

OFFERING MEMORANDUM



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Unique Development Opportunity
CORNER-Freeway Location
Devore Rd and 215 Freeway, San Bernardino



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.PLEASE CONTACT THE BMI REALTYAGENT FOR MORE DETAILS.

INVESTMENT OVERVIEW



3D View from Gas Pumps



3D View from Drive-Thru Entrance (Cajon Boulevard)

INVESTMENT SUMMARY

Vacant Land with proposed Entitlements for Truck Stop, gas station, convenience store, and QSR restaurant with drive-thru on 1.6 Acres.

Sale Price: \$4,250,000

APN's: 0349-182-11

Lot Size: 1.6 Acres

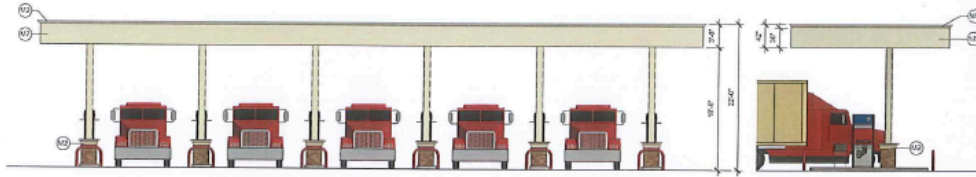
Zoning: Commercial Traveler Serv.

Sub Market: Inland Empire

INVESTMENT HIGHLIGHTS

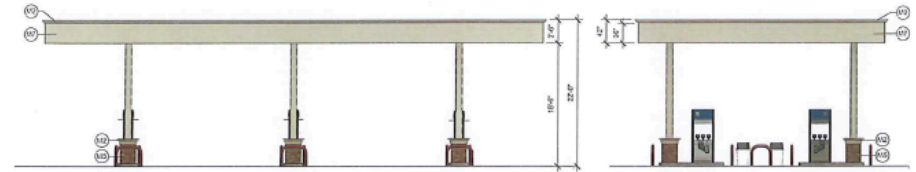
- Corner lot at busy intersection at Devore/215 on/off-ramp.
- 69K ADT at 215 Fwy. and 18K at intersection
- 3,600 Trucks ADT at intersection (Source: IMST Corp. 2024)
- Centralized positioned at popular thoroughfare.
- Limited food services in fast growing immediate area.
- Seller will deliver CUP approvals prior to the close of escrow (appx. 3 months)

Fueling Canopies



Truck Canopy - Exit Side
1/8" = 1'-0"

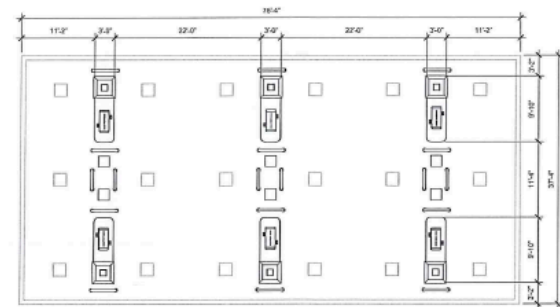
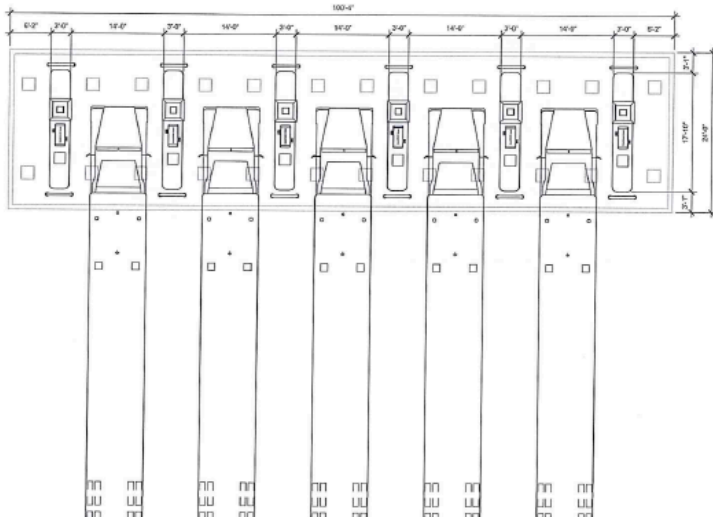
Truck Canopy - Right
1/8" = 1'-0"



Canopy - South
1/8" = 1'-0"

Canopy - West
1/8" = 1'-0"

Material Legend		
Mark	Description	Manufacturer
01	HOLLYWOOD GOLDEN AGE - DETROIT	SUNY EDWARDS
02	DOWNDROP PUMP - DETROIT	SUNY EDWARDS
03	CANOPY - DETROIT	SUNY EDWARDS
04	LEGION CLAY BARCELONA PROFILE	DEBRACK ROVAL SOLUTIONS
05	LEGION KATHQUE RED USED BRICK PROFILE	DEBRACK ROVAL SOLUTIONS
06	TRUCK BRIDGE	REP 8741
07	CHIES VELA	



Canopy Plan
1/8" = 1'-0"

Floor Plan

