

BUSINESS OPPORTUNITY
WITH LAND

PROGRESSIVE
REAL ESTATE PARTNERS



 **GAS ONLY**
NOW OPEN

SHELL FUEL STATION WITH
7-ELEVEN C-STORE, EXPRESS
CAR WASH, AND SIX BEANS
COFFEE DRIVE-THRU

15760 Ranchero Road, Hesperia, CA 92345
Offered At: \$7,900,000



PRESENTED BY



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Co-operating brokers should contact us directly for fee information.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

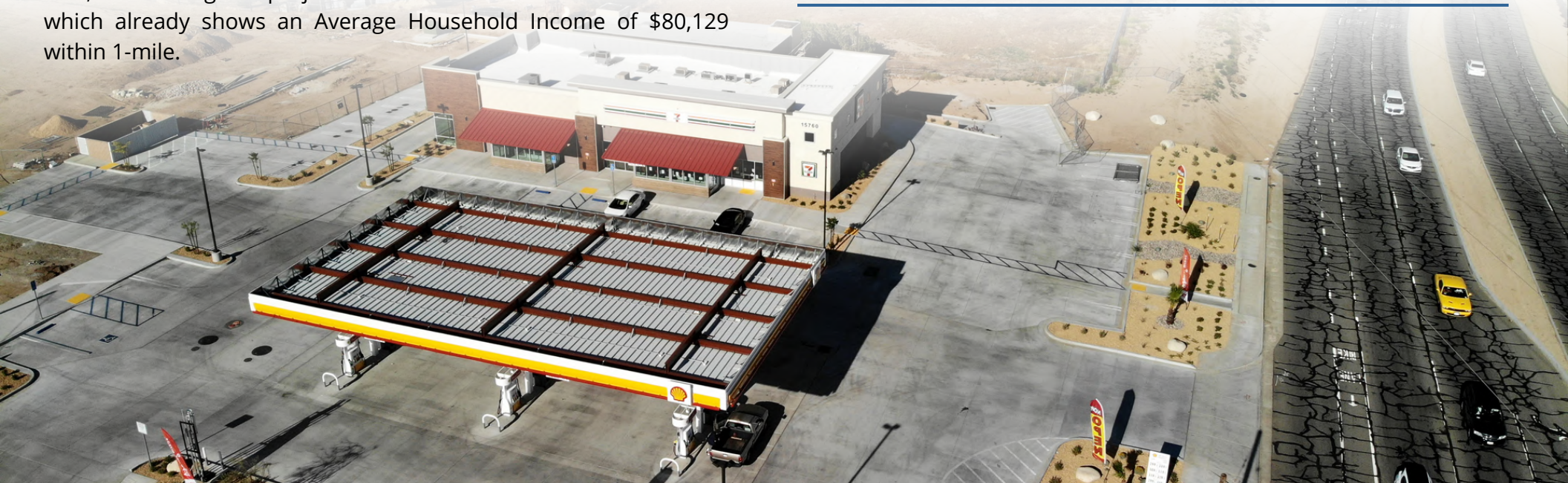
INVESTMENT SUMMARY | 7 Eleven with Shell Station and Car Wash

THE OPPORTUNITY

Progressive Real Estate Partners is pleased to offer for sale a 7-Eleven Convenience Store, Shell Fuel Station with an Express Car Wash in the high household income city of Hesperia in the Mojave River Valley. This opportunity is for the 7-Eleven, Shell Gas Station, Express Car Wash, Rental Income from 2,000 SF QSR Drive-Thru leased to Six Beans Coffee Company And The Land. Located at 15760 Ranchero Rd. is currently under construction and is expected to be operational in early July 2020. The 7-Eleven has a Type 21 Liquor License. Very valuable and difficult to obtain. Provides for high margins. The property is to benefit from Tapestry, a 15,000 housing unit project to be built 2.5 miles from this location which already shows an Average Household Income of \$80,129 within 1-mile.

