



Price: \$9,500,000

6000 Mariposa Rd, Oak Hills, CA 92344



ICONIC LOCATION-SUMMIT INN-OAK HILLS STATION 2 Excellent properties PLUS the business are INCLUDED in this sale price! Highly Traveled, Modern Fuel Center at a premier location at the TOP of the Cajon Pass in Southern California at the Oak Hill Rd. offramp. Estimated 150,000-200,000 cars per day pass by this station, lots of Vegas and River traffic, as well as a lot of local business! 3500 square ft. Convenience store, including full liquor license, groceries of all kinds, ATM, Lotto, propane. 12 pumps with great fuel sales and high profit margins. Over \$1M in gross profit per year. Well maintained and professionally operated for over 30 years. the listing includes the real estate, business, and also the adjacent unused property (see photos) which is an additional bonus that can be converted to a fast food business, automotive repair facility, restaurant, etc. This location is one of a kind and this opportunity is rare, owners are retiring and dissolving partnership. More specific details available with an NDA with the listing brokerage.



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First Team Commercial 15545 Bear Valley Rd, Suite A Hesperia, CA 92345



High Volume of traffic on I15 freeway, convenience store has FULL assortment of food & drinks (including full liquor sales).

High margins for both Fuel AND Convenience store items, also high volume sales with a consistent history.

Iconic location at the Cajon Pass Summit, Fuel station at this location for over 30 years. Top Fuel Branding with significant signage.

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DJI_0295

Major Tenant Information

Tenant SF Occupied Lease Expired

Chevron -Liquor & Market -

Property Photos





DJI_0275 DJI_0293

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Property Photos





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Property Photos





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Property Photos





DSCF4047 DSCF3959

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Property Photos





DSCF4009 DSCF3983

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Property Photos



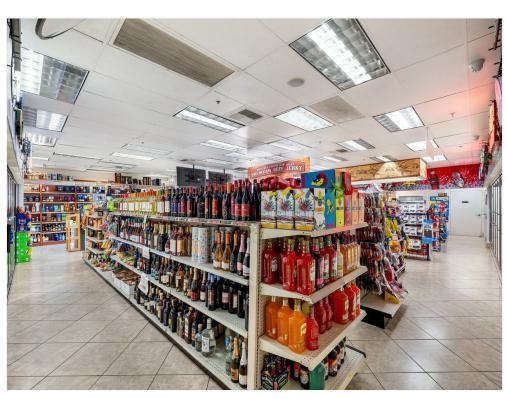


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Property Photos





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Property Photos



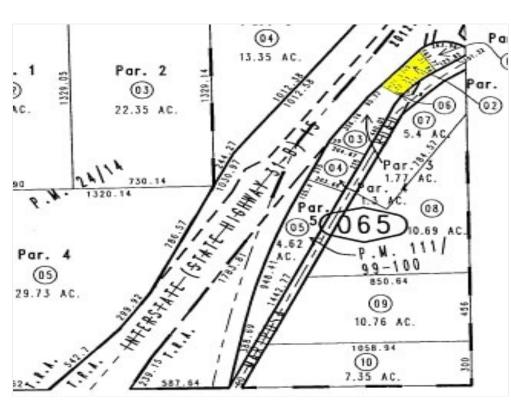


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Property Photos





DJI_0247

Location

