



# MOBIL GAS STATION WITH STARBUCKS & SUBWAY AS YOUR TENANTS

33300 Bernard Dr  
Kettleman City, CA 93239

OFFERING MEMORANDUM

# MOBIL GAS STATION WITH STARBUCKS & SUBWAY AS YOUR TENANTS

33300 BERNARD DR  
KETTLEMAN CITY, CA 93239

## EXCLUSIVELY PRESENTED BY:



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**ISTER & ASSOCIATES REAL  
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Umit Ister

Built By: [www.crebuilder.com](http://www.crebuilder.com)





# INVESTMENT SUMMARY

Ister & Associates Real Estate Group, Inc, as the exclusive broker to the seller is excited to offer an outstanding opportunity to acquire the Mobil Gas Station with a fully occupied two-tenant asset which includes the Mobil Branded Gas Station Business as well. You can run the gas station while you are collecting rent from Starbucks & Subway. The Gas Station is run by 100% absentee owner. The Gas Station with Starbucks & Subway is strategically located right by the Interstate 5 Fwy and State Route 41. The center is currently 100 % occupied with Starbucks which has a Drive Thru and Subway Restaurant. The subject property sits on 0.96 acres, and consists of approximately 4,126 SF. There are ample parking spaces. Run this Gas Station business yourself and collect good rental income from two national tenants. Huge upside potential for an owner operator. Gas Station is located in the commercial zone of gas, food and lodging businesses is at Kettleman Travel Junction, where Interstate 5 and State Route 41 meet.



# PROPERTY SUMMARY

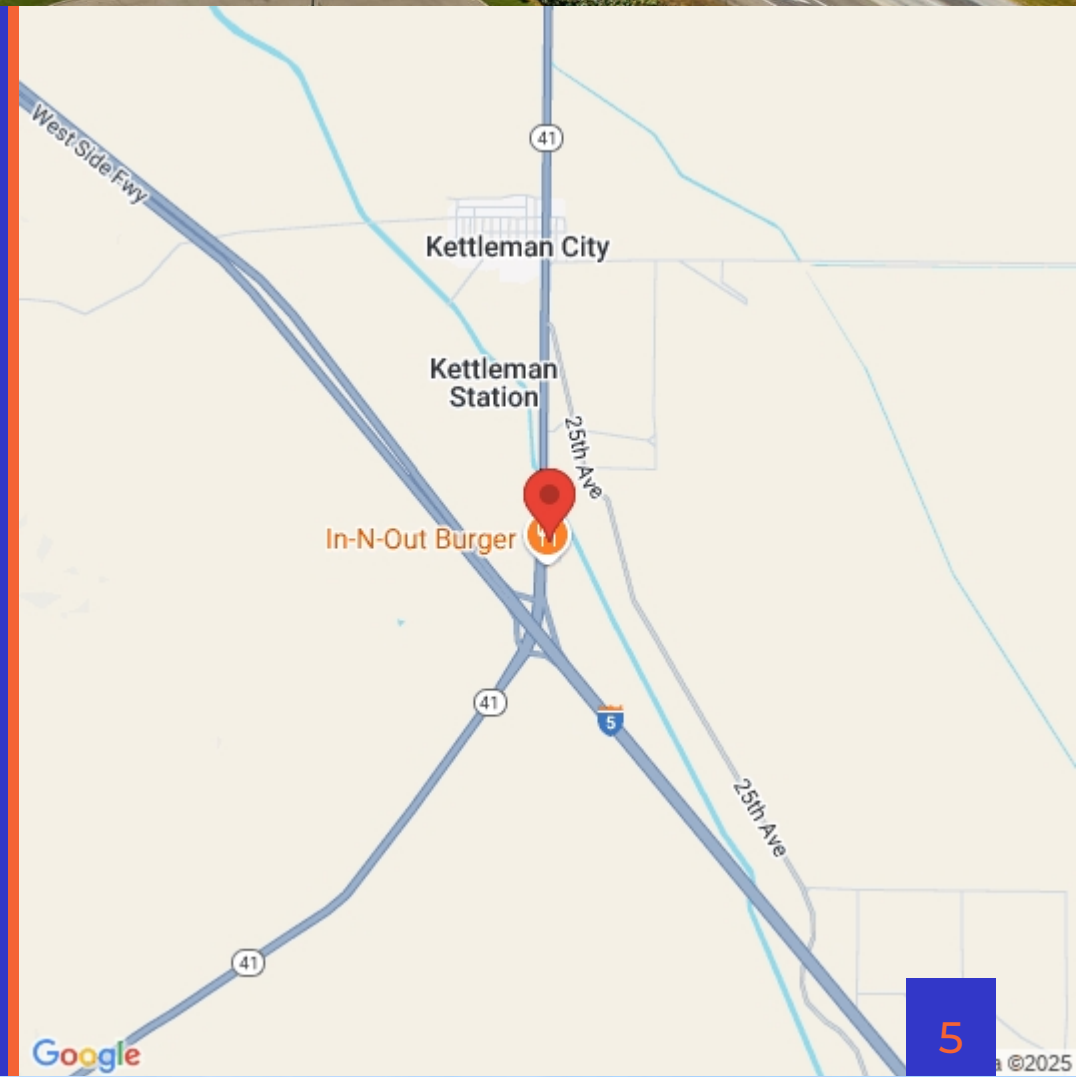
Offering Price	\$8,750,000.00
Building SqFt	4,126 SqFt
Year Built	1973
Lot Size (acres)	0.96
Parcel ID	042-370-007-000
Zoning Type	Commercial
County	Kings
Frontage	0.00 Ft
Coordinates	35.987770,-119.958947