OFFERING SUMMARY

Sale Price:	\$7,900,000
Year Built:	2019
Projected Gas Sales:	Call for Details
Projected Gas Margins:	Call for Details
Projected 7-Eleven Sales:	Call for Details
Multiple Product Dispensers (MPDs):	6
Fueling Positions:	16
7-Eleven Building Size:	3500 SF
Building Size:	5,500 SF



OWNER/USER OPPORTUNITY | 7 Eleven with Shell Station and Car Wash



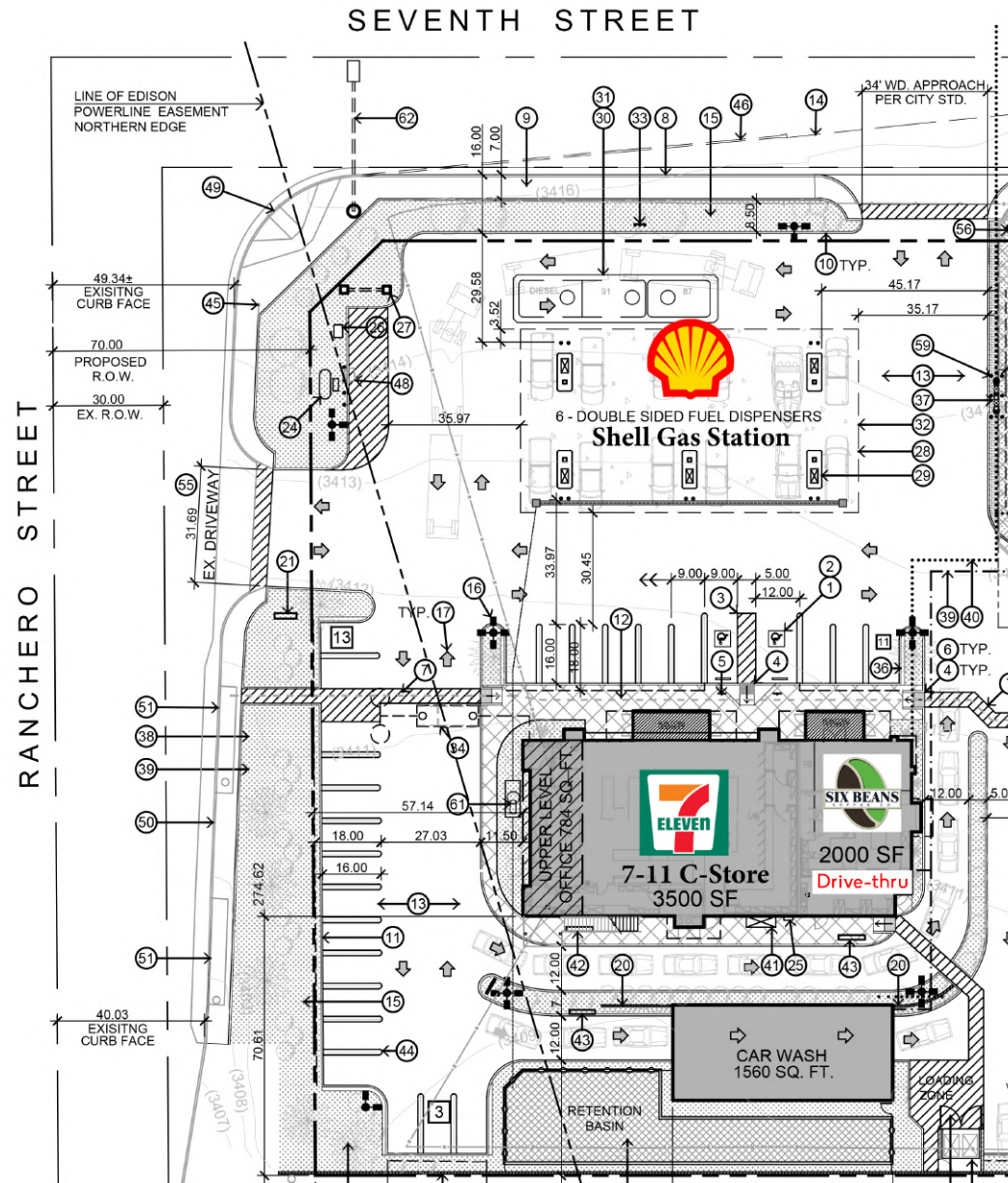
PROPERTY OVERVIEW

- **BRAND NEW CONSTRUCTION** - Currently under construction and to be operational in the 2nd Quarter of 2020, it utilizes all the latest equipment and in turn ensures a trouble free operation for years to come.
- **CAR WASH** - The car wash is an Express type car wash with a 70' tunnel and 8 vacuum stations. All car wash sales are automatically sent to the cashier via a POS system.
- **LICENSING** - The 7-Eleven holds a Type 21 Liquor License which is extremely difficult to obtain and yields high margins
- **ADDITIONAL RENTAL UNIT** - Adjacent to the 7-Eleven is a 2000 SF Six Beans Coffee Drive-Thru with a 5 year lease and an annual income of \$90,000.
- **GAS STATION** - The gas station maintains 6 MPDs with 16 fueling positions. It has two tanks which are 20,000 gallons each and one is split with 10,000 gallons of premium gas and 10,000 gallons of diesel fuel
- **FINANCING** - SBA eligible for qualified buyer

LOCATION OVERVIEW

- The dense residential population in this area provides a high demand gas from the many residents who drive long distances for work or recreation
- Property is located 2.5 miles from the entrance of the Tapestry Community Development, a 9,000+ acre housing development that will bring 15,000+ housing units to the area
- Property is situated in location where the population's Average Household Income is in excess of \$80,000 within a 1-mile radius

