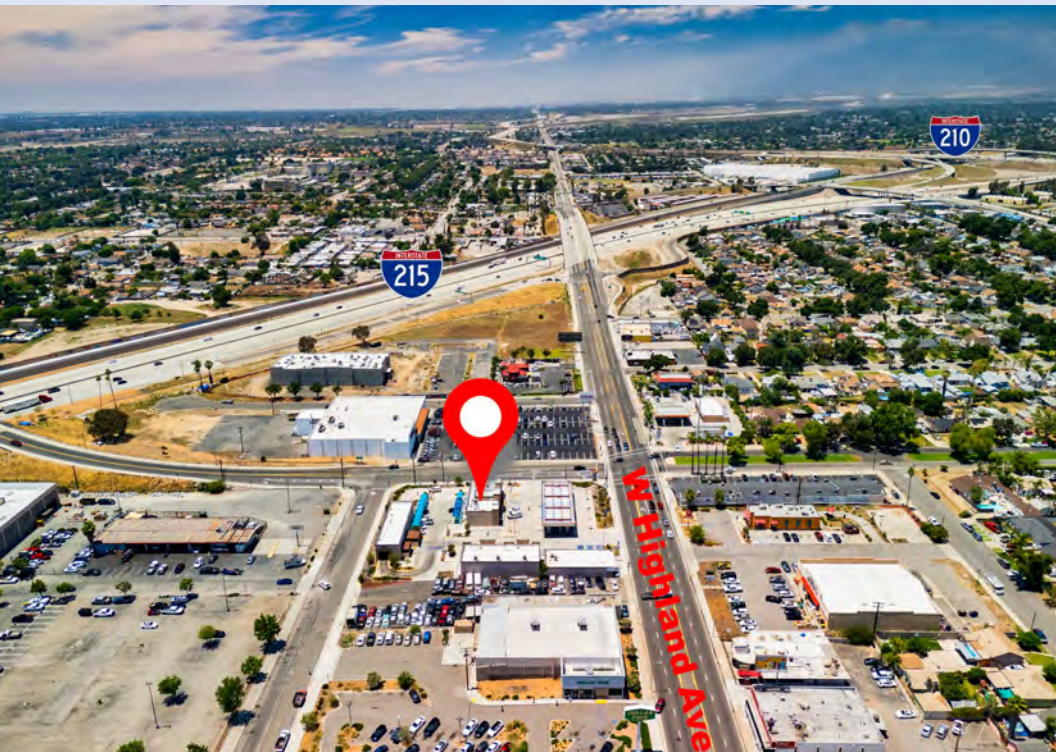
AERIAL OVERVIEW



AERIAL OVERVIEW



INTERIOR - EXTERIOR VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
2025 Population		162,615	354,747	805,915
Median Age		32.5	32.9	34.3
Bachelors' Degree Higher Education		9%	10%	18%
INCOME				
Average House Income		\$78,663	\$86,125	\$102,642
HOUSING				
Median Home Value		\$401,352	\$429,874	\$496,003
Median Home Year Built		1962	1969	1978
HOUSEHOLDS				
2025 Households		45,665	97,951	234,617
Average Household Size		3.4	3.5	3.4
Average Household Vehicles		2	2	2
HOUSING OCCUPANCY				
Owner Occupied Households		51%		
Renter Occupied Households		49%		
DAYTIME EMPLOYMENT				
Employees		40,268	92,838	245,959
Businesses		4,898	11,077	31,976
TRAFFIC				
Collection Street	Cross Street	Traffic	Year	
I-215	I-215 Ofrrp N NW	66,167	2025	
State Toute 259	W Highland Ave N	45,535	2025	
I-215	Massachusetts Ave NW	69,266	2025	
Barstow Freeway		94,000	2022	

SNAPSHOT



354,747

POPULATION 5 mile



\$86,125

INCOME 5 mile



\$429,874

HOME VALUE 5 mile



66,167

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

SAN BERNARDINO

San Bernardino (/ˈsæn ˈbɜːrnədinoʊ/[ⓘ] *SAN BUR-nə-DEE-noh*) is a city in and the county seat of San Bernardino County, California, United States. Located in the Inland Empire region of Southern California, the city had a population of 222,101 in the 2020 census,^[] making it the 18th-largest city in California. San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire. The governments of El Salvador, Guatemala, and Mexico have established the metropolitan area's only consulates in the downtown area of the city. Additionally, San Bernardino serves as an anchor city to the 3rd largest metropolitan area in California (after Los Angeles and San Francisco) and the 12th largest metropolitan area in the United States; the San Bernardino-Riverside MSA.

Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

ECONOMY

The city's location close to the Cajon and San Gorgonio passes, and at the junctions of the I-10, I-215, and SR-210 freeways, positions it as an intermodal logistics hub. The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight transport yard, the Yellow Freight Systems' cross-docking trucking center, and Pacific Motor Trucking. Large warehouses for Kohl's, Mattel, Pep Boys, and Stater Bros. have been developed near the San Bernardino International Airport.