## INVESTMENT HIGHLIGHTS

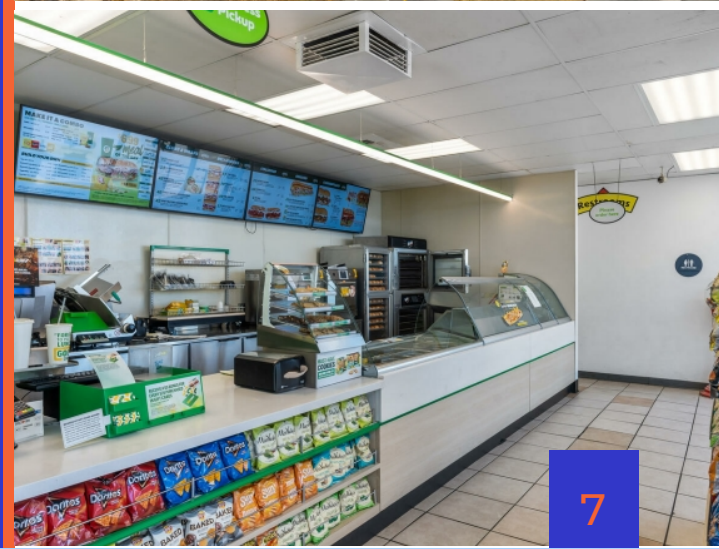
- The commercial zone of gas, food and lodging businesses is at Kettleman Junction, where Interstate 5 and State Route 41 meet.
- Mix of two national tenants.
- The shopping center is over 100% leased out to major national tenants including Starbucks with Drive Thru and Subway Restaurant.
- Signage opportunities visible along a high-traffic Interstate 5 Fwy and State Route 41.
- Lighted Parking Lot with Ample Parking.
- 8 MPD's with 16 pumps.
- Very high profit margin on fuel.
- Absentee owner, huge upside potential with owner operator.





# LOCATION HIGHLIGHTS

- Located on Bernard Dr and State Route 41, a major thoroughfare close to Interstate 5 FWY.
- Excellent Visibility and Access.
- Mobil Gas Station with Starbucks & Subway acts as a flagship location for respective brands within the trade area right by Interstate 5 Fwy and State Route 41 meets.
- One of the strongest and most desirable Travel Hub areas within Kettleman City right by the Interstate 5 FWY and Hwy 41.
- Branded Gas Station with Starbucks & Subway as your Tenants is strategically located on a hard corner State Route 41 and Bernard, close to Interstate 5 FWY.
- Ample parking.
- Dominant travel corridor.





