



## **FOR SALE : BRAND NEW CHEVRON GAS STATION & C-STORE STRATEGICALLY LOCATED RIGHT OFF I-5**

### **Chevron Gas Station + ExtraMile C-Store + Fast Food Shell**

Exceptional new-construction Chevron station located on a signalized corner with direct freeway access from I-5. The 3,200 sq.ft. building includes an ExtraMile C-store and 1,668 sq.ft. of fast food shell space, situated on a 0.88-acre lot. Projected monthly volumes include 142,000 gallons of gasoline, 13,000 gallons of diesel, \$125,000 in C-store sales, and \$39,000 in fast food retail. An ideal opportunity for owner-operators or investors seeking high-visibility, income-producing assets in a growth market.

**Contact us today for details, financials, and private tours.  
Opportunities like this are rare!**

**209-605-6500**