

FOR LEASE

AVAILABLE PRIME FAST FOOD/RETAIL PAD - JOIN TESLA, ELECTRIFY AMERICA, SHELL, JERSEY MIKES & DAIRY QUEEN
Baker Boulevard, Baker, CA 92309



LEASE RATE \$10,000/MO - NNN
BUILDING SQ 2,300 SF

Bill Gilmore
(818)949-5243
CalDRE #00955844

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The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy/lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase/lease and sale/lease to be prepared by the Seller/Landlord and executed by both parties; and (iii) approved by Seller/Landlord and such other parties who may have an interest in the Property. Neither the prospective Buyer/Tenant nor Seller/Landlord shall be bound until execution of the contract of purchase/lease and sale/lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers/Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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bgilmore@coldwellbanker.com

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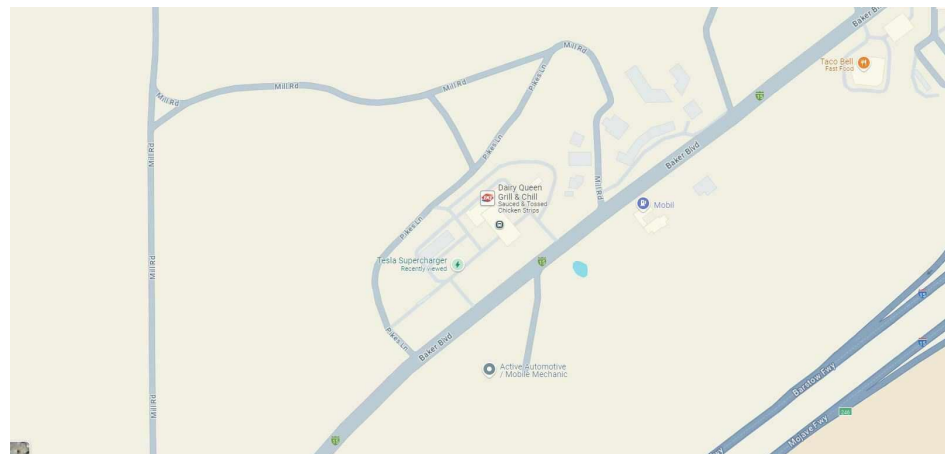


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PROPERTY DESCRIPTION

Retail / Fast Food Pad is now available for Ground Lease. Baker is located 90 miles Southwest of Las Vegas and is best known for being the last California Rest Stop for travelers headed to Las Vegas and for travelers on SR127 headed to Death Valley National Park or Mojave National Preserve

PROPERTY HIGHLIGHTS

- Retail Pad for lease adjacent to the Shell station at 71816 Baker Blvd. \$10,000/Month NNN
- Adjacent to: Tesla Charging (92 Charging Units), Electrify America (12 Changing Units), Shell Gas Station/Convenience Store, & Dairy Queen
- Existing 70 foot pole sign panels facing the 15 Freeway available to prospective tenants.

