



## 631 San Felipe Rd

631 San Felipe Rd, Hollister, CA 95023

COMPASS  
COMMERCIAL



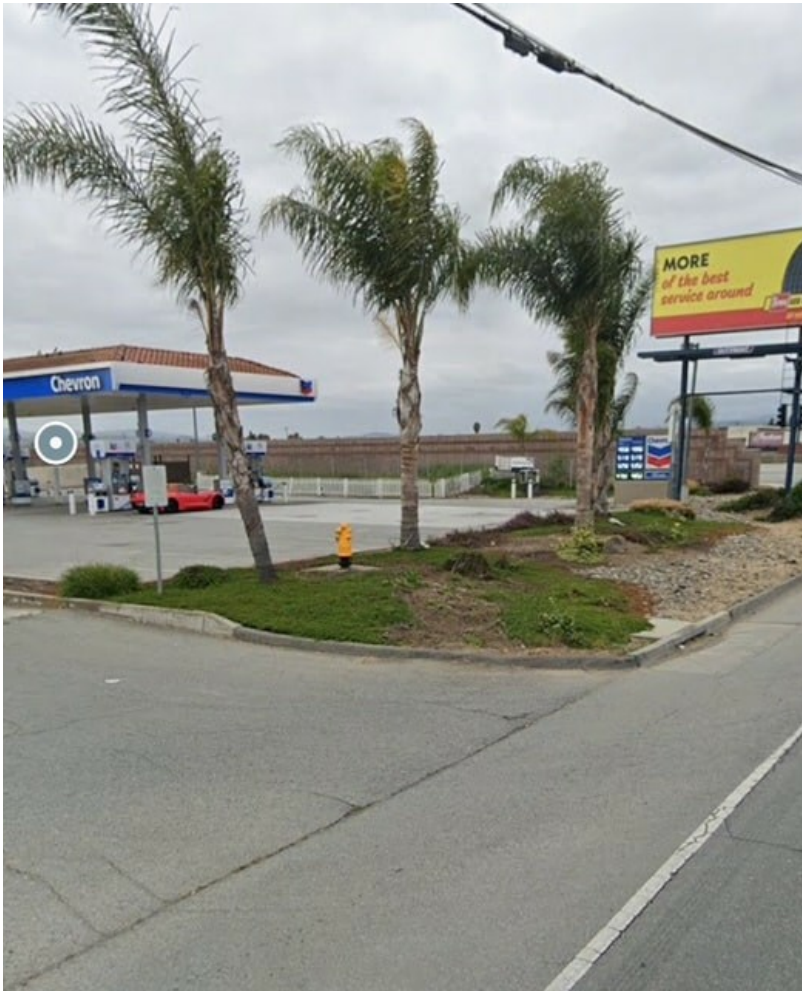
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# 631 San Felipe Rd

Upon Request

Welcome to this Chevron Gas Station with Convenience Store & Car Wash for Sale in Hollister, CA  
Seize this rare opportunity to own a high-performing Chevron gas station strategically located near downtown Hollister, California, on a bustling, high-traffic road with easy access to Highways 156 and 25. Built...

- Prime Location: Situated near downtown Hollister, CA, on a high-traffic road with excellent visibility and easy access to Highways 156 and 25.
- \*High Net Income: Consistently generates strong annual net income, offering a lucrative investment opportunity.
- Spacious Property: Includes a 4,412 sqft convenience store and a car wash, built in 1999, on a large 36,590 sqft lot.
- Established Business: Well-maintained Chevron gas station with a proven track record and strong customer base.
- Turnkey Operation: Ready for immediate operation with growth potential in a thriving area.