SITE PLAN | 7 Eleven with Shell Station and Car Wash

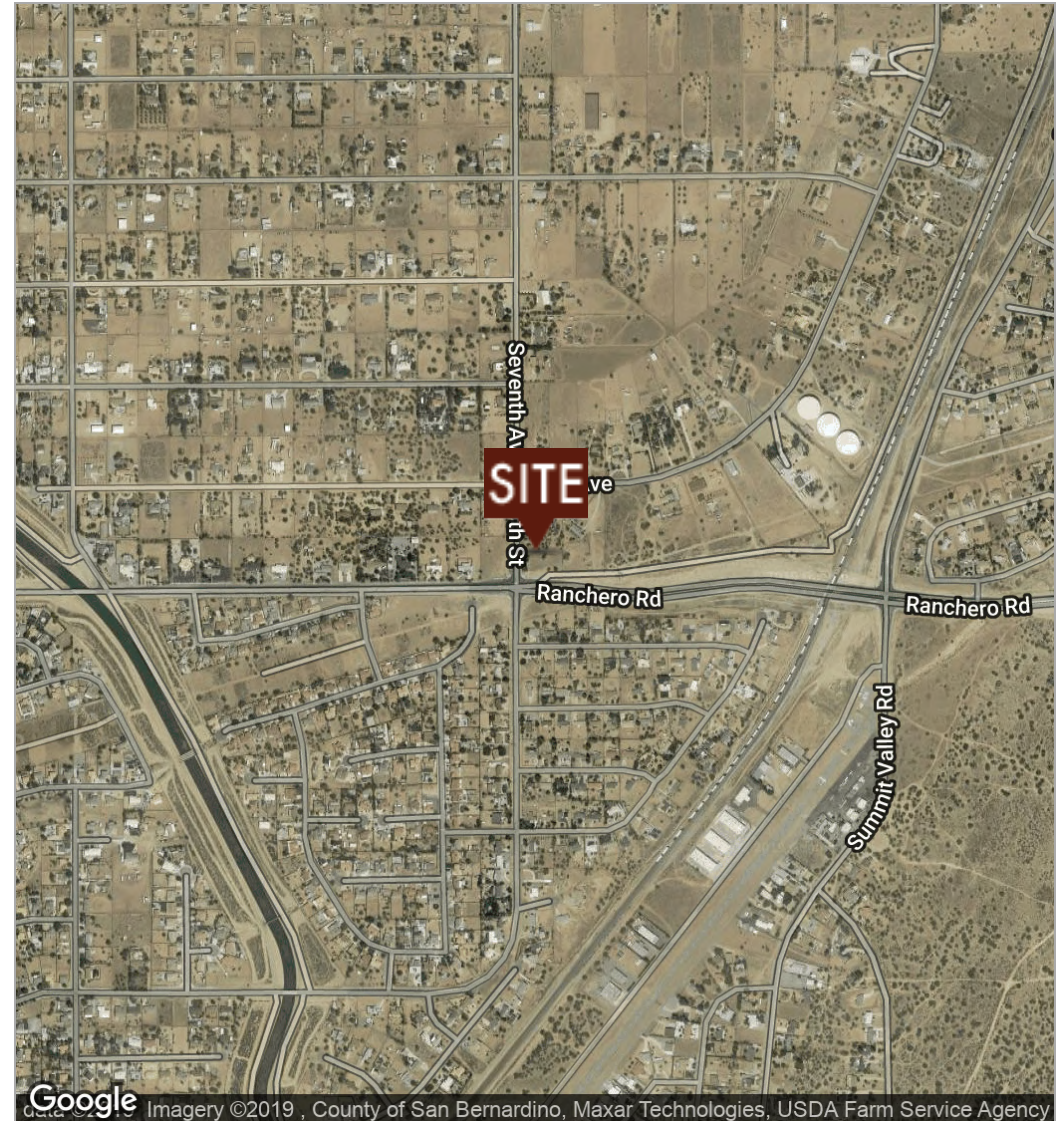


REGIONAL MAP | 7 Eleven with Shell Station and Car Wash



LOCATION MAPS | 7 Eleven with Shell Station and Car Wash

VISIT INTERACTIVE MAP



RETAILER MAP | 7 Eleven with Shell Station and Car Wash



TAPESTRY | 7 Eleven with Shell Station and Car Wash



TAPESTRY

Woven together, on purpose, to create a community as hand-crafted and carefully envisioned as the finest works of art. Tapestry is a 9,366-acre destination lifestyle community located in San Bernardino County in the City of Hesperia. It is the last and the largest entitled master-planned community in the Los Angeles Basin. The incredible landscape combined with Tapestry's unique vision will create a place like no other, where families can enjoy the life they've always dreamed of.

