

RETAIL OPPORTUNITY ALONG BAKER'S MAIN THOROUGHFARE AT I-15

HIGH-VISIBILITY I-15 GATEWAY ASSET WITH CASH FLOW & REDEVELOPMENT UPSIDE

72074 Baker Blvd, Baker, CA 92309



## ECONOMIC DATA

**SALE PRICE:** \$1,500,000

## PROPERTY INFORMATION

**COUNTY:** San Bernardino

## BUILDING DATA

**TOTAL BUILDING SF:** ±4,524 SF

**YEAR BUILT:** 1949

**ZONING:** CR

## PROPERTY OVERVIEW

Positioned on Baker's main thoroughfare just off I-15, 72074 Baker Blvd. offers a compelling value-add or owner-user opportunity at the gateway between Los Angeles and Las Vegas. The ±2.34-acre parcel includes two structures: a single-story multi-tenant building of ±4,524 SF, which is currently home to one restaurant and one market, and a former gas/service station building of ±1,800 SF (currently vacant). Existing tenancy generates ±\$85,392 in annual Gross Operating Income (\$7,116/month), with current tenants paying approximately \$1.57/SF in lease rate, providing immediate cash flow. The current tenants are held on Month-to-Month leases allowing an owner user opportunity, or can be renewed into longer term leases.

The vacant former station presents an enticing redevelopment/reuse opportunity (e.g., convenience retail, QSR, or EV amenities) that could unlock additional income and enhance overall site value. Originally constructed in 1949, the property blends authentic roadside character with wide frontage, abundant on-site parking, and excellent visibility to steady traveler traffic. Positioning it well for modern roadside retail, food-and-beverage, convenience, or hospitality concepts, subject to buyer due diligence and approvals.\*

\*Buyer to verify all sizes, income, lease terms, permissible uses, and any environmental conditions/requirements associated with former fuel use.\*

