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RE/MAX ONE

1141 Tampa Ave

Northridge, CA 91326

REMAXCOMMERCIAL.COM

FOR LEASE

RETAIL PROPERTY

# SECOND GEN RESTAURANT IN KWIK STOP TRUCK STOP

16825 STATE HIGHWAY 14 , MOJAVE, CA 93501



PRESENTED BY:

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

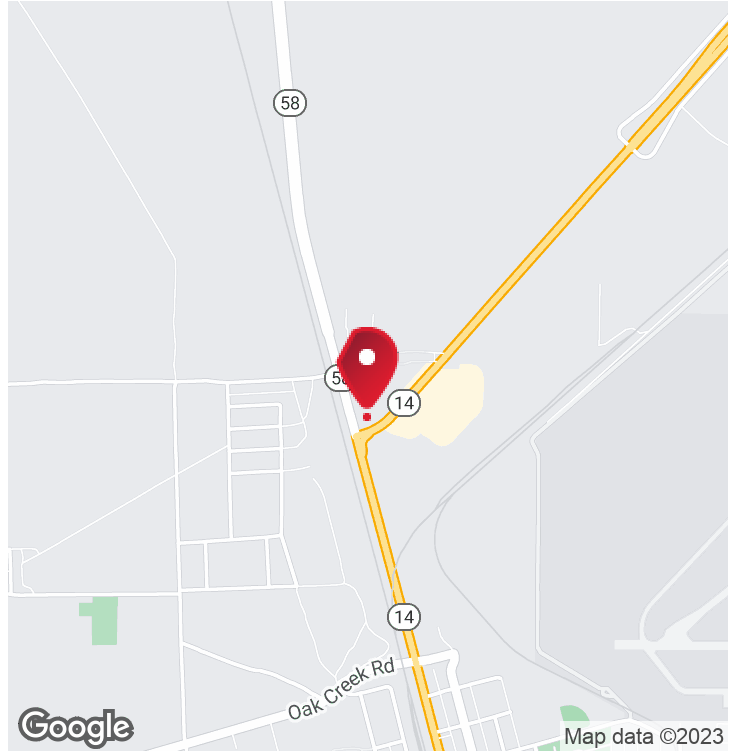
COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$3.50 - 4.00 SF/month (NNN)
Building Size:	9,414 SF
Available SF:	486 - 940 SF
Lot Size:	1.51 Acres
Number of Units:	2
Year Built:	1986
Renovated:	2023
Zoning:	C-2
Market:	Bakersfield
Submarket:	Outlying Kern County
Traffic Count:	15,642

## PROPERTY OVERVIEW

Enjoy competitive leasing rates in a prime commercial location, offering excellent value for your business. Tailor the lease to fit your business's needs with flexible terms designed to support your growth and success. Act now to secure this leasing opportunity. Your business can quickly establish a presence in this strategically located commercial property with immediate availability. Join the thriving Mojave community known for its economic growth and diverse business landscape. Benefit from the property's proximity to transportation hubs, making it an ideal choice for businesses with logistical requirements.

## PROPERTY HIGHLIGHTS

- Newly Renovated C-Store
- 15,642 VPD
- Truck Stop
- Fueling Station
- Mojave Airport Adjacent
- Shell Space
- Second Generation Restaurant

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# PROPERTY DESCRIPTION



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Enjoy competitive leasing rates in a prime commercial location, offering excellent value for your business. Tailor the lease to fit your business's needs with flexible terms designed to support your growth and success. Act now to secure this leasing opportunity. Your business can quickly establish a presence in this strategically located commercial property with immediate availability. Join the thriving Mojave community known for its economic growth and diverse business landscape. Benefit from the property's proximity to transportation hubs, making it an ideal choice for businesses..

## LOCATION DESCRIPTION

The recently renovated C-store remodel was completed with no expense spared. Two units being offered are part of the Kwik Stop truck stop. Situated along the bustling State Highway 14, this commercial property ensures maximum visibility for your business. Capture the attention of passing traffic and potential customers. The commercial space boasts +/- 940 SF of versatile interior build-out space for restaurant use with a variety of kitchen equipment included, allowing you to tailor the layout to suit your business needs. There is an opportunity to add a drive-thru lane. The second unit available offers +/- 486 SF of shell space. The property offers ample parking space, ensuring hassle-free parking for customers and employees.

