

# 72363 Baker Blvd

72363 Baker Blvd, Baker, CA 92309



Presented By:  
Keller Williams College Park



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## Property Details

72363 Baker Blvd presents a rare opportunity to acquire an established gas station, convenience store, and restaurant business with the real estate included, strategically located along Interstate 15 in Baker, California. Situated on approximately 2.40 acres with approximately 10,951 square feet of improvements, the property benefits from excellent freeway visibility and direct access from Kellbaker Road (Exit 127), one of the primary travel routes connecting Southern California and Las Vegas.

The property features 6 MPDs, an established convenience store operation, and five nationally recognized restaurant concepts including KFC, Subway, Pizza Hut/WingStreet, Mrs. Fields, and TCBY. The combination of fuel sales, convenience retail, and food service creates diversified revenue streams and a destination stop for travelers, tourists, and commuters.

Located directly across from the famous Alien Fresh Jerky attraction and near a Tesla Supercharger station, the property benefits from strong traffic generators that attract visitors from throughout California, Nevada, and surrounding states. The Interstate 15 corridor serves millions of travelers annually and remains one of the most heavily traveled routes in the western United States.

### Property Highlights

- Asking Price: \$5,000,000
- Real Estate & Business Included
- Approximately 2.40 Acres (104,544 SF)
- Approximately 10,951 SF Improvements
- CH (Highway Commercial) Zoning
- Effective Year Built: 1995
- 6 MPDs
- Established Convenience Store
- Five National Restaurant Concepts

Price:	\$5,000,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	B
Sale Type:	Owner User
Lot Size:	2.40 AC
Gross Building Area:	14,123 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1986
Tenancy:	Multi
Zoning Description:	CH
APN / Parcel ID:	0544-312-08
Walk Score ®:	30 (Somewhat friendly)

- Interstate 15 Freeway Location
- Direct Access from Kellbaker Road Exit 127
- Across from Alien Fresh Jerky
- Near Tesla Supercharger Station
- Strong Tourism, Commuter, and Interstate Traveler Traffic
- Diversified Revenue Streams from Fuel, Retail, and Food Service Operations

#### Annual Fuel Volumes

- 2025: Approximately 285,419 Gallons
- 2024: Approximately 306,089 Gallons
- 2023: Approximately 331,281 Gallons

Financial information available upon execution of a Confidentiality Agreement (NDA). Contact Listing Broker for additional information.

#### **Price: \$5,000,000**

- Prime Interstate 15 location serving travelers between Southern California and Las Vegas.
- Real estate and business included on approximately 2.40 acres with 10,951 SF of improvements.
- Established operation featuring 6 MPDs, a convenience store, and five national restaurant concepts.

View the full listing here: <https://www.loopnet.com/Listing/72363-Baker-Blvd-Baker-CA/40840342/>

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
A&W All American Food	-	
Chevron	-	
Grewal Travel Center	-	
Mrs. Fields	-	
Pizza Hut	-	
Subway	-	

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## Location



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## Property Photos



1-day to dusk



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## Property Photos



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