Property Facts

9,366 Acres
Total

4,933 Acres
Open Space & Parks

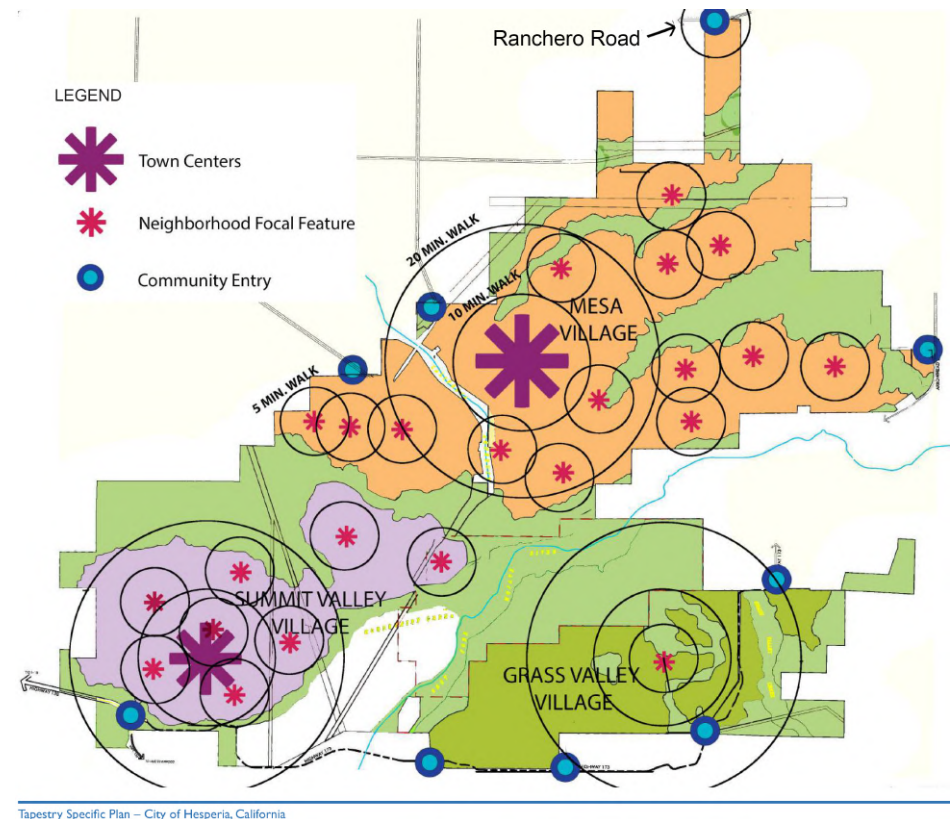
15,663
Residential Units

700,000
SQ. FT. of Commercial / Retail

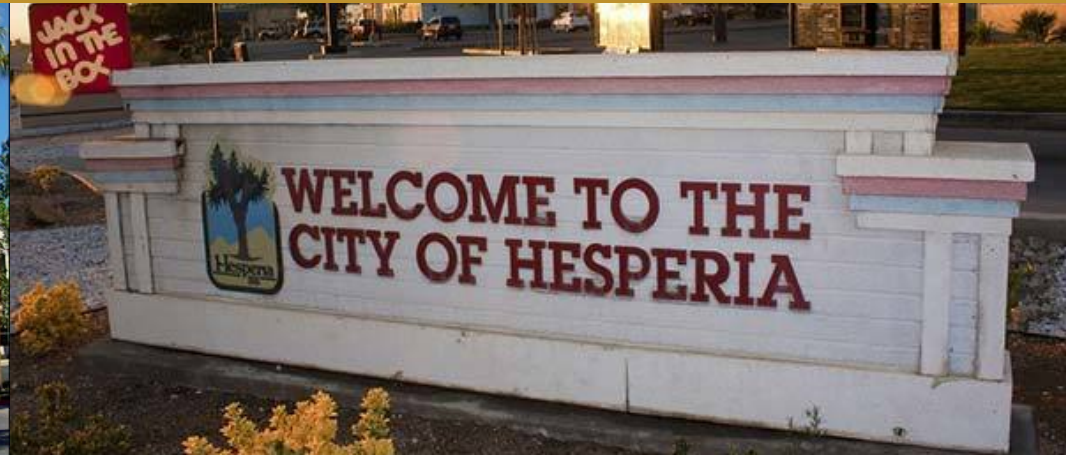
Tapestry is being designed to appeal to everyone: first-time buyers, move-up buyers, people 55 years old and older. It will have single-family homes, town homes, condominiums, apartments and estate homes.

The project will include town centers, police and fire stations, parks, trails and thousands of square feet of open space. It will also have shopping centers and other commercial elements – 700,000 square feet total – as well as seven elementary schools, one middle school and one high school.

Prices will range from the low \$200,000's to \$400,000 and above, with the houses generally having two, three and four bedrooms. Tapestry's first phase will have 2,100 units, with about 500 of those expected to be put up for sale in 2020.



CITY INFORMATION | 7 Eleven with Shell Station and Car Wash



HESPERIA

The city of Hesperia lies in the Mojave Desert, 35 miles north of San Bernardino. Hesperia expands across 73 square miles with a population of 94,181 residents with a population growth of 51.6% since 2000. Hesperia has three high schools, three junior high schools, and 14 elementary schools. Hesperia is home to Victor Valley College, Brandman University, San Joaquin Valley College, and a satellite campus of Azusa Pacific University.

