



**Single Tenant Net Lease of 8.53 acres, just off of I-5 exit 33**

Price & Terms: \$6,000,000.00 Cash

Taxes: Paid by Tenant

County Assessor's Map: 37-2W-2D  
Tax Lots 2301, 2401, 2901

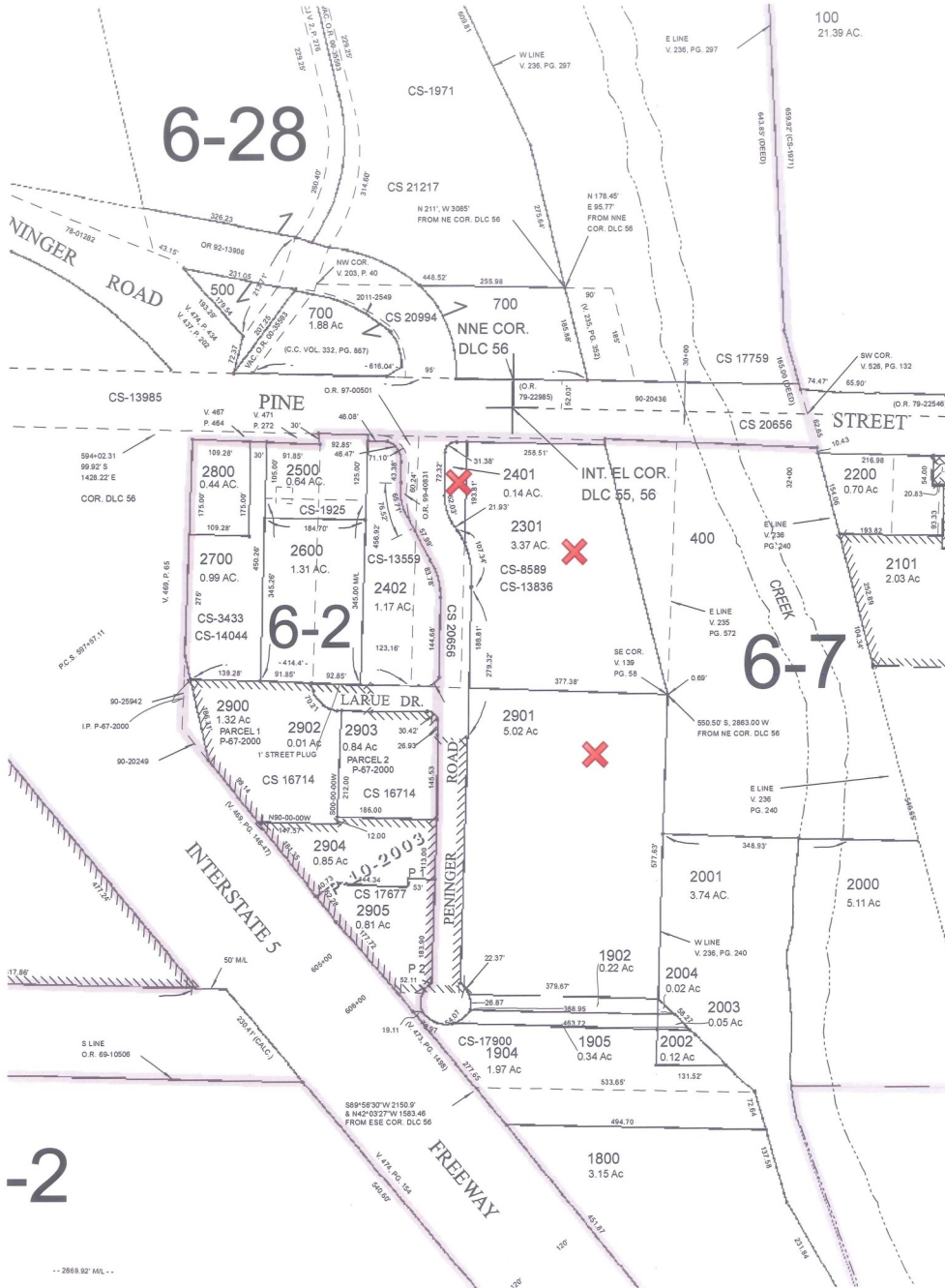
Zoning: C-4 (Tourist and Office-Professional)

Note: Leased commercial tract. Tenant is Pilot Travel Centers, LLC. Property is fully developed under an unsubordinated ground lease. Lease just renewed for 20 years. Initial rent during renewal period \$22,500/mo. (\$270,000/yr.) Price is firm.

Marketing Agent: **Frank Pulver**  
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*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, prior sale, lease, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Owner reserves the right to approve tenant/purchaser and proposed used.*

6-28



100  
21.39 AC.

6-2

6-7

-2

--2069.92 M/L--