OFFERING SUMMARY

Lease Rate:	\$10,000./MO (NNN)
Available SF:	2,300 SF

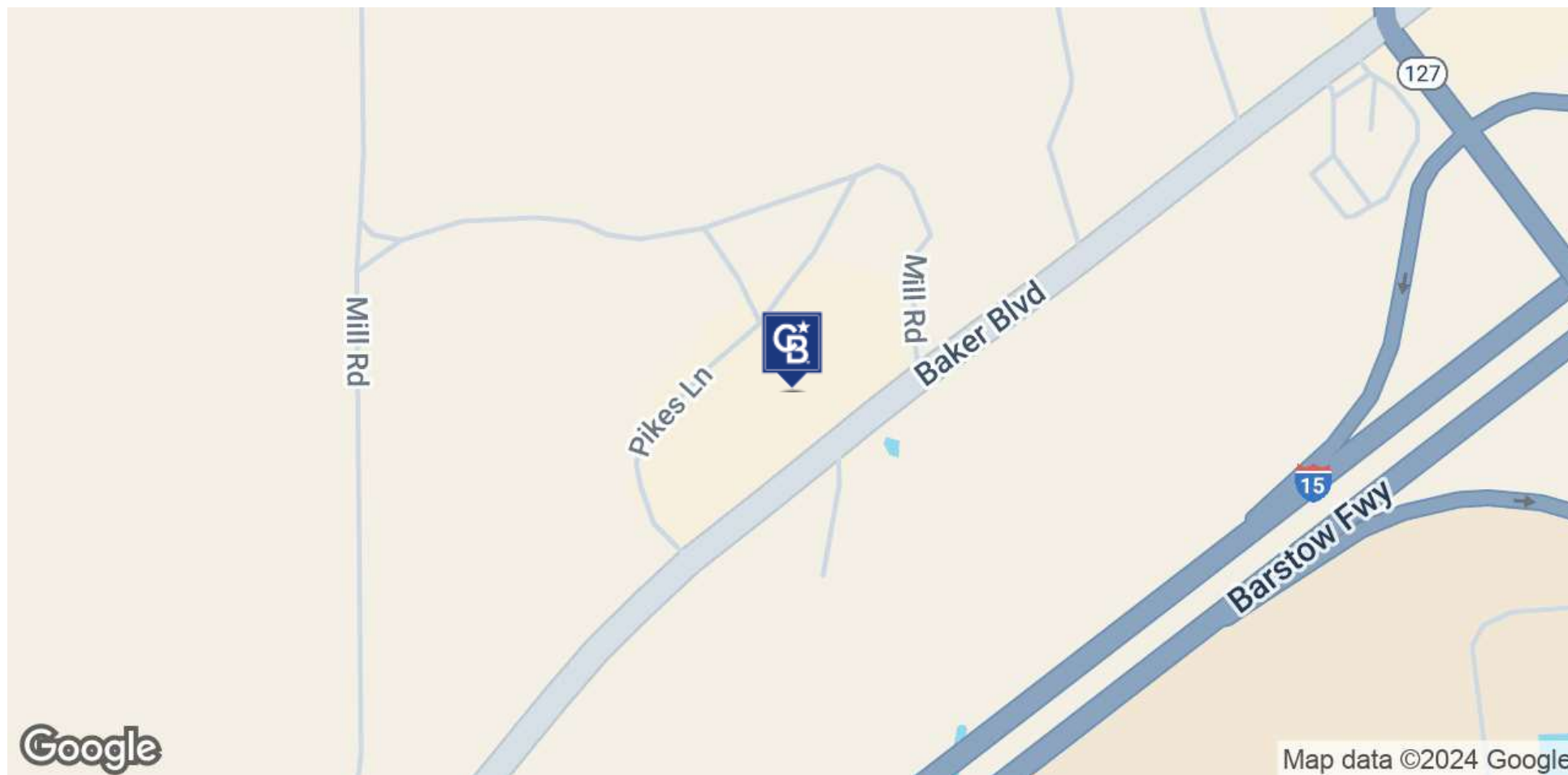
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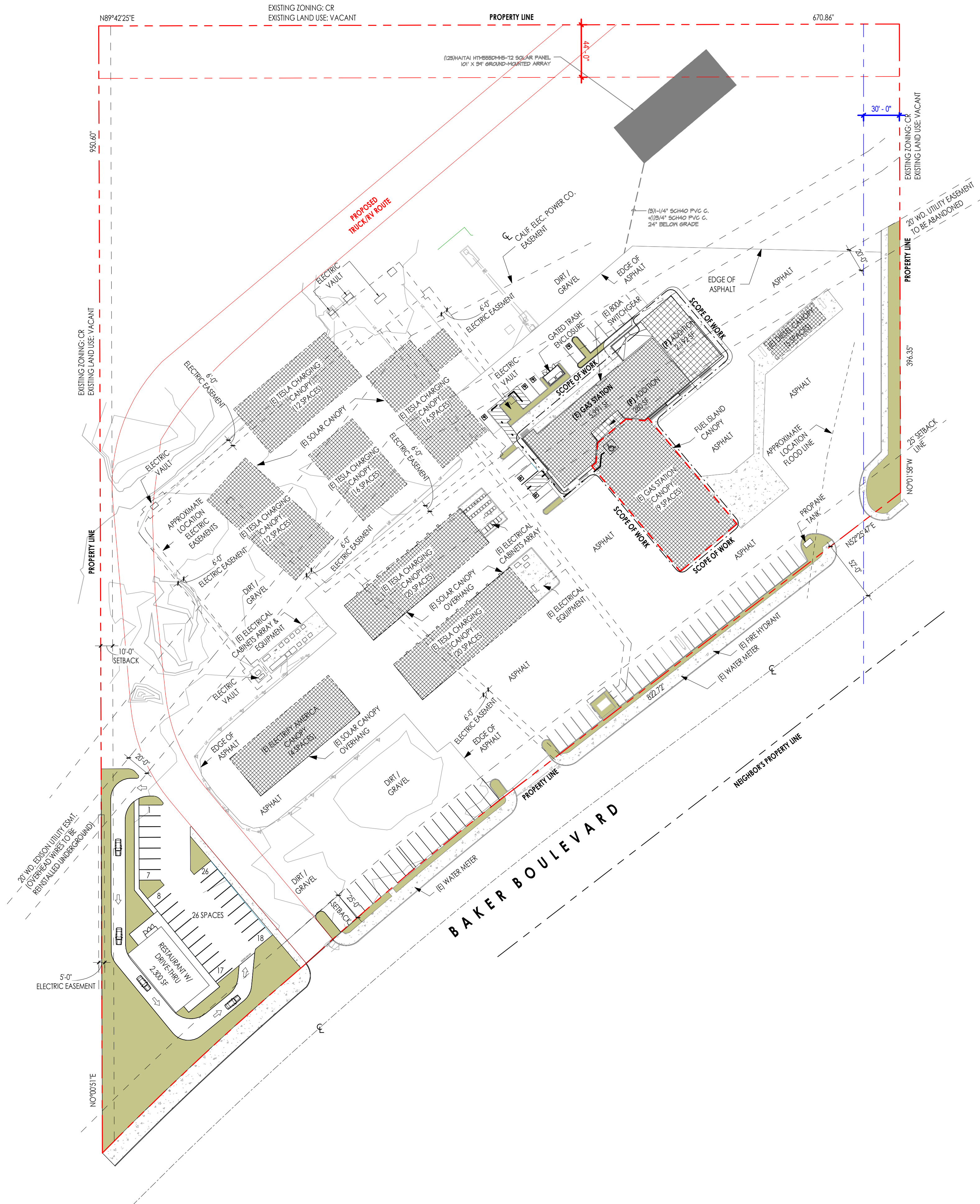


