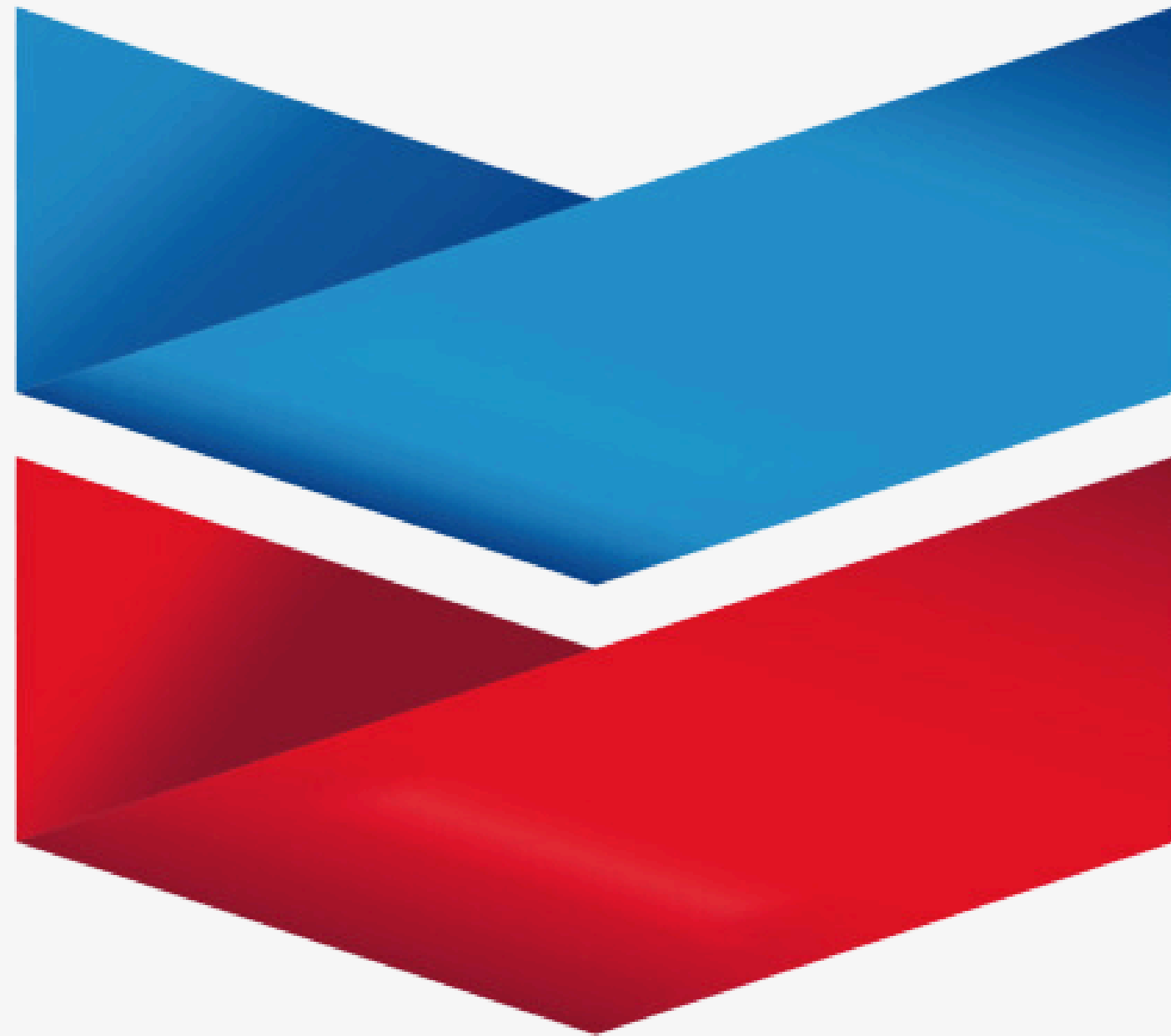


Chevron



Extra Mile Tesla SC 50 Acres

— Listed for \$4,000,000





OFFERING OVERVIEW

2



The property is a Chevron ExtraMile fuel and convenience store on a 50-acre commercial parcel with prime frontage along State Highway 299 in Burney, California. This is the main east-west route connecting Redding to Lassen Volcanic National Park and nearby recreation destinations.

