



UPDATED

03/12/26 OFFERING MEMORANDUM

Gas Station / C-Store Lease Opportunity

13100 Pearblossom Highway, Pearblossom, California 93553

For discussion purposes only - subject to correction, change, withdrawal and final documentation.

1. Executive Summary

The offered opportunity is the lease of an existing gas-station premises at 13100 Pearblossom Highway in Pearblossom, California. The site sits within the broader Pearblossom Square property and is intended for an experienced operator capable of assuming day-to-day fuel, convenience-store, licensing, environmental, and compliance responsibilities under a definitive lease.

Broader property: approximately 2 acres with an active Shell gasoline service station, a vacant commercial building, and a storage structure on site. The proposed lease premises are intended to be limited to the gas-station component unless additional areas are expressly granted in the final lease.

This is best suited for a seasoned dealer group, family operator, or regional fuel retailer that can move quickly, perform independent diligence, and underwrite a triple-net lease structure.

2. Property Snapshot

Address	13100 Pearblossom Highway, Pearblossom, California 93553
APNs	3037-008-013 and 3037-008-027
Approx. Site Size (broader property)	Approximately 2 acres
Current Site Description	Existing Shell gasoline service station, plus a vacant commercial building and storage structure on the broader parcel
Proposed Lease Premises	Gas station facility only: convenience-store building, canopy, dispensers, USTs, fuel lines, and related improvements
Access	Pearblossom Highway frontage with access from Pearblossom Highway, 131st Street East, and 128th Street East
Offering Type	Operator lease opportunity (not a binding offer until final lease is signed and funds are received)

3. Proposed Business Terms (Indicative Only)

- Base rent: \$18,000 per month.
- Annual increases: 5% beginning on the first anniversary of the rent commencement date.
- Initial term: 10 years.
- Structure: triple-net / fully net in favor of Landlord.
- Upfront funds: six months prepaid rent (\$108,000) plus one month security deposit (\$18,000).
- Premises delivered strictly AS-IS, WHERE-IS, and WITH ALL FAULTS.

- Assignment, transfer, or sublease subject to Landlord's prior written consent.
- Potential two-year right of first refusal, if included in final lease documents.

4. Opportunity Highlights

- Existing fuel-station infrastructure already in place.
- Highway 138 / Pearblossom corridor location serving local and pass-through traffic.
- Suitable for an operator seeking an in-place fuel asset rather than raw-land development risk.
- Potential to reposition operations, branding, merchandising, and site economics through experienced management.

- Landlord is seeking a credible operator with experience, liquidity, and environmental / regulatory competence.

5. Diligence / Environmental / Operational Matters

Interested parties must perform their own legal, environmental, operational, permitting, branding, title, and business diligence. The site should be underwritten as an experienced-operator opportunity rather than a passive investment lease-up. The final lease is expected to place operational and compliance responsibility for UST systems, hazardous materials handling, and environmental matters on the operator/tenant.

No representation is made regarding fuel supply, branding availability, profitability, equipment condition, permit transferability, or the scope/cost of any remediation, repair, or compliance work.

6. What a Qualified Response Should Include

- Operator name and ownership structure.
- Number of current fuel / c-store sites operated.
- Brief operating history and key principals.
- Available liquidity / proof of funds.
- Desired timing for site review and lease negotiation.
- Whether the operator intends to rebrand, self-brand, or pursue third-party supply arrangements.

7. Confidentiality / Disclaimer

This memorandum has been prepared solely for discussion purposes in connection with a possible lease transaction. It is confidential, may not be circulated except to a recipient's professional advisors, and is subject to change or withdrawal at any time without notice.

No agreement shall exist unless and until a final written lease agreement is negotiated, executed, and delivered, and all required funds are received in cleared form. Landlord expressly reserves the right to continue marketing and negotiating with other prospects until that occurs.

Contact

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