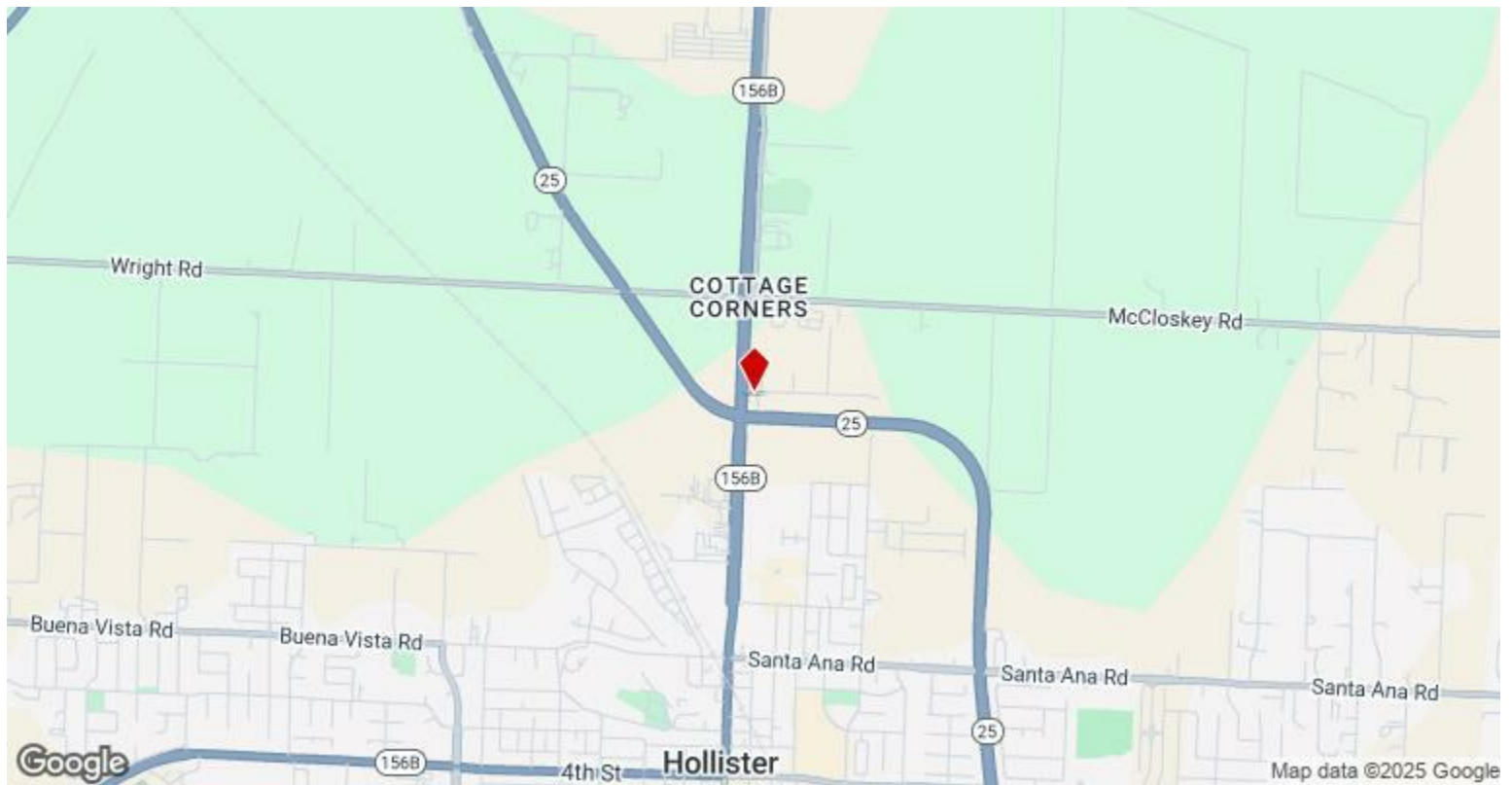
Price:	Upon Request
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.84 AC
Gross Building Area:	5,014 SF
No. Stories:	1
Year Built:	1999
Tenancy:	Single
Parking Ratio:	4.81/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	051-100-040-000
Walk Score ®:	43 (Car-Dependent)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Chevron	-	



**631 San Felipe Rd, Hollister, CA 95023**



## Property Photos



Building Photo



631-2

# Property Photos

THIS MAP IS  
IS USED FOR

SCALE: 1"=2

CHAPPELL ROAD

BK. 19

HOLLISTER BYPASS

HIGHWAY 25

STATE

HIGHWAY

LOT 15

BK. 53