## SITE DESCRIPTION

Welcome to a prime commercial property strategically located at 16825 State Highway 14 in Mojave, California. This site presents a lucrative opportunity for businesses seeking visibility, accessibility, and a thriving community backdrop. Nestled along State Highway 14, this property enjoys unparalleled visibility, making it a prime spot for businesses looking to capture the attention of passing traffic and potential customers.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Newly Renovated C-Store
- 15,642 VPD
- Truck Stop
- Fueling Station
- Mojave Airport Adjacent
- Shell Space
- Second Generation Restaurant
- Drive Thru
- Drive Up Parking
- Modern Facility
- Spacious Interior



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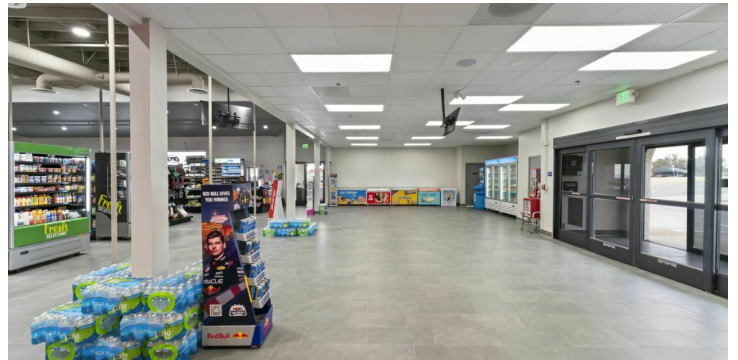
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# RESTAURANT SPACE



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# RESTAURANT SPACE



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# SHELL SPACE



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## LOCATION INFORMATION

### IN THIS SECTION

AERIAL MAP

SITE PLANS

FLOOR PLANS



# AERIAL MAP



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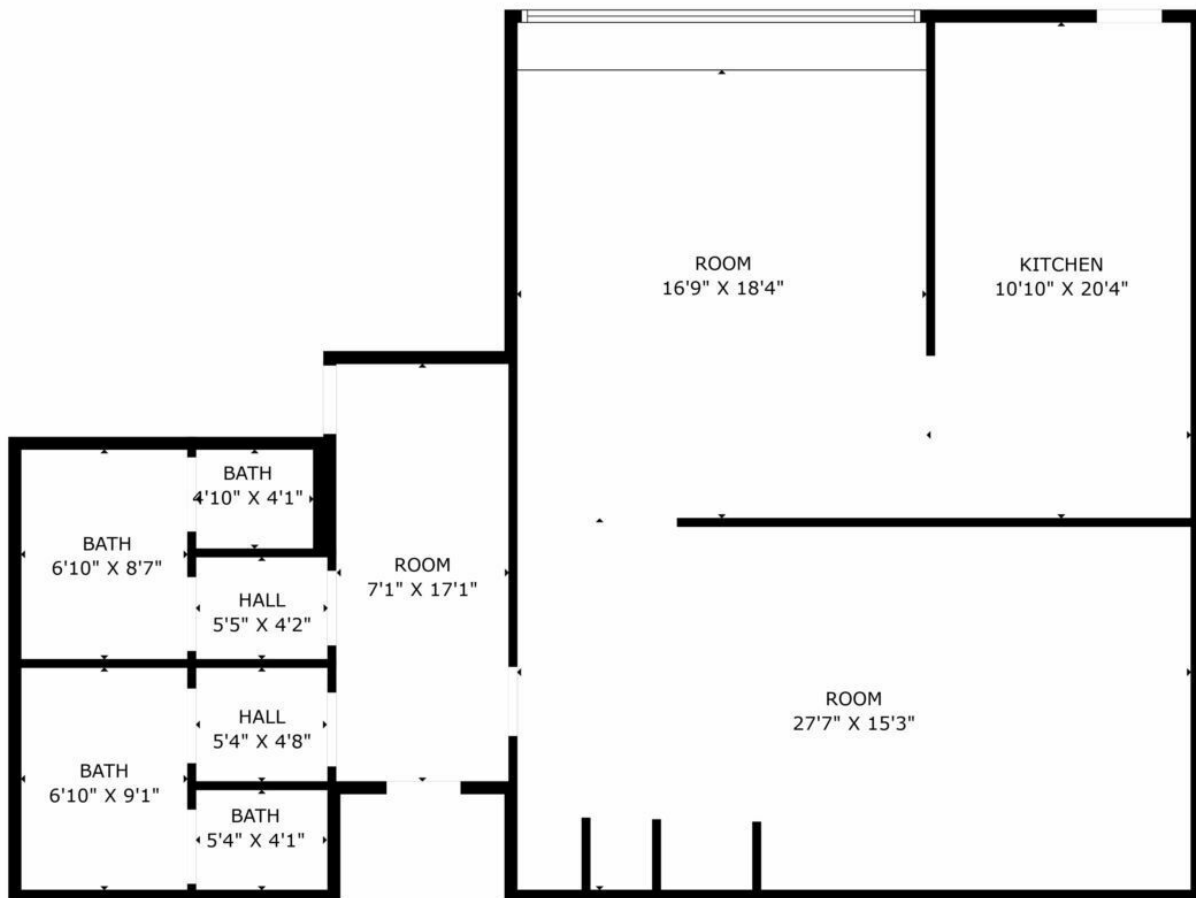
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# SITE PLANS-2ND GEN RESTAURANT



