

6000-6010 Mariposa Rd. / Oak Hills ...

6000 Mariposa Rd, Oak Hills, CA 92344

FT First Team
COMMERCIAL
Presented by
First Team Commercial

Price: \$9,500,000



6000-6010 Mariposa Rd. / Oak Hills Chevron

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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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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chevron	-	
Liquor & Market	-	



DJI_0295

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Property Photos



DJI_0293



DJI_0275

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Property Photos



DJI_0284



DSCF4019

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Property Photos



DSCF4024



DSCF4004

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Property Photos



DSCF4047



DSCF3959

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Property Photos



DSCF4009



DSCF3983

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Property Photos



DSCF3906



DSCF3911

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Property Photos



DSCF3921



DSCF3968

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Property Photos



DJI_0277



DJI_0289

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Property Photos



DJI_0247



Plat Map

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Location

