



**CONFIDENTIAL SALE**

DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER  
DO NOT LOITER ON THE PROPERTY. YOUR COOPERATION IS APPRECIATED

**Mobil Address:** 16850 Stoddard Wells Rd, Victorville, CA 92394  
**Cross Streets:** I-15 Freeway & Stoddard Wells Road  
**Business + Real Estate:** \$5,500,000 + Inventory

**SALE HIGHLIGHTS: Mobil**

- 100% Absentee Run Operation
- Direct Access to I-15 Freeway | 69,000 +/- CPD Traffic Counts (Esri)
- 3 Year Average Business Net Income: \$700,000 +/-
- Sale Includes Commercial Pad Across the Street (See Page 2)

**Building Size:** +/- 1,200 SF      **Property Size:** +/- 31,733 SF (0.73 AC)  
**Year Built:** 1975 - Remodeled Recently (2019)  
**Pumps:** 4 MPDs | 8 Fueling Positions  
Gilbarco Encore 700S (Installed 2019)  
**Fuel Agreement:** Can Be Terminated with (30) Day Notice  
**Double-Wall USTs:** (2) 8,000 Gallon & (2) 12,000 Gallon Installed 1988  
**ABC License:** Yes - City Requires Property Improvements to Issue  
\*\* New Asphalt & Trash Enclosure Required

**SALE HIGHLIGHTS:**

**Fuel Sales:** +/- 35,000 - 40,000 (\$2.00 - \$2.50 margin)  
**Market Sales:** +/- \$60,000 - \$70,000 (45 % +/-)  
**Avg. Gross Profit:** +/- \$1,300,000  
**Avg. Net Income:** +/- \$700,000

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Business. You and your advisors should conduct a careful, independent investigation of the Business to determine to your satisfaction the suitability of the Business for your needs.

FOR LISTING INFORMATION  
PLEASE CONTACT:



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- ✓ **GAS STATION SALES**
- ✓ **FINANCING SOLUTIONS**
- ✓ **CONSULTING**
- ✓ **FREE GAS STATION VALUATION**



**Vacant Station Address:** 16881 Stoddard Wells Rd ., Victorville CA 92394  
**Cross Streets:** I-15 Freeway & Stoddard Wells Road  
**Business + Real Estate:** \$5,500,000 + Inventory

**PROPERTY DETAILS:**

**Property Size:** +/- 18,000 SF (0.41 AC)  
**APN:** 0473-162-19  
**Building Size:** +/- 1,220 SF  
**Year Built:** 1974  
**Freeway Pylon Signage:** Yes  
**Underground Storage Tanks:** No (Removed)  
**Zoning:** MU-2  
**Description:** High Density Mixed Use

“Development in the MU-2 District can include standalone multi-family residential, standalone commercial, or mixed use including both residential and commercial components. Standalone multiple-family residential development shall comply with the provisions of the R-4 District. Standalone commercial development shall comply with the provisions of the C-2 District. “

**For Zoning Details Click Here:**



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## **Mobil Gas Station**

**Prime Freeway Location:** Positioned directly at the freeway on & off ramps, this Mobil station enjoys consistent traffic from local commuters and travelers heading back and forth from Las Vegas, Nevada. The convenient access and highly visible location make it an easy stop for fuel and snacks.

**Strong National Brand:** Mobil is a nationally recognized, top-tier brand with a strong reputation that attracts loyal customers and inspires confidence in new visitors. The operator enjoys the advantages of this trusted branding while benefiting from a favorable fuel supply contract with Supreme Oil, which allows them to purchase gasoline and diesel at market rates. This enables competitive pricing while maintaining high gasoline profit margins.

**Remodeled Convenience Store:** Updated in 2019, the convenience store features modern fixtures and a wide variety of offerings, from snacks to beverages and more, providing significant additional revenue streams. The station has a pending Beer & Wine license that will be activated once City-required improvements are completed, including the installation of new asphalt and the construction of a trash enclosure on the property.

## **Commercial Pad**

**Exceptional Location:** Positioned directly at the I-15 freeway's Stoddard Wells Road exit, this commercial pad offers unbeatable visibility and accessibility. Serving as a gateway to Victorville, the site benefits from high traffic counts, capturing both local commuters and regional travelers. Its proximity to the freeway ensures excellent exposure for any business looking to establish a standalone presence.

**Versatile MU-2 Zoning:** The property boasts MU-2 zoning, designed to accommodate standalone commercial developments. Whether you're envisioning a quick-service restaurant, electric vehicle charging, specialty store or even residential, this zoning offers the flexibility to bring your project to life. Take advantage of the area's growth and the increasing demand for convenient services.

**Investment Opportunity:** This rare freeway-adjacent parcel is a prime investment opportunity. With the rapidly developing region and the high-visibility location, the potential for strong returns is significant. A

## **Key Investment Highlights**

**Immediate Income and Future Growth:** Operate the thriving Mobil station while developing the commercial pad for additional revenue potential.

**Two Properties, One Investment:** Owning both properties secures a dominant presence at a high-traffic freeway location, maximizing visibility and market share.

**Proven Profitability:** The Mobil station's established performance and competitive supply contract make it a reliable income source from day one.

**Modern Facilities:** The remodeled I-15 Travel Stop store attracts repeat customers and enhances customer satisfaction.



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