GROSS INTERNAL AREA  
FLOOR 1: 1338 sq. ft  
TOTAL: 1338 sq. ft

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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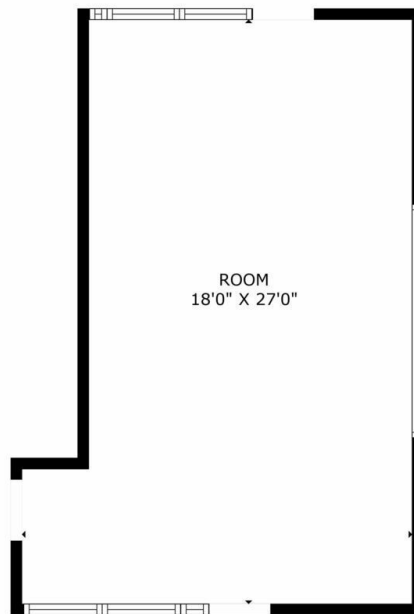
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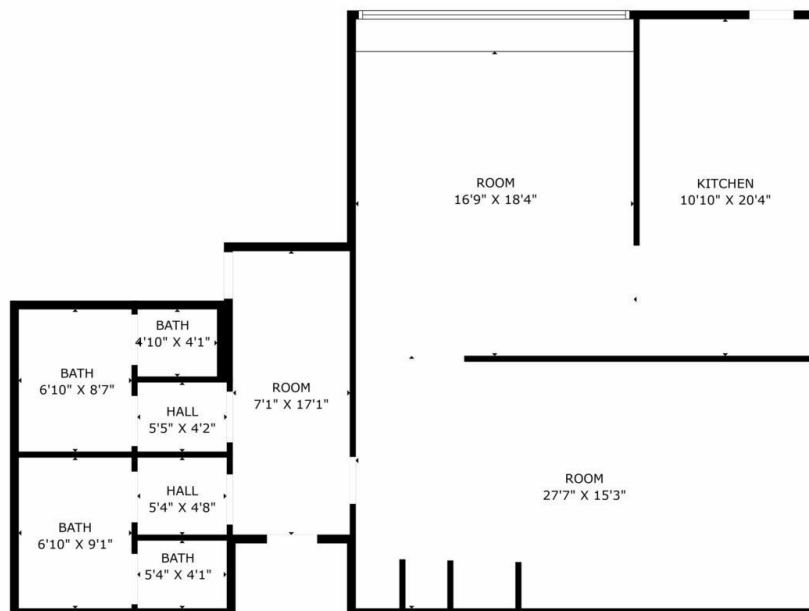
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# FLOOR PLANS



GROSS INTERNAL AREA  
FLOOR 1: 0 sq. ft.  
EXCLUDED AREAS: ROOM: 422 sq. ft.  
TOTAL: 0 sq. ft.