## Starbucks

Starbucks Corporation, together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. Starbucks, is an industry titan with well over 40,000 locations globally and a market cap exceeding \$127 billion, poising itself as the dominant coffee QSR operator.

## Subway

As one of the world's largest quick service restaurant brands, Subway serves freshly made-to-order sandwiches, wraps, salads and bowls to millions of guests, across more than 100 countries in nearly 37,000 restaurants every day. Subway restaurants are owned and operated by Subway franchisees.

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8	1,583	1,612
2010 Population	7	1,508	1,536
2024 Population	6	1,226	1,249
2029 Population	6	1,180	1,202
2024-2029 Growth Rate	0 %	-0.76 %	-0.76 %
2024 Daytime Population	385	1,317	1,366

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	0	18	18
\$15000-24999	0	4	4
\$25000-34999	0	23	23
\$35000-49999	0	185	186
\$50000-74999	0	40	41
\$75000-99999	0	23	23
\$100000-149999	0	40	41
\$150000-199999	0	0	0
\$200000 or greater	0	7	7
Median HH Income	\$ 0	\$ 42,718	\$ 42,808
Average HH Income	\$ 0	\$ 61,046	\$ 61,046



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	0	339	342
2010 Total Households	0	367	370
2024 Total Households	0	340	343
2029 Total Households	0	334	337
2024 Average Household Size	0	3.56	3.6
2024 Owner Occupied Housing	0	117	118
2029 Owner Occupied Housing	0	118	119
2024 Renter Occupied Housing	0	223	225
2029 Renter Occupied Housing	0	216	218
2024 Vacant Housing	0	29	29
2024 Total Housing	0	369	372



