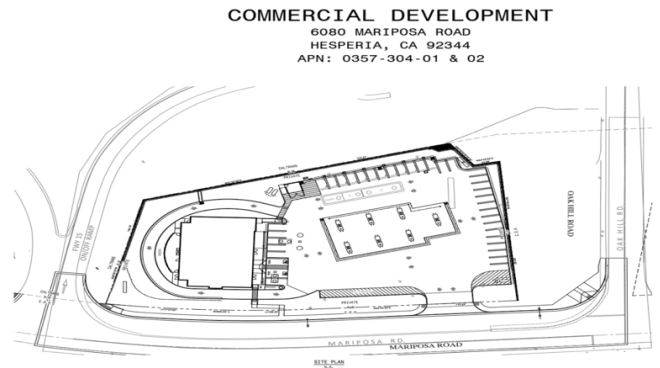




**Petroleum Realty: Proudly Presents Fully entitled 1.36 AC off freeway site
just pay your required Permits and start construction.**

6080 Mariposa Rd
Hesperia, Ca 92344

Selling price: \$2,100,000



PETROLEUM REALTY
Proudly Presents

PREMIER FREEWAY DEVELOPMENT OPPORTUNITY

Fully Entitled 1.36± Acre Commercial Site

Gas Station • Convenience Store • Drive-Thru Restaurant

A Rare “Shovel-Ready” Investment Opportunity

An exceptional opportunity to acquire a **fully entitled 1.36± acre commercial development site** ideally positioned with outstanding freeway access and visibility.

The extensive entitlement process has already been completed, allowing a purchaser to bypass years of planning, engineering, public hearings, and governmental approvals. Simply obtain the required building permits, satisfy applicable agency conditions, and begin construction.

Whether you are an experienced developer, owner/operator, oil company, or 1031 exchange investor, this property offers a significantly reduced development timeline while minimizing entitlement risk.

Property Highlights

Property Type: Fully Entitled Commercial Development Site

Site Size: 1.36± Acres

Approved Development Includes:

- Modern Gas Station
- Convenience Store
- Drive-Thru Restaurant
- Ample Customer Parking
- Professional Site Layout
- Attractive Landscaping
- Modern Architectural Design

Investment Advantages

- ✓ Fully Entitled Development
- ✓ Save Years of Planning & Approval Process
- ✓ Significant Cost Savings on Entitlements
- ✓ Prime Freeway-Oriented Commercial Location
- ✓ Excellent Visibility
- ✓ Convenient Access
- ✓ Strong Traffic Exposure
- ✓ Shell approved Fuel Brand with \$850,000 advanced loan towards Shell imaging.
- ✓ Excellent Opportunity for Owner/User or Investment
- ✓ Suitable for 1031 Exchange Buyers

Development Benefits

This property allows the new owner **to avoid many of the challenges** associated with raw land development, including:

- General Plan Processing
- Conditional Use Permit Approvals
- Public Hearings
- Environmental Coordination
- Planning Commission Process
- Extensive Engineering Review

The purchaser's primary responsibility is to obtain building permits, comply with applicable agency requirements, and commence construction.

Ideal For

- Savvy for operators/developers
- Independent Fuel Operators
- Convenience Store Chains
- Restaurant Operators
- Commercial Developers
- Private Equity Investors
- 1031 Exchange Buyers

Location Advantages

- Prime Freeway Corridor
- Excellent Regional Accessibility
- Strong Daily Traffic Counts
- Outstanding Visibility
- Growing Commercial Trade Area
- High Consumer Exposure
- Excellent Long-Term Investment Potential

Why This Property?

Development-ready commercial sites with completed entitlements are becoming increasingly scarce and valuable.

This offering provides an opportunity to accelerate development, reduce entitlement risk, and bring a new fuel and retail operation to market significantly faster than starting with undeveloped land.

Investment Summary

Property: Fully Entitled 1.36± Acre Commercial Site

Approved Uses:

- Gas Station
- Convenience Store
- Drive-Thru Restaurant

Development Status: Entitlements Complete

Next Step: Obtain Required Building Permits and Begin Construction

Contact

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Petroleum Realty

Broker Id # 01094689

951-237-2447 Email- petroleumrealty@gmail.com

**Specializing Exclusively in Gas Stations, Convenience Stores, Car Washes & Truck Stops
Over 35 Years of Industry Experience**

Confidential Offering – Additional due diligence materials, approved entitlement documents, site plans, and supporting reports are available upon request to qualified purchasers.