Hesperia is bisected by Interstate 15 and Highway 395 borders the city, providing ample traffic as Hesperia is a stepping-stone to tourist destinations such as Mammoth Lakes and Las Vegas. The city has significant traffic with a traffic count of 256,000 on I-15 and Oak Hill Road, only one of the main exits in Hesperia.

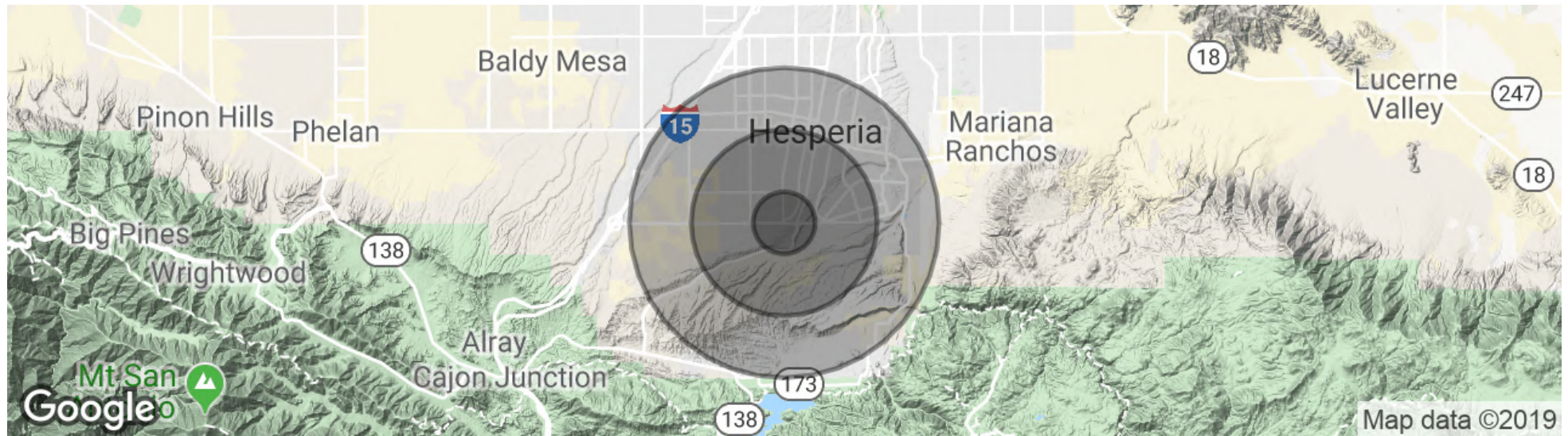
The top employers in Hesperia are Hesperia Unified School District, County of San Bernardino, and Stater Bros. with a total of 32,503 people employed in Hesperia. Hesperia has an unemployment rate of 5.4%.

Hesperia has its own manmade lake, Hesperia Lake Park, on the southeastern edge of the town drawing tourists for fishing, swimming, and other boating. Hesperia is home to various campgrounds that draw tourists throughout the year for hiking, shooting, and off-roading.

In 2017, Hesperia saw commercial and residential growth that included the grand opening of ALDI, Planet Fitness, the Villa's 55-plus senior community, Wendy's, Starbucks and the Secard Business Park and Superstore. The city also developed Aemerge RedPak, a medical waste treatment facility that covers 37,700 square feet. Hesperia is undergoing significant improvements, providing alternate east-west access through Hesperia. The city has recently completed several developments and is continuing to work on others including Tapestry, a 9,366 acre development to add over 15,000 housing units located between Ranchero Road and Highway 138.

Population, traffic counts, workforce, and new commercial developments combine to make Hesperia a prime location for business.

DEMOGRAPHICS MAP & REPORT | 7 Eleven with Shell Station and Car Wash



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,626	36,444	85,528
Median age	30.9	29.7	30.2
Median age (Male)	31.2	29.4	29.0
Median age (Female)	30.6	30.2	31.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,345	9,008	22,283
# of persons per HH	3.4	3.4	3.4
Average HH income	\$80,129	\$69,428	\$70,324
Average house value	\$285,070	\$294,964	\$291,496

* Demographic data derived from 2010 US Census