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



GROSS INTERNAL AREA  
FLOOR 1: 1338 sq. ft.  
TOTAL: 1338 sq. ft.

Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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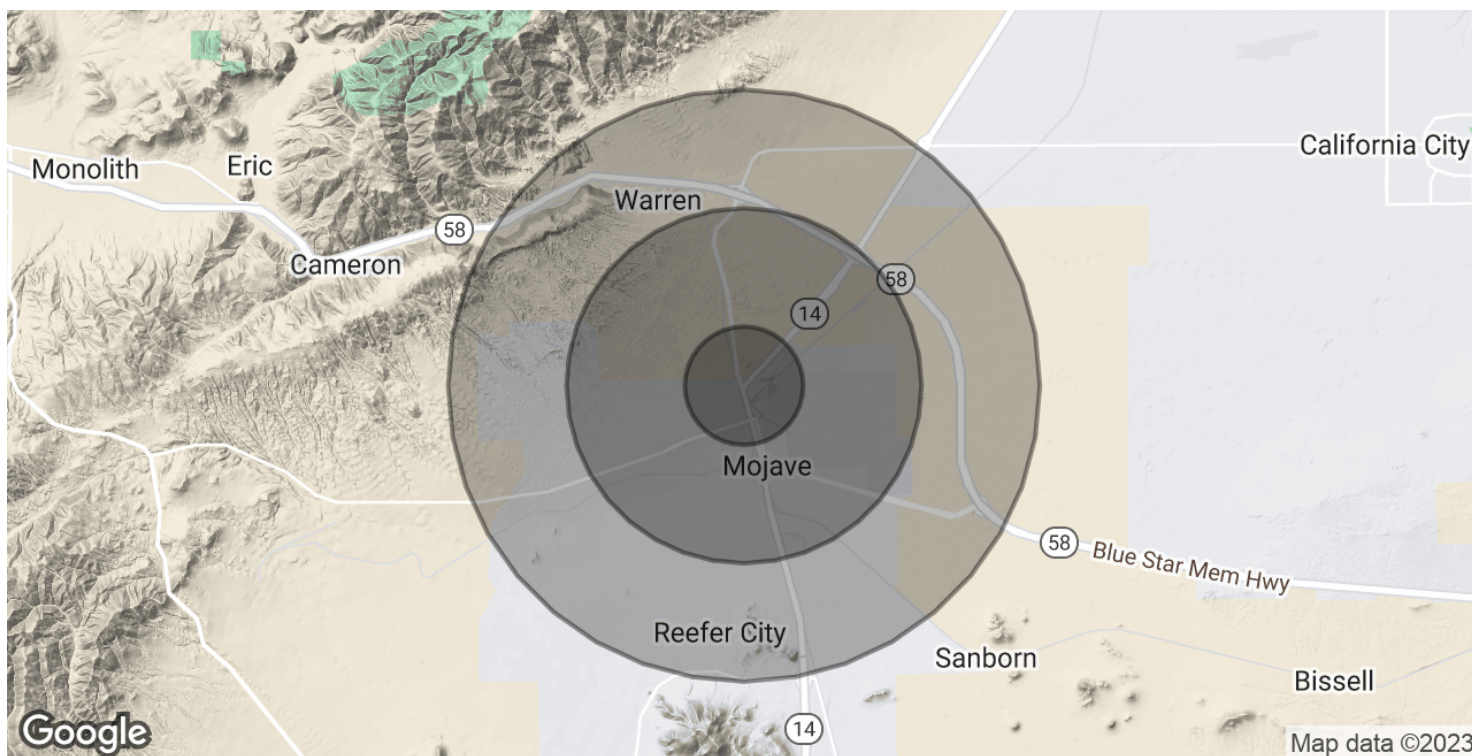
## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	541	3,140	3,869
Average Age	38.7	37.0	36.7
Average Age (Male)	45.3	43.2	42.2
Average Age (Female)	34.4	33.0	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	268	1,523	1,839
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$43,805	\$41,835	\$41,388
Average House Value	\$137,620	\$133,995	\$134,612

\* Demographic data derived from 2020 ACS - US Census

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