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A002
PLOT PLAN

1 PLOT PLAN
1" = 50'-0"



VICINITY MAP

PROJECT INFORMATION

OWNER:
CIBOLA VENTURES, LLC
13118 CLIPPER DRIVE
VICTORVILLE, CA 92392
ATTN: CHETAN ABRONH

CONTACT:
HELEO
1420 KETTNER BLVD, SUITE 100
SAN DIEGO, CA 92101
619.393.6635
CONTACT: CARLOS E. HERNANDEZ
carlosh@heleo.co

PROJECT ADDRESS:
71816 BAKER BLVD.
BAKER, CA 92309
APN# 054-446-103

SETBACKS:
FRONT SETBACK - 25 FT
REAR SETBACK -
SIDE SETBACK - 10 FT

SUMMARY:
EXISTING
6,216 SF

PROPOSED
2,690 SF

(2,410 SF + 280 SF = **2,690 SF**)

TOTAL GAS STATION
8,906 SF

PLOT PLAN LEGEND

	PLANTING AREA	(E)	EXISTING
	PAVING	(P)	PROPOSED
	CONCRETE AREA	(TYP.)	TYPICAL
	PROPOSED AREA	(P.A.)	PLANTING AREA

SANITARY LINE (UNDERGROUND)
WATER LINE (UNDERGROUND)
ELECTRIC LINE (UNDERGROUND)
ELECTRIC LINE (OVERHEAD)
TELEPHONE LINE (UNDERGROUND)

SCOPE OF WORK
ACCESSIBLE PATH OF TRAVEL

EXISTING ACCESSIBLE BUILDING ENTRANCE - PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY
ENTRANCE SIGN (6'x6" DECAL MOUNTED BETWEEN 3'-0" TO 3'-6" A.F.F., CENTERED ON SINGLE DOORS,
CENTERED ON RIGHT PANEL OF DOUBLE DOORS) PER CBC 11B-404

GENERAL NOTES

- PER CA GREEN CODE SEC 5.106.1.1, APPLICANT/CONTRACTOR SHALL PROVIDE STORM WATER POLLUTION PREVENTION DURING THE DEMOLITION CONSTRUCTION PER EITHER THE LOCAL (COUNTY) ORDINANCE OR THE BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL.
- PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AT THE SITE THROUGHOUT THE DEMOLITION CONSTRUCTION PERIOD.
- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK; CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION. PROVIDE CLEAR INSTRUCTION ON THE SITE PLAN THAT DIG ALERT (811) IS TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.
- GRADING PERMIT IS REQUIRED. PLANS AND PERMIT FOR GRADING MUST BE PROCESSED AND ISSUED SEPARATELY FROM AND PRIOR TO THIS BUILDING PERMIT.

