

## OFFERING MEMORANDUM



Mainor Bojorquez  
C: (626) 255-3835  
Mainorbo3@gmail.com  
CA-BRE# 01315223

Unique Development Opportunity  
**CORNER-Freeway Location**  
Devore Rd and 215 Freeway, San Bernardino



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# INVESTMENT OVERVIEW



*3D View from Gas Pumps*



*3D View from Drive-Thru Entrance (Cajon Boulevard)*

## INVESTMENT SUMMARY

Vacant Land with proposed Entitlements for Truck Stop, gas station, convenience store, and QSR restaurant with drive-thru on 1.6 Acres.

**Sale Price: \$3,945,000**

**APN's: 0349-182-11**

**Lot Size: 1.6 Acres**

**Zoning: Commercial Traveler Serv.**

**Sub Market: Inland Empire**

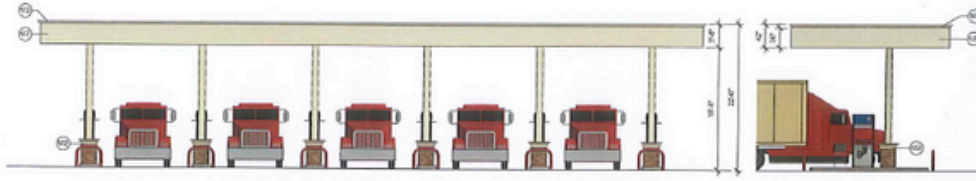
## INVESTMENT HIGHLIGHTS

- Corner lot at busy intersection at Devore/215 on/off-ramp.
- 69K ADT at 215 Fwy. and 18K at intersection
- 3,600 Trucks ADT at intersection (Source: IMST Corp. 2024)
- Centralized positioned at popular thoroughfare.
- Limited food services in fast growing immediate area.
- Seller will deliver CUP approvals prior to the close of escrow (appx. 3 months)

# SITE PLAN

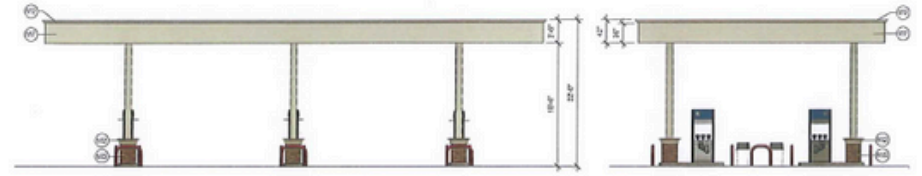


# Fueling Canopies



**Truck Canopy - Exit Side**  
1/8" = 1'-0"

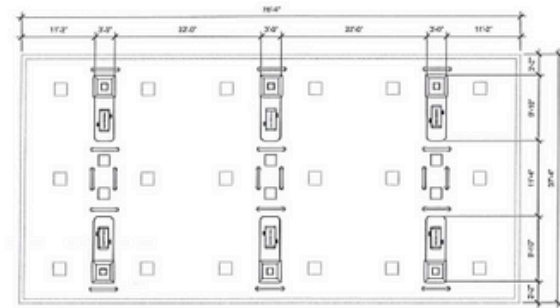
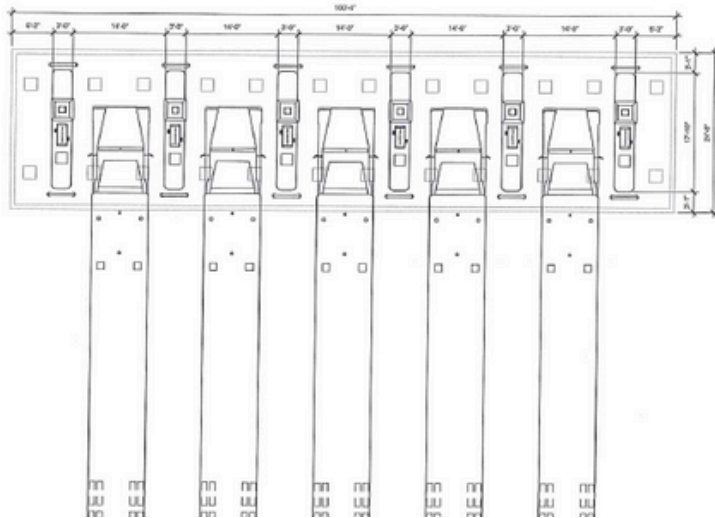
**Truck Canopy - Right**  
1/8" = 1'-0"



**Canopy - South**  
1/8" = 1'-0"

**Canopy - West**  
1/8" = 1'-0"

Material Legend		
Mark	Description	Manufacturer
01	HOLLYWOOD GOLDEN WOP - STRIP	DAVIS EDWARDS
02	SHAWNEE STRIKE - 10' RISE	DAVIS EDWARDS
03	PARAGON - DETAIL	DAVIS EDWARDS
04	TRUCKER CAR WASH/STATION PEOPLE	DEFYANCE SIGNAL SOLUTIONS
05	TRUCKER AVISOR AND VAD-DIRECT PEOPLE	DEFYANCE SIGNAL SOLUTIONS
06	TRUCK AVISOR	DEFYANCE
07	TRUCK VEHICLE	DEFYANCE



**Canopy Plan**  
1/8" = 1'-0"

# Floor Plan

