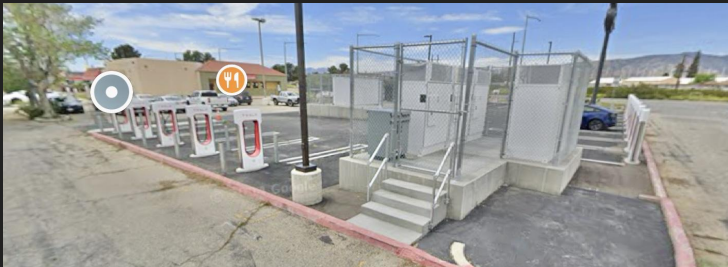


Restaurant Building & Tesla Charging Stations for Sale (2 Tenant property)

Sales price: **\$1,079,000**



Property Highlights - Prime Highway-Front Standalone Restaurant with Tesla Charging Stations

Year Built: **1982.** - Zoning: **M-2 PD FPS.**

Total Parking Stalls: **32** (20 Tesla charging stalls) - Class: **B.**

A rare opportunity to own a turnkey investment property in the heart of Mojave, California! This beautifully maintained standalone Thai cuisine restaurant is located along the highly trafficked Highway 14 — a strategic stop for travelers heading to iconic California destinations like Bishop and Mammoth. The property features a reliable income stream with a stable tenant, Tesla-installed infrastructure, and long-term growth potential.

Positioned on a large 35,284 sq. ft. lot with ample parking and unbeatable visibility, this investment delivers a strong 5.02% CAP rate and future upside through lease escalations and option periods. Ideal for 1031 exchanges or passive income investors seeking stable returns with premium frontage. * Buyer & Agent to verify all information.

Map & Location

16870 State Highway 14
Mojave, CA 93501

Building Size: **4,050 square feet**
Lot Size: **35,284 square feet**



Imagery 2025 Airbut, CNES/Airbus, Maxar Technologies

Lease Details of: Thai Restaurant (Tenant)

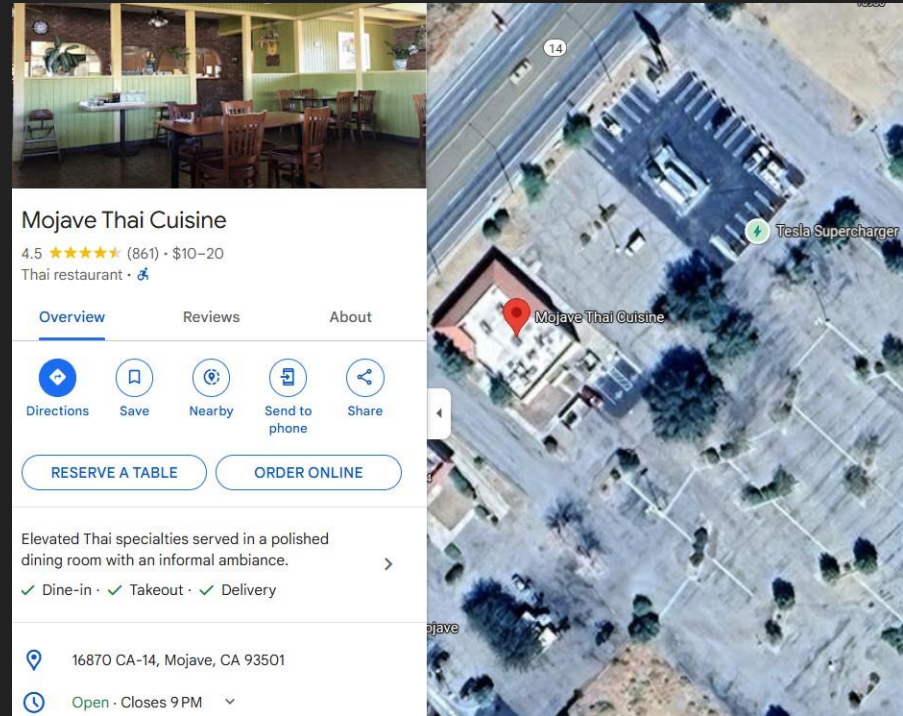
New 5 Year Lease Starts on:
3-15-2026

1 Option to Lease: 5 years

Total Monthly Lease: **\$3,650**

(\$150 yearly increase every June)

* All Numbers & Dates must be verified.