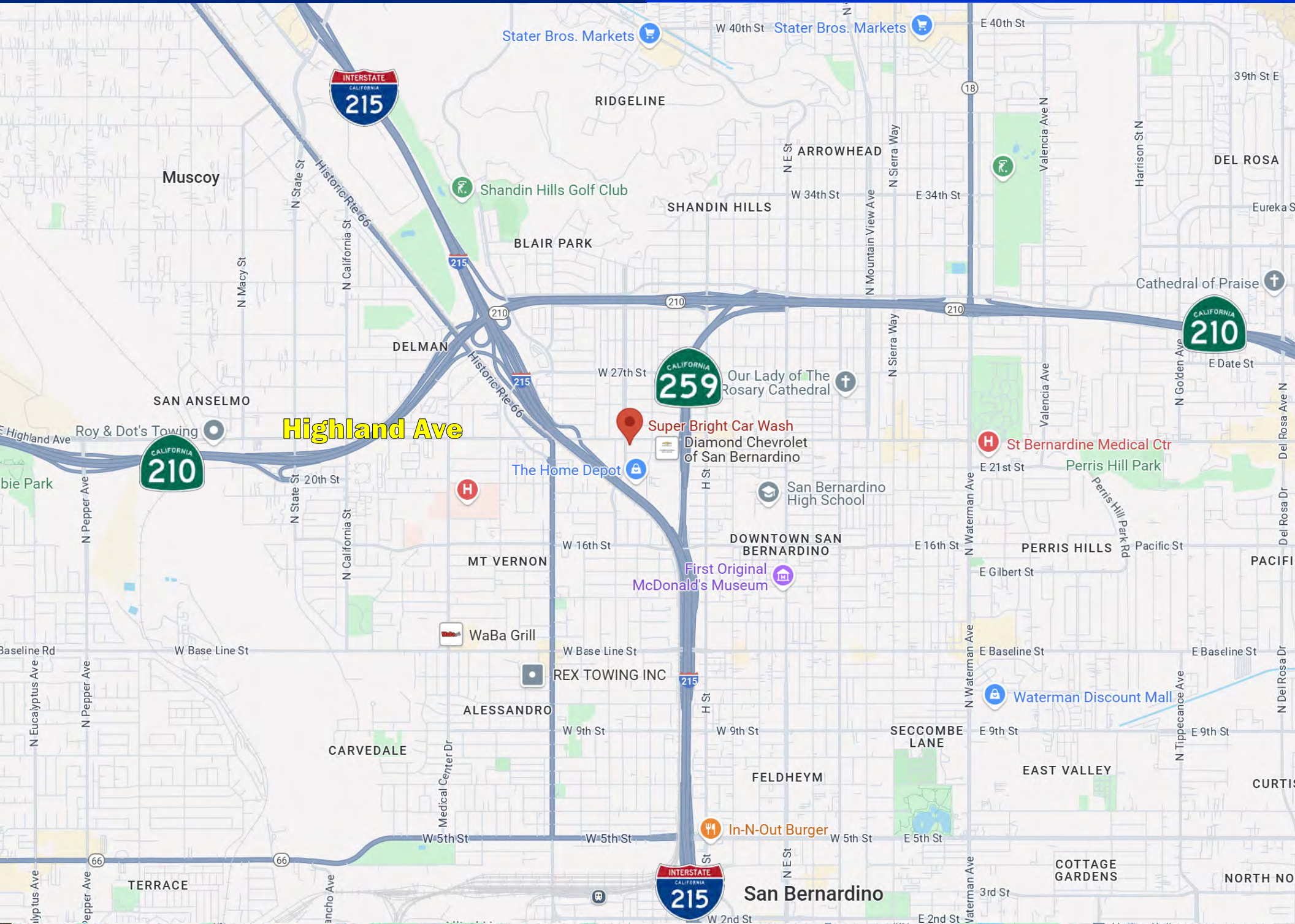
POINT OF INTEREST

1. Original McDonald Site and Museum
2. Rain of the World Highway
3. Cajon Pass
4. Western Museum of Flight
5. San Manuel Stadium
6. County Museum
7. Santa Ana River Trail
8. Raceway Indoor Karting

THINGS TO SEE & DO IN THE CITY AND VACINITY



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

C21 Commercial Director:

Business Sales and Commercial Real Estate

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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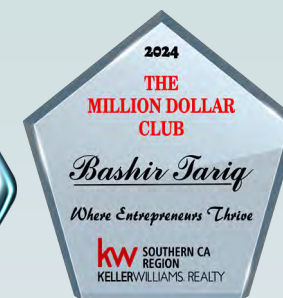
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any Business that you own



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

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