



## Arco am pm Truck Stop "Travel Center"

With Real Estate  
San Bernardino County  
Asking: \$8.9 Mil

- Freeway visible
- 70' Electronic Price Sign, with income potential.
- Lot: 8.77 AC
- C-store: 4,427 SF
- Showers
- Outside seating area
- 6 Gasoline MPDs
- 11 Diesel MPDs
- Completely Renovated 2015
- 3 Tanks 20K Each
- Station Renovated: 2015

Truck Stop owner's dream. A once-in-a-lifetime chance to convert this 8.7 AC to a full-blown truck stop utilizing the 70' freeway sign as a steady income.

The address "2191 W Main St, Barstow, CA" is in the city of Barstow, which sits at a strategic transportation hub in the Mojave Desert in Southern California. Barstow is known for its network of major highways and freeways, making it a key stopover point for travelers between Los Angeles, Las Vegas, and other major destinations.

### ### Nearby Freeways and Highways:

#### 1. \*\*Interstate 15 (I-15) \*\*:

Just a short distance from the address, I-15 is a major north-south route connecting Southern California to Nevada and Utah. The freeway leads south to San Bernardino and ultimately into the Greater Los Angeles area. To the north, I-15 will take you to Las Vegas and beyond.

#### 2. \*\*Interstate 40 (I-40) \*\*:

I-40 begins in Barstow and runs eastward across the country. This highway is a key transcontinental route, eventually reaching states like Arizona, New Mexico, and stretching to North Carolina on the East Coast.

3. **\*\*State Route 58 (SR-58) \*\***:

This state highway runs west from Barstow, connecting with Bakersfield and central California. SR-58 intersects with I-15 and provides a route to reach the San Joaquin Valley and the central coast.

4. **\*\*U.S. Route 66 (Historic Route 66) \*\***:

This iconic route, once a major highway across the United States, passes through Barstow as part of its historic path. Though largely decommissioned, portions of Route 66 remain accessible for travelers looking to experience the history and nostalgia of the "Mother Road."

Located on two major freeways, the 15 & 40 in the trade area with an attractive traffic count.  
Very well maintained.

Average monthly gasoline sales: 181K gallons & \$0.32 per gallon

Average monthly c-store sales: \$187,000 @ 40%.

Average Diesel sales: 35,000 gallons @ \$0.40 per gallon

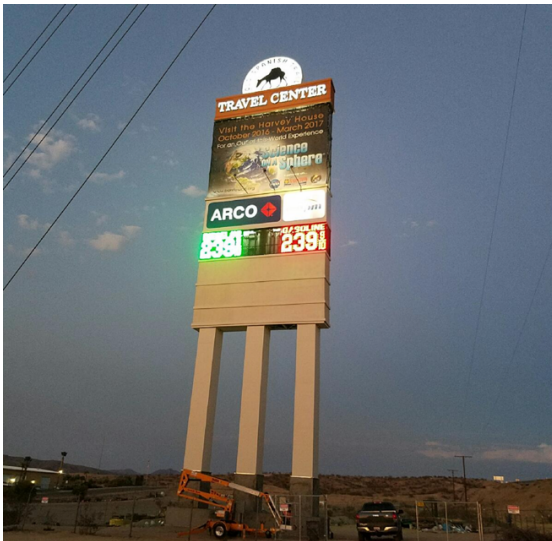
Average ATM: \$1,200

Lotto/Lottery: \$1,000

Possible land rental to a trucking companies for approximately: \$4,000

The station is located at a hard corner and caters to local commuters and travelers to and from Las Vegas.

(i) The expiration date of the Gas Agreement and Mini Market Agreement each dated November 1, 2035, are hereby amended and extended for 3 Year(s) to November 1, 2038.





All offers must be accompanied by proof of funds.  
For more detail call:

**Gus Otaki (Broker)**



ID#1094689

**Our service to our clients will include:**  
financing,  
environmental Study,  
escrow services and  
station construction and remodel

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