Lease Details of **TESLA** Charging Stations (Tenant)

Tesla Supercharger
5.0 ★★★★★ (1)
Electric vehicle charging station

Overview Reviews

Directions Save Nearby Send to phone Share

⚡ Tesla · 250 kW Total 32

📍 CA-14 #16870, Mojave, CA 93501

🕒 Open 24 hours

🌐 tesla.com



Type of Lease: 20 Charging Parking Stalls

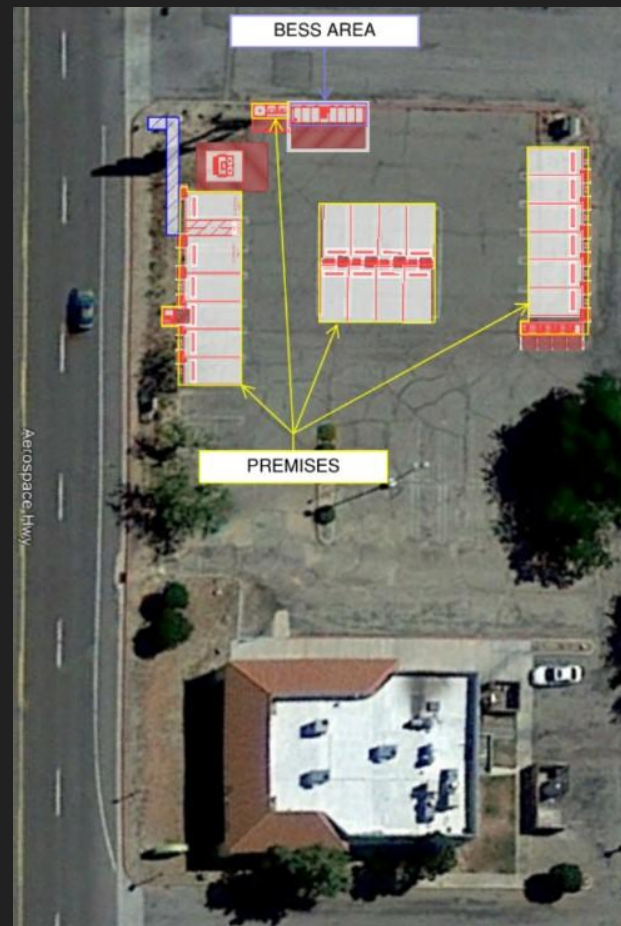
Lease Ends on: **10-31-2028**

(Original Term: 5 year lease)

Options to Lease: 2 - 5 years

Total Monthly Lease: **\$3,000**

(\$600 each renewal term option)



Map of Surrounding Businesses





Property: 16870 State Highway 14 Mojave, CA 93501

Current Net Operating Income Calculation

Yearly Scheduled Gross Income =	\$ 79,800
Estimated Vacancy Factor: 10%	- \$ 7,980
Gross Operating Income =	\$ 71,820
(expense) Insurance (Liability)	- \$ 0
(expense) Insurance (Flood)	- \$ 0
(expense) Gardening & Maintenance	- \$ 1,800
(expense) CAM Water Bill	- \$ 400
(expense) Estimated Taxes of 1.42% at \$1,079,000	- \$ 15,321.80
Net Operating Income =	\$ 54,298.20

*All financials need to be verified.



Property: 16870 State Highway 14 Mojave, CA 93501

Current Capitalization Rate Calculation

Net Operating Income of: \$ 54,298.20

/ divided by /

Sales price of: \$1,079,000

=

5.03% Capitalization Rate

*All financials need to be verified.

Indoor Restaurant Area



Inside restaurant easily fits:
60 people.

Outdoor dining:
4 tables of
6 seats each

Each table fits 4 people comfortably.

Clean floor and paint decor, move in ready.



Condition of Property



- Seller always maintains property when something arises and takes care of it.
- All restaurant equipment belongs to Seller, except: deep fryer & refrigerator.
- Restaurant has been opened and all functions property to seller's knowledge.

* Buyer & Agent to verify all information.

Inside Kitchen Area



Clean Prep Area

Clean Equipment

Clean Kitchen

Back Area

Large Refrigerators

Plenty of space
for full staff.



Next Steps...



1. Make appointment view restaurant.
2. Finalize financing or all cash.
3. Make offer & send to Listing Agent.
4. Negotiate terms if needed.
5. Open escrow.



- Do Not speak with anyone of restaurant regarding sale.
- Please be very discreet.



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