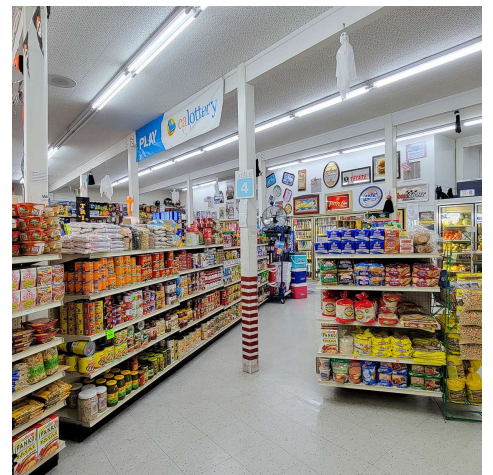
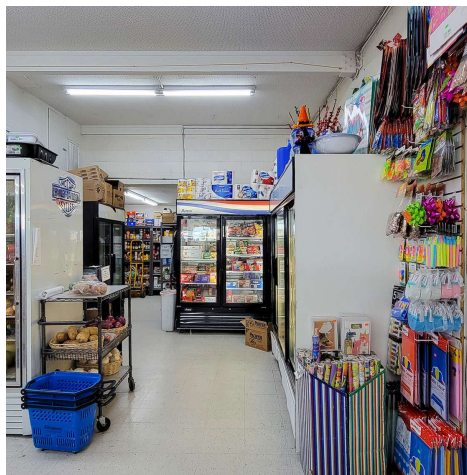
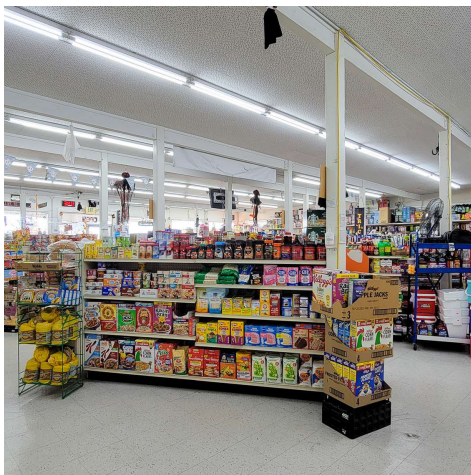
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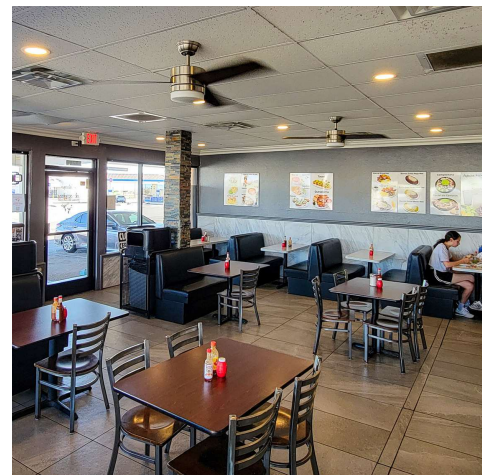
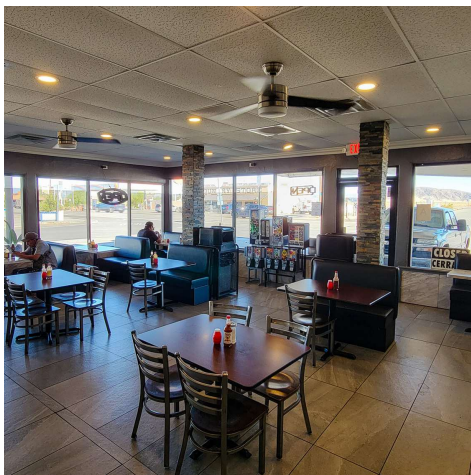
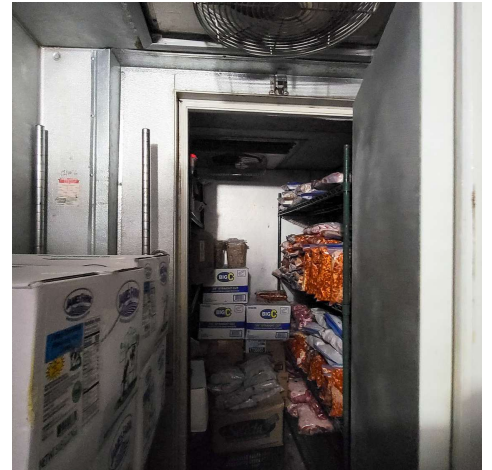
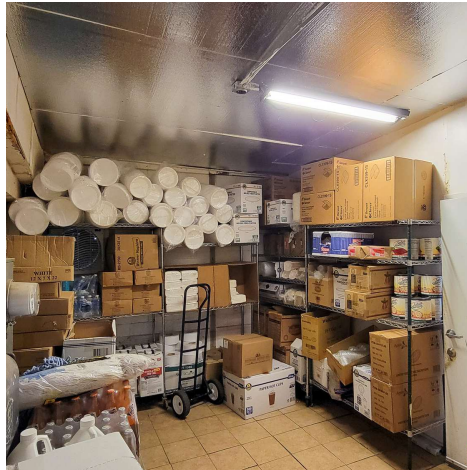
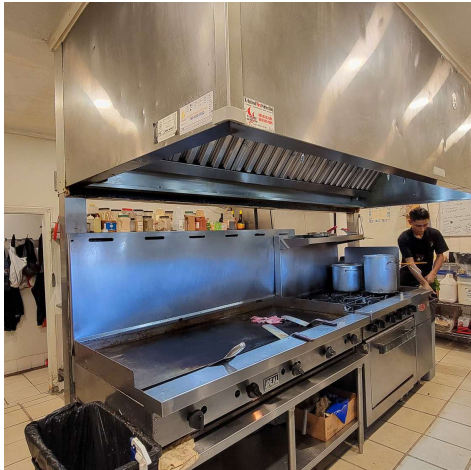
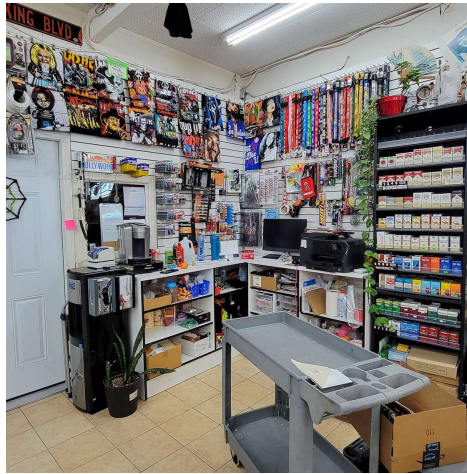
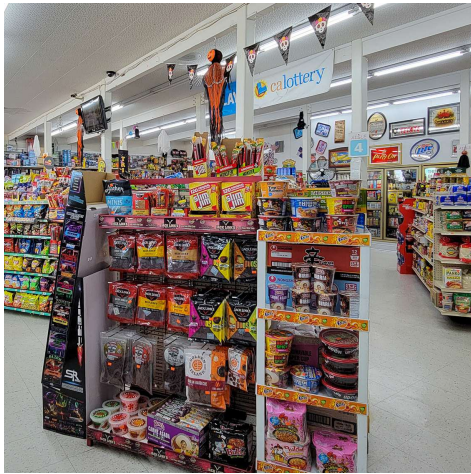
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# RETAIL FOR SALE

