



INTERACTIVE
OFFERING MEMORANDUM



72352 BAKER BLVD, BAKER, CA 92309

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SHELL | BAKER, CA

INVESTMENT HIGHLIGHTS

- Fuel contract– Only 9 months remaining
- Located along the I-15
- Additional acreage to build out a travel center or expand the c-store
- 8 Dispensers, plus 3 Diesel Dispensers
- Diesel Parking – Parking lot is filled with diesel trucks overnight
- Location – Next to Alien Jerky. Destination for many travelers in Baker and they are developing a museum and hotel on the same parcel



SW



WORLD'S LARGEST THERMOMETER



± 41,000 VPD



CLARK'S MOBILE HOME PARK

BAKER BLVD ± 6,000 VPD

SUBJECT PROPERTY



±8 AC

±2.8 AC



±2.8 AC

±8 AC

An aerial photograph of a Shell gas station and convenience store in Baker, California. The gas station features a large yellow and red canopy over the fuel pumps. To the left, there is a Jack-in-the-Box restaurant. In the background, a large, rugged mountain range stretches across the horizon under a clear blue sky. The foreground shows a parking lot with several cars and a small orange construction vehicle.

FINANCIAL OVERVIEW

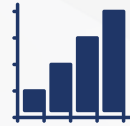
SHELL | BAKER, CA

FINANCIAL OVERVIEW



\$8,500,000

LIST PRICE



\$181,511.45

RENTS



\$828,628.29

EBITDA/NOI



±10.8 AC

LOT SIZE

PROPERTY SUMMARY

Property Address 72352 Baker Blvd, Baker, CA 92309

Price \$8,500,000

EBITDA/NOI \$828,628.29

Rents \$181,511.45

FINANCING INQUIRIES

For financing options reach out to:

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+1 (310) 955-5836
jim.brandon@matthews.com





RENTAL OPTIONS

JACK-IN-THE-BOX

YEAR	ANNUAL RENT	MONTHLY RENT	OPTIONS
2024	\$108,000	\$9,000	Option 1
2025	\$108,000	\$9,000	
2026	\$108,000	\$9,000	
2027	\$108,000	\$9,000	
2028	\$108,000	\$9,000	
2029	\$108,000	\$9,000	Option 2
2030	\$108,000	\$9,000	
2031	\$108,000	\$9,000	
2032	\$108,000	\$9,000	
2033	\$108,000	\$9,000	
2034	\$108,000	\$9,000	Option 3
2035	\$108,000	\$9,000	
2036	\$108,000	\$9,000	
2037	\$108,000	\$9,000	
2038	\$108,000	\$9,000	
2039	\$108,000	\$9,000	Option 4

No increases, but the rent is adjusted based on a CPI formula at each option period.

ALIEN PARKING LOT

YEAR	ANNUAL RENT	MONTHLY RENT	ANNUAL INCREASES
2024	\$41,527.02	3,460.59	3%
2025	\$42,772.83	3,564.40	3%
2026	\$44,056.01	3,671.33	3%
2027	\$45,377.69	3,781.47	3%
2028	\$46,739.02	3,894.92	3%
2029	\$48,141.19	4,011.77	3%
2030	\$49,585.43	4,132.12	3%
2031	\$51,072.99	4,256.08	3%
2032	\$52,605.18	4,383.77	3%



TENANT OVERVIEW

SHELL | BAKER, CA



**HEADQUARTERS**

Houston, TX

YEAR FOUNDED

1907

WEBSITE

shell.com

LOCATIONS

12,000 (U.S. Fuel Stations)

Shell is an international energy company with expertise spanning the exploration, production, refining, and marketing of oil and natural gas, as well as the manufacturing and marketing of chemicals. With a global presence and a workforce of over 90,000 employees in more than 70 countries, Shell employs advanced technologies and innovative strategies to contribute to the development of a sustainable energy future. The company's diverse portfolio includes Downstream, Renewables, and Energy Solutions, serving approximately 32 million customers daily at 46,000 service stations and providing products to more than 1 million business customers across 160 countries. This comprehensive approach is underpinned by strong Trading and Supply capabilities, reinforcing Shell's commitment to addressing the world's energy challenges responsibly.



An aerial photograph of a gas station and surrounding commercial area in Baker, California. The gas station features a yellow canopy with solar panels. To the left is a Chevron gas station. The area is filled with various commercial buildings, parking lots with cars and trucks, and a clear blue sky. In the background, there are mountains and a desert landscape. A semi-transparent blue box is overlaid on the right side of the image, containing the title text.

AREA OVERVIEW

SHELL | BAKER, CA

BAKER, CA

Baker, California, is a charming town nestled along the edges of the Mojave National Preserve, making it a unique and captivating destination. Surrounded by the vast and stunning landscapes of the Mojave Desert, Baker offers visitors a gateway to the natural wonders of this preserved wilderness. The town serves as a convenient and welcoming stop for travelers exploring the Mojave