

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

Newly Built in 2023



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OFFERING SUMMARY

Location

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

1081 W. Highland Ave
San Bernardino CA 92405

Offering Summary

Price **\$13,998,000**

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](https://www.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



Retail Center

Express Car Wash

Circle K

76 Gas

AERIAL OVERVIEW

Newly Built in 2023

EXPRESS Car Wash

- **12 Vacuums**
- **100ft Tunnel**



EXTERIOR VIEWS



EXPRESS CAR WASH VIEWS



EXTERIOR VIEWS



AERIAL OVERVIEW



76

Circle K

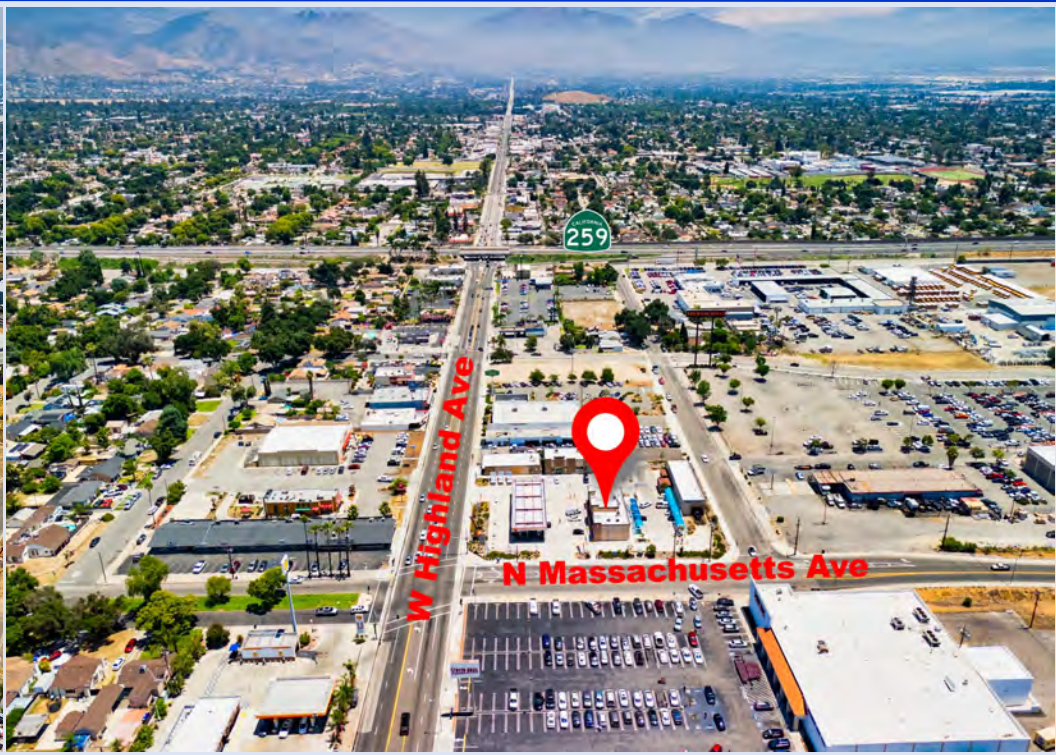
Retail Center

Express Car Wash

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 Ofrp 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 ɔˈbɜːrnəˈdinoʊ/[ⓘ] *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.

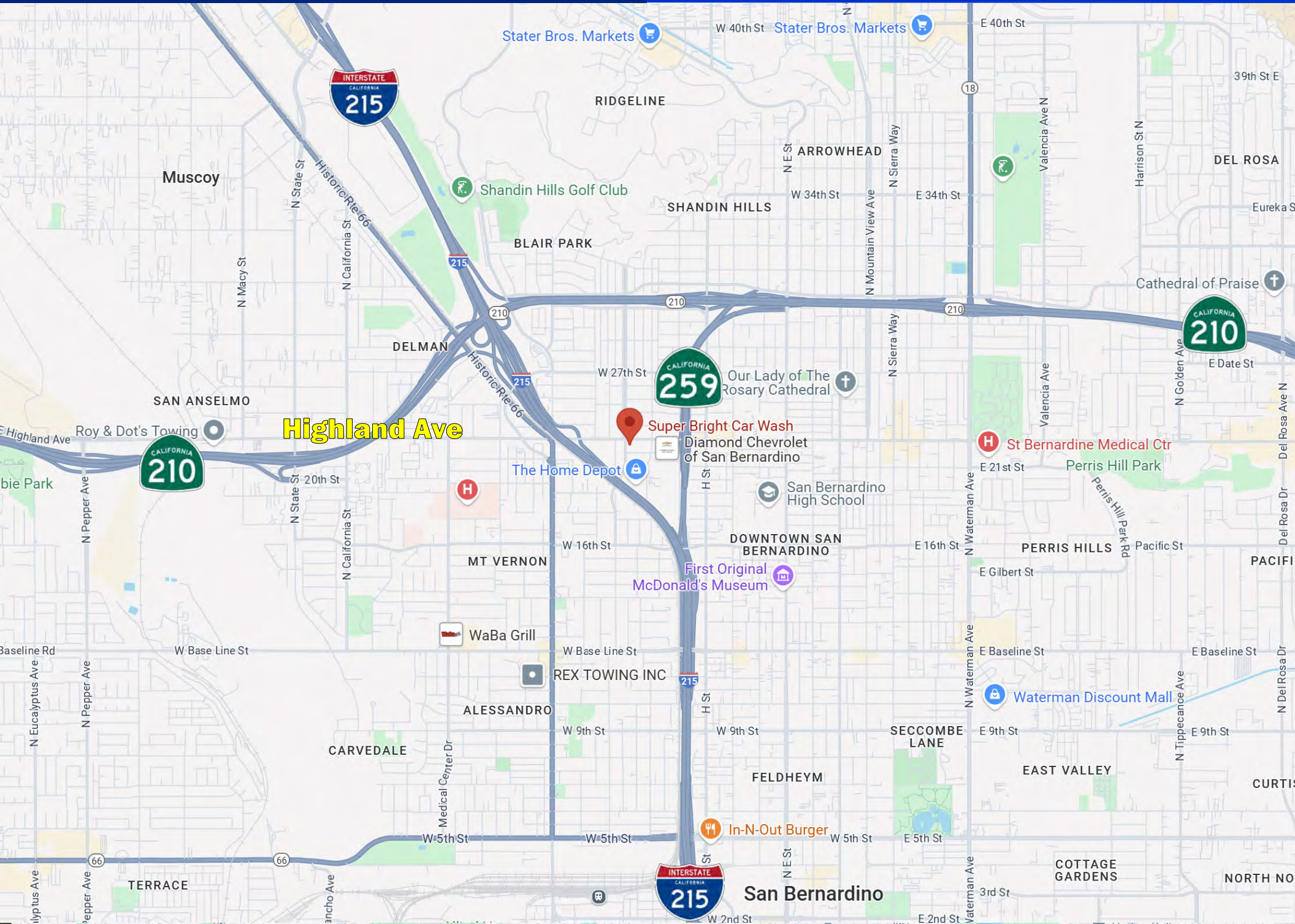
POINT OF INTEREST

- | | | | |
|--------------------------------------|------------------------------|--------------------------|-----------------------------|
| 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 VICINITY



REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

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

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