1420 KETTNER BLVD, SUITES 100
SAN DIEGO, CA 92101
WWW.HELEO.CO

71816 BAKER BLVD

APN: 054-446-103

71816 BAKER BLVD, BAKER, CA
92309

DATE	ISSUE NAME	REVISION
3/29/2024	PLAN CHECK SUBMITTAL	

CITY ACCEPTANCE STAMP:

PROJECT NO:
2127

DRAWN BY: Author
CHECKED BY: Checker

PLOT DATE:
10/18/2024 11:37:42 AM

TITLE:
PLOT PLAN

DRAWING NO:
A002

FOR LEASE

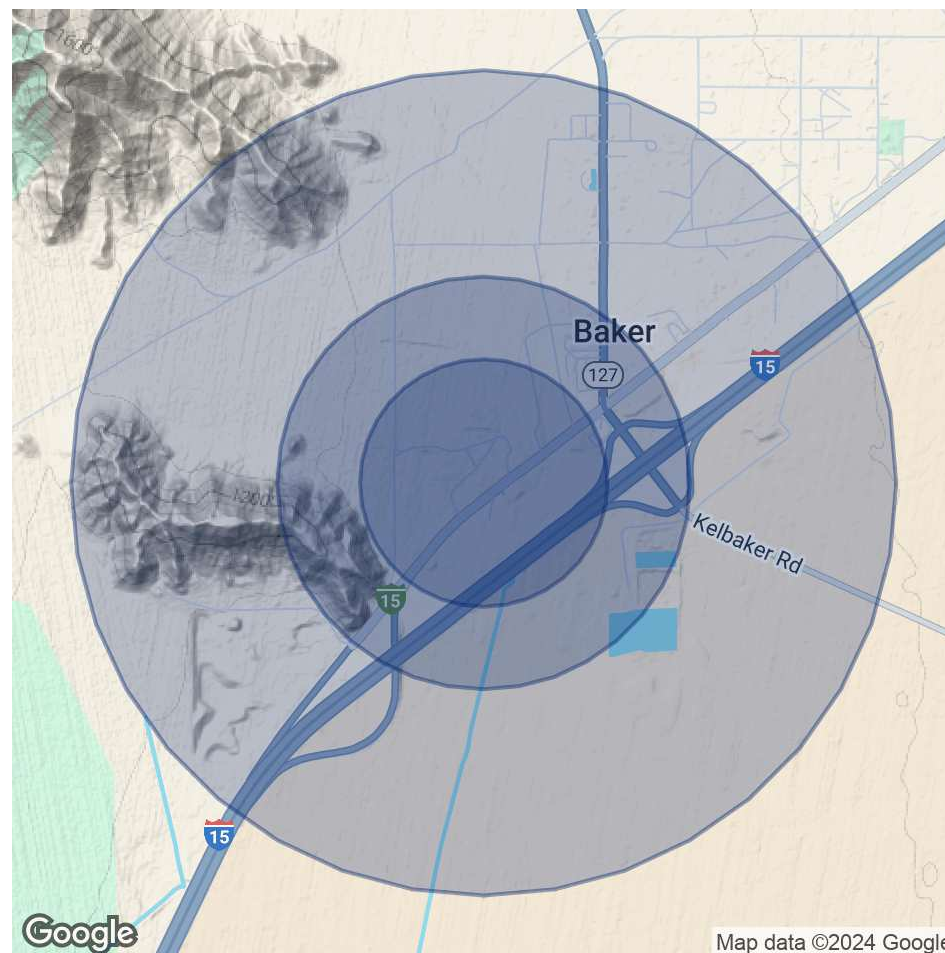
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13	49	125
Average Age	37	37	37
Average Age (Male)	40	40	40
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	39
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$64,460	\$64,460	\$64,460
Average House Value	\$532,695	\$532,695	\$532,695

Demographics data derived from AlphaMap



Map data ©2024 Google

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