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



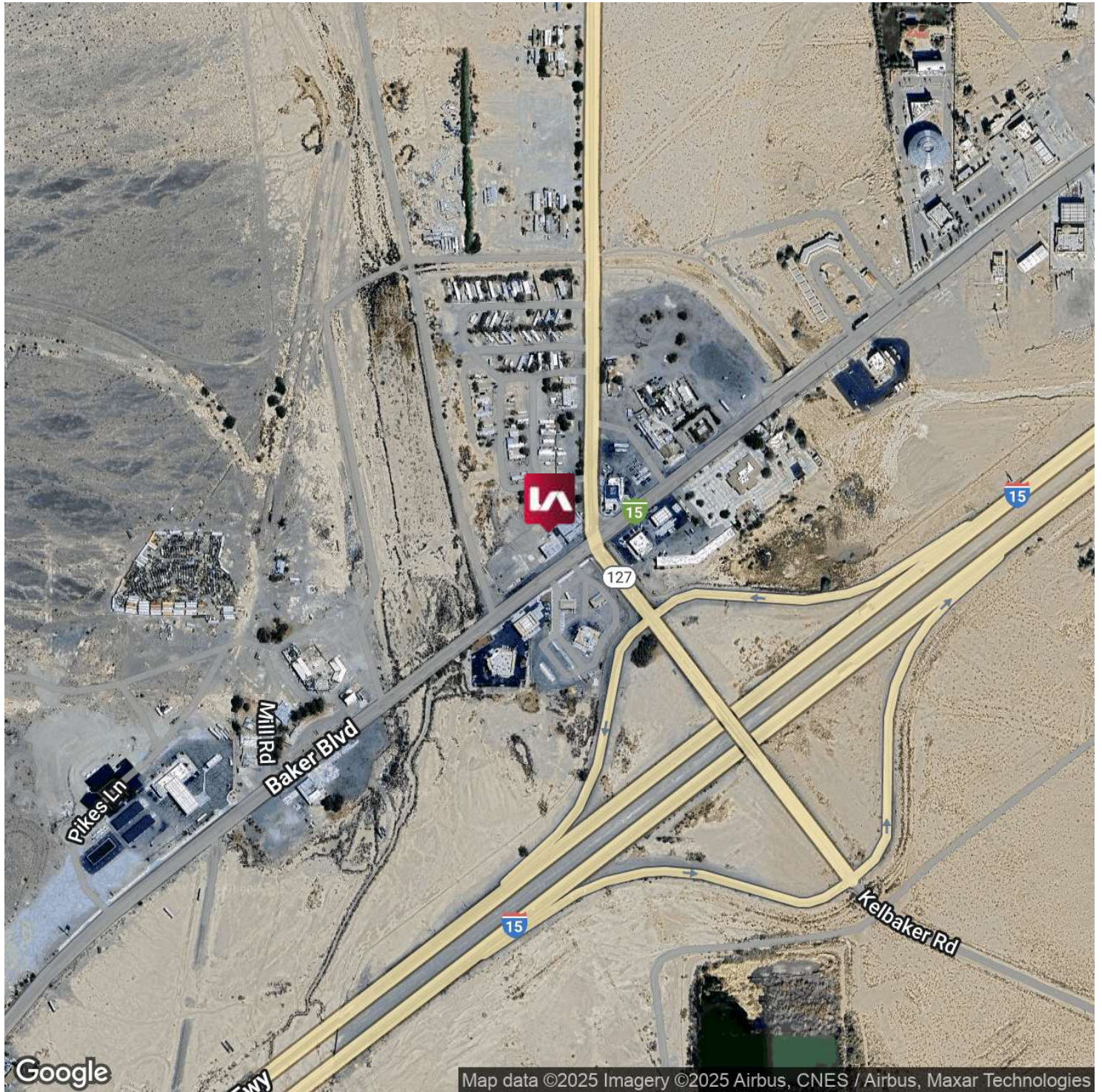
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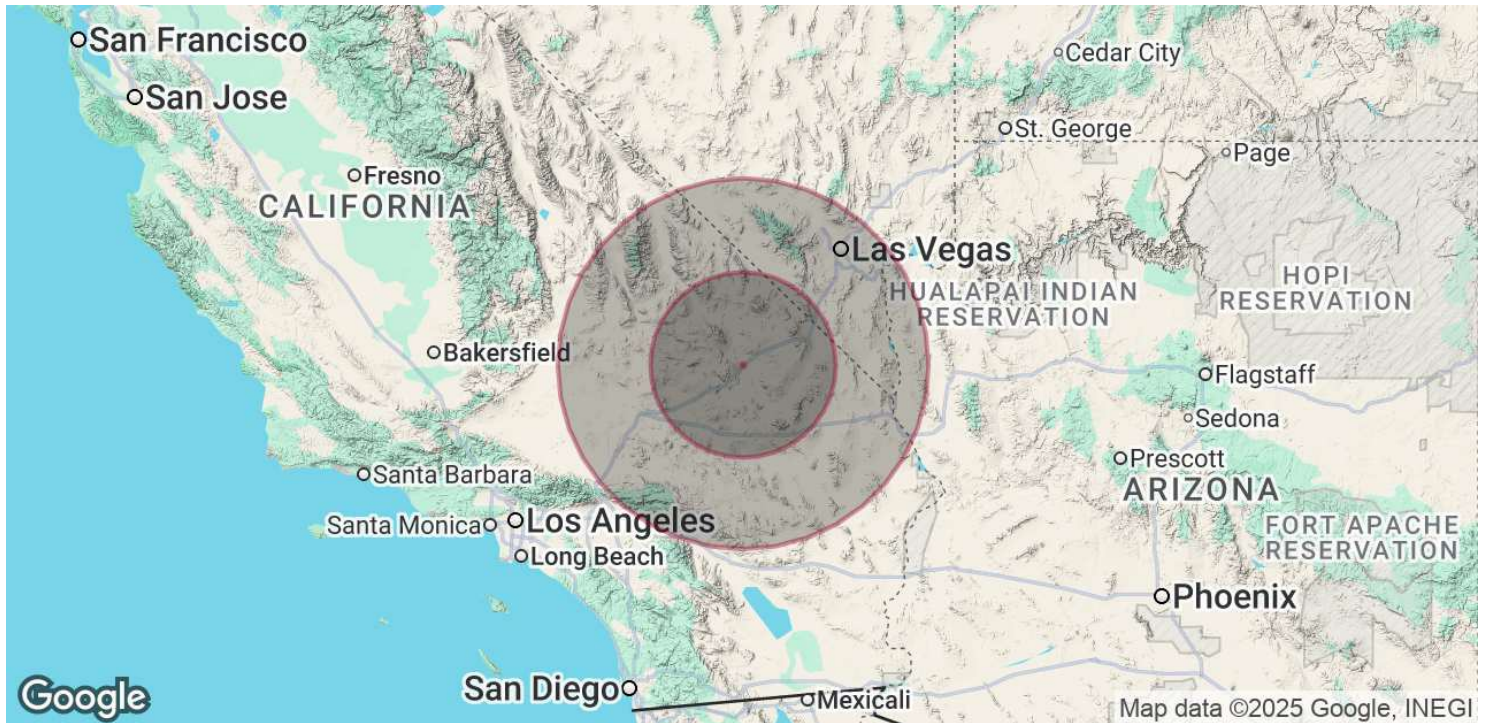
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#### POPULATION

	1 MILE	50 MILES	100 MILES
Total Population	246	13,920	3,200,715
Average Age	37	34	40
Average Age (Male)	40	34	39
Average Age (Female)	34	33	41

#### HOUSEHOLDS & INCOME

	1 MILE	50 MILES	100 MILES
Total Households	76	4,882	1,177,459
# of Persons per HH	3.2	2.9	2.7
Average HH Income	\$64,460	\$73,184	\$94,073
Average House Value	\$532,695	\$387,652	\$444,961

Demographics data derived from AlphaMap

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