Soda

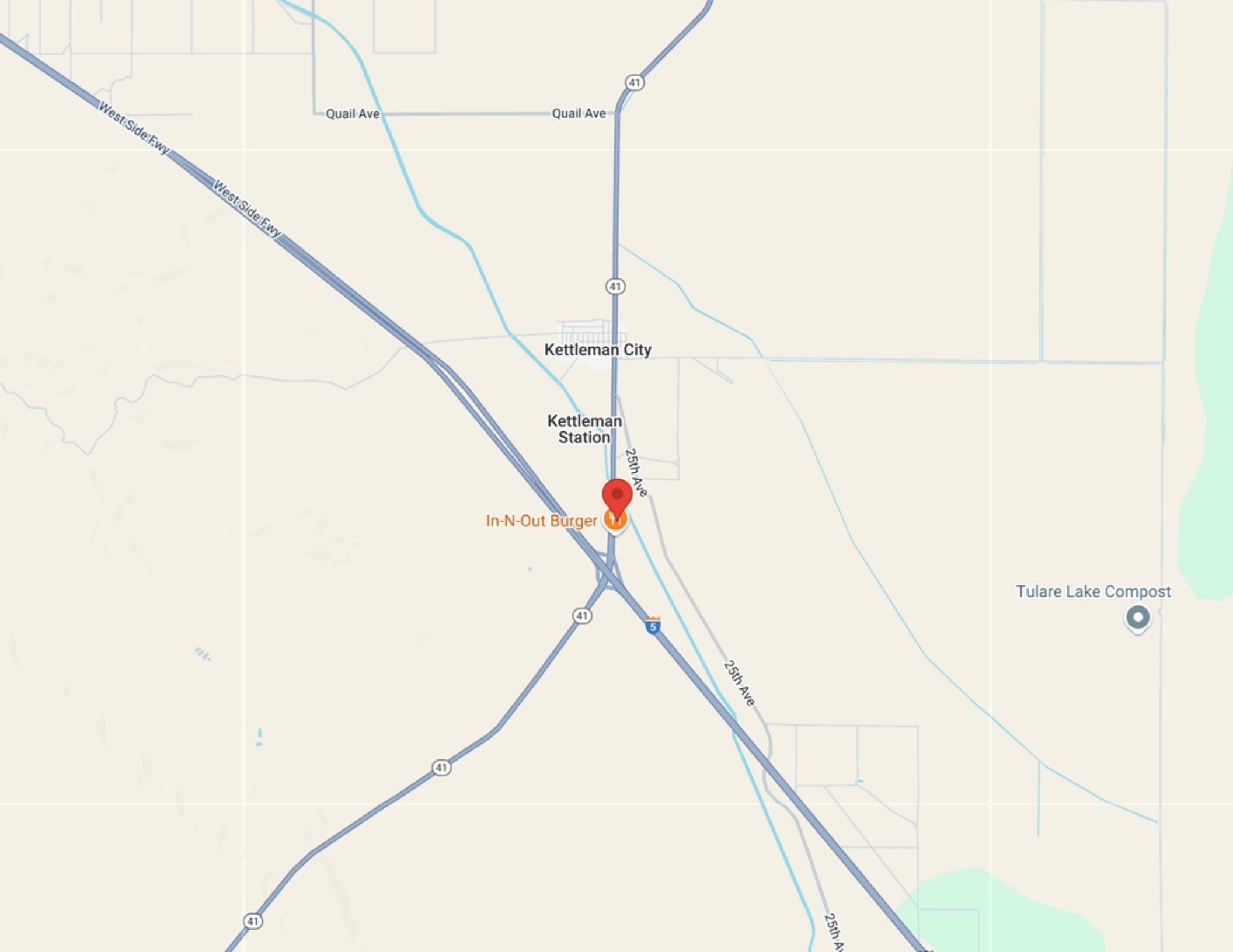
Gatorade

Water

Energy

Dairy





West Side Fwy  
West Side Fwy

Quail Ave

Quail Ave

41

41

Kettleman City

Kettleman Station

25th Ave

In-N-Out Burger

41

5

25th Ave

41

41

25th Ave

Tulare Lake Compost

# CITY OF KETTLEMAN CITY

## AREA

CITY	0.2 SQ MI
LAND	0.2 SQ MI
ELEVATION	253 FT

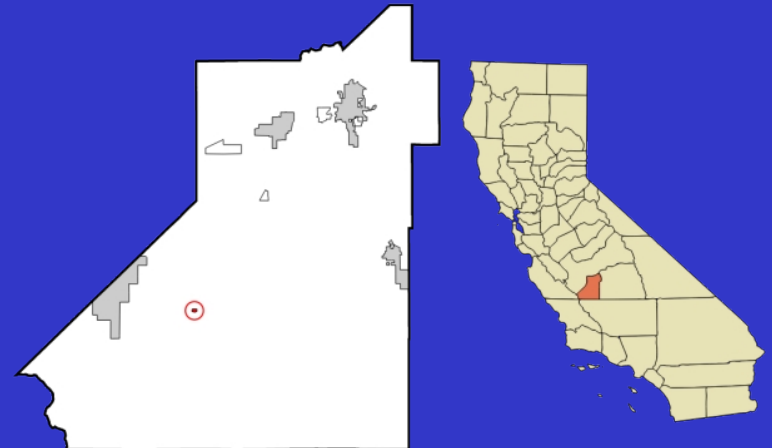
## POPULATION

POPULATION	1,242
DENSITY	AUTO SQ MI



## ABOUT KETTLEMAN CITY

Kettleman City is a census-designated place (CDP) in Kings County, California, United States. Kettleman City is located 28 miles (45 km) southwest of Hanford, 54 miles (88 km) south of Fresno, at an elevation of 253 feet (77 m), and sits only about 1/2 mile north of the 36th parallel north latitude. It is part of the Hanford-Corcoran Metropolitan Statistical Area.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE ISTER & ASSOCIATES REAL ESTATE GROUP, INC  
ADVISOR FOR MORE DETAILS.**

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