The site includes one fuel canopy with four dispensers providing eight fueling positions, a dedicated truck fueling island with two diesel positions, and eight Tesla Superchargers.

The property offers ample paved parking for cars, trucks, and RVs, direct highway ingress and egress, full utility connections, double-wall tanks, and a clean environmental record. Burney is a regional hub for eastern Shasta County, benefiting from tourism, logging, and year-round visitation to Burney Falls, Lassen Volcanic National Park, and Shasta-Trinity National Forest.

With a recognized national fuel brand, a high-visibility location, and expansive acreage, the property provides both reliable income and significant long-term development potential.



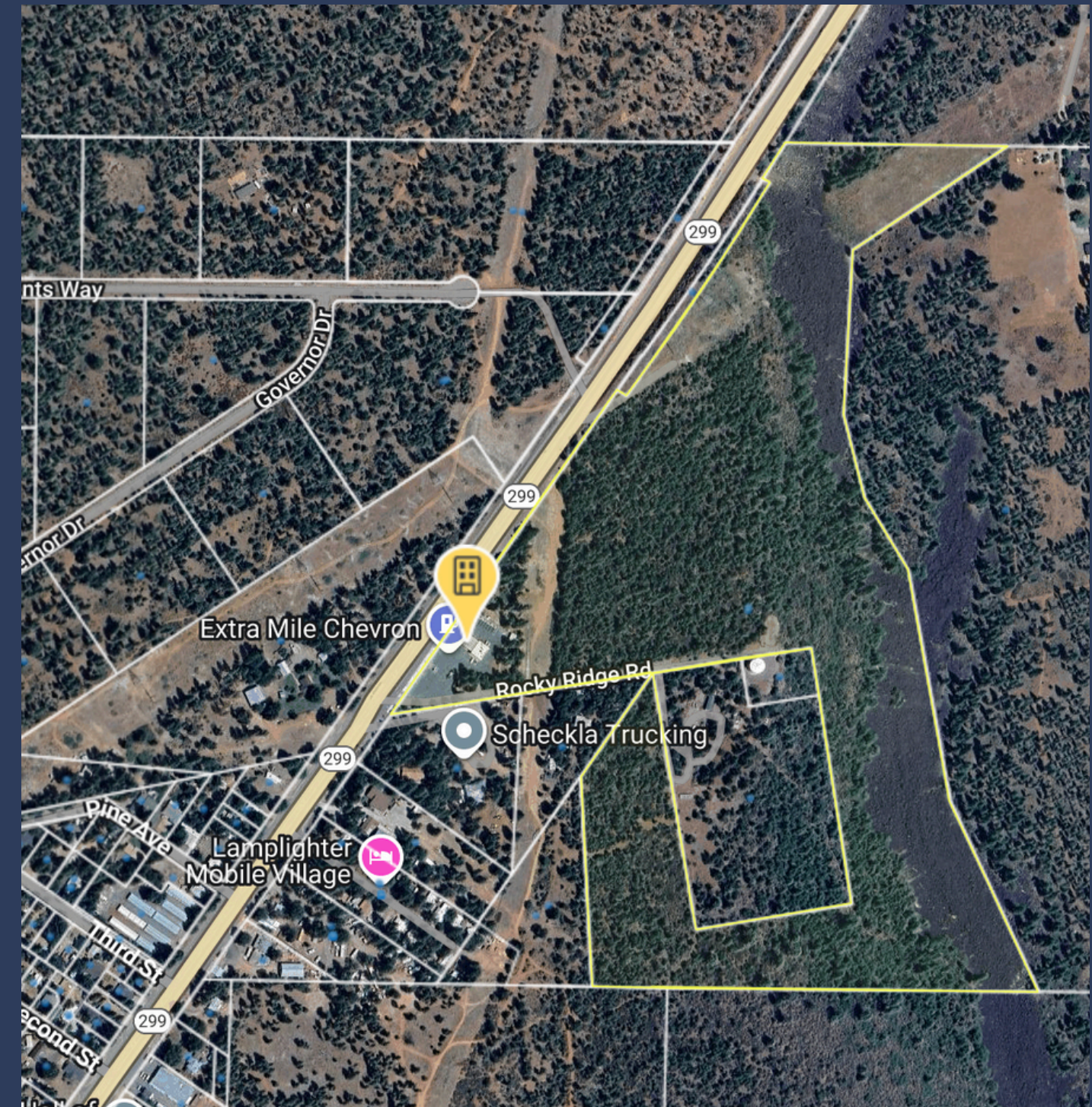
Extra Mile Chevron | Burney, CA

Site Details

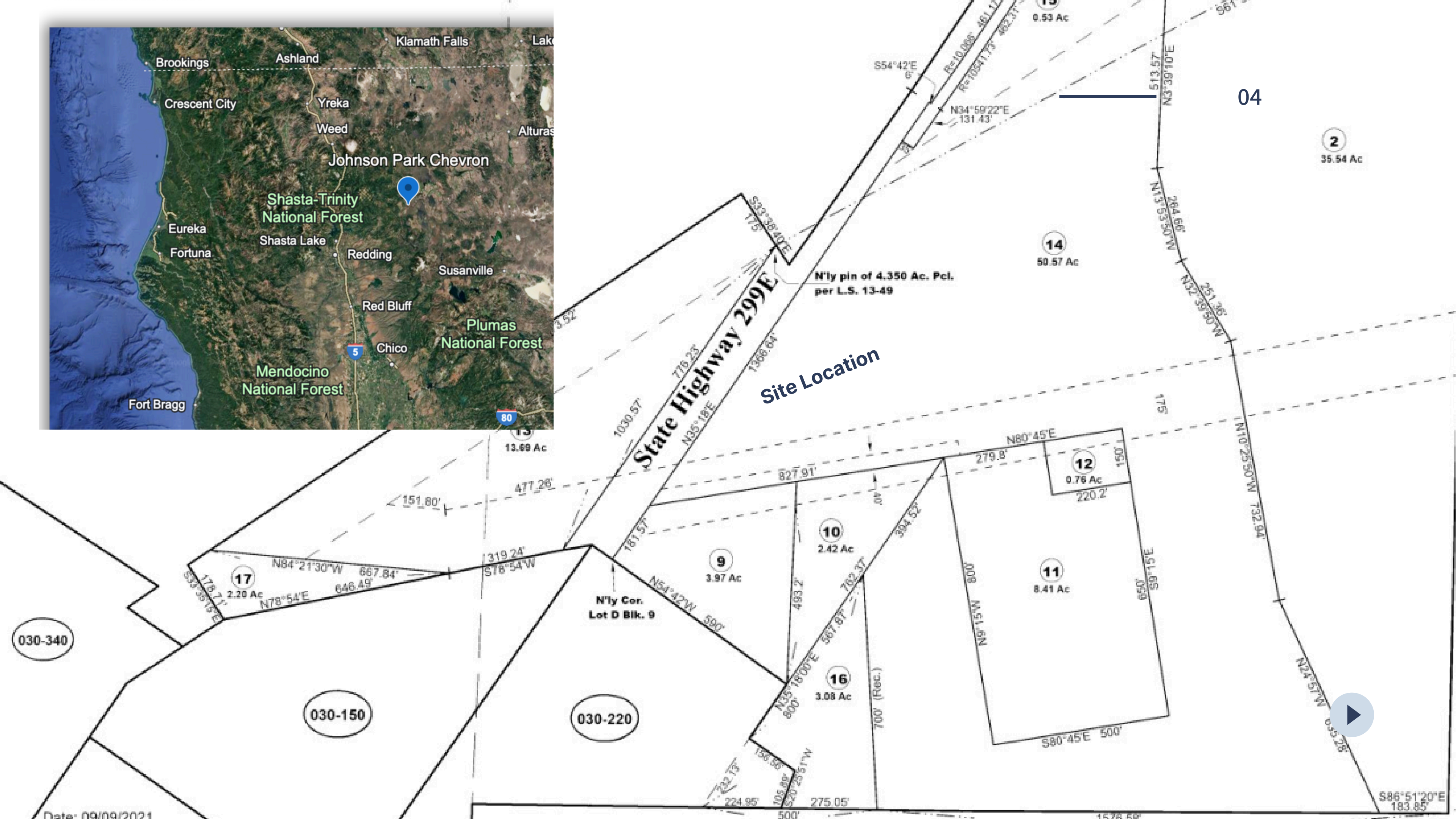
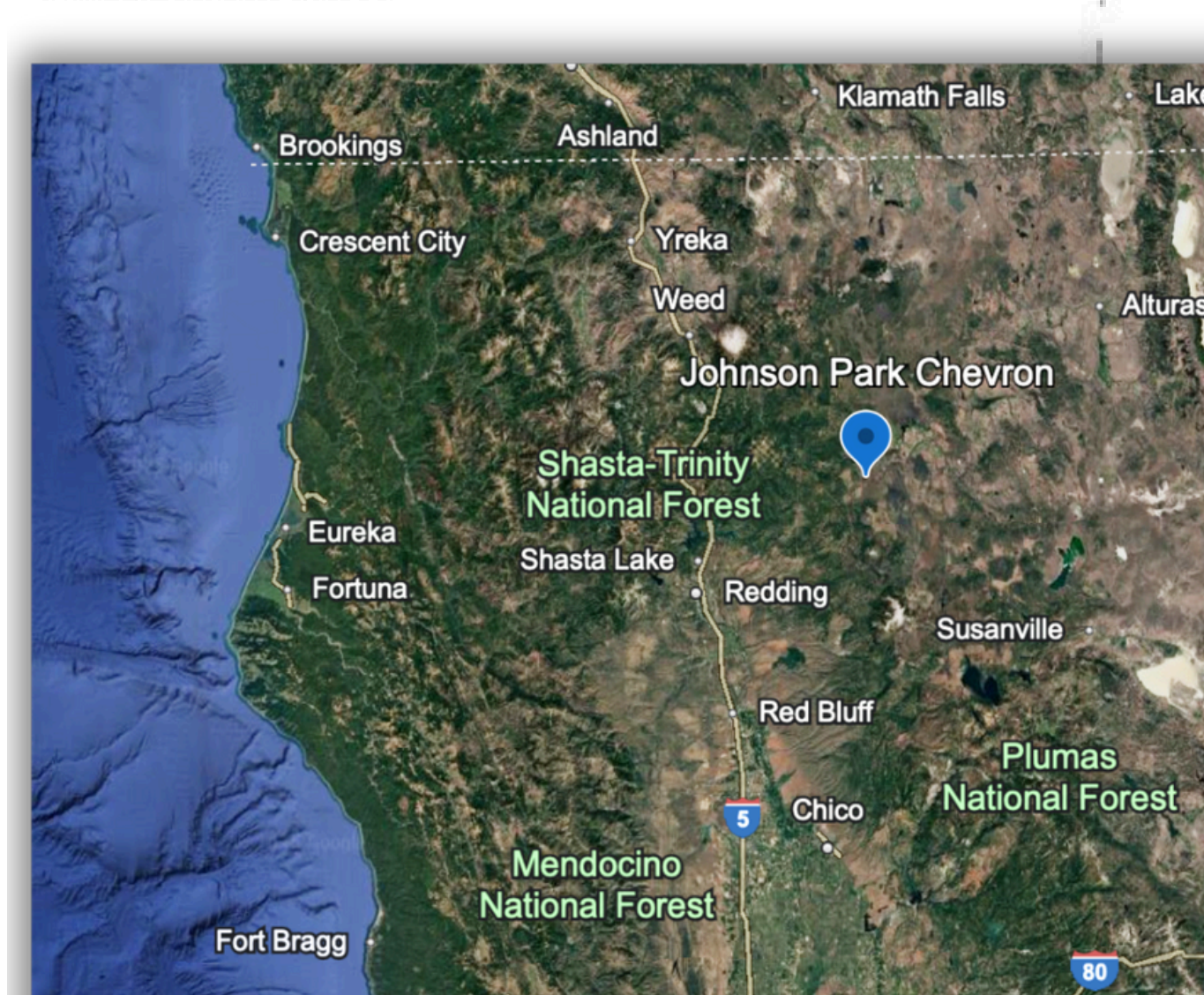
02

38389 STATE HIGHWAY 299 E, BURNEY, CA 96013 –
SHASTA COUNTY

- Parcel Size: 50 Acres
- APN: 030-140-014-000
- Year Built: 1995
- Fuel Canopy: 1 canopy covering 4 dispensers with 8 fueling positions
- Truck Fueling: 1 truck island dispenser with 2 fueling positions (diesel)
- EV Charging: 8 operational Tesla Superchargers
- Convenience Store: 1,440 SF, branded ExtraMile
- Parking: Ample paved parking for passenger vehicles, trucks, and RVs
- Ingress/Egress: Direct access from Hwy 299 with wide turning radius for trucks
- Signage: Highway pylon and canopy branding visible from distance
- Environmental Compliance: Double-wall tanks; clean, compliant site
- Fueling equipment in operational condition
- Store maintained to ExtraMile brand standards



MK Commercial Realty





Proximity to Major Attractions

Minutes from Burney Falls, with easy access to Lassen Volcanic National Park and Shasta-Trinity National Forest.



Outdoor Recreation Hub

The 50-acre site can accommodate a campground or RV park to serve the area's strong tourism traffic.



Consistent Visitor Traffic

Highway 299 channels steady tourist and RV flow directly past the site.

LOCAL ECONOMIC DRIVERS

05



Tourism | Recreation

POTENTIAL TO ADD



06

Buyer to Verify



Campground/RV Park

Offer overnight parking, hookups, and amenities for travelers.



Quick-Service Restaurant (QSR)

Lease or operate a food concept to capture highway and tourist traffic.



Outdoor Equipment Rentals

Provide bike, kayak, or fishing gear rentals to serve visitors headed to nearby recreation areas.



MK COMMERCIAL REALTY

ABOUT US

At MK Commercial Realty, we specialize in the sale and acquisition of gas stations, convenience stores, and commercial assets across Northern California. Our managing broker, **Manjit Kaur**, brings over 20 years of industry experience as both an owner/operator of multiple gas stations and a commercial broker/agent, with sales exceeding 200 million dollars. Her deep knowledge of SBA, conventional, and USDA lenders ensures a seamless transaction process from start to finish.

David Johnson, our senior agent, has over 30 years of experience in the petroleum industry, encompassing the construction, development, and rebranding of gas stations. His strong relationships with major oil brands and suppliers make him an invaluable asset for site development and rebranding projects.

Karanbir Singh has over 10 years of industry experience as a manager and owner/operator of multiple gas stations. His unique insights into the sale and acquisition of commercial properties and business development further enhance our team's capabilities.

Our marketing strategy leverages our combined 60 years of industry experience, providing clients with an unparalleled access to our extensive network. Cultivated over decades, this network is a powerful tool that ensures your listings reach the right audience. We market our listings on a national level to maximize visibility among both private and public investors across the country.

Our proven track record includes gas station and asset sales for fuel supply companies such as Hunt & Sons, Northern Lights, and Cross Petroleum (now known as Valley Pacific Petroleum) in the north state. Additionally, we have facilitated numerous transactions involving gas stations, convenience stores, and lots for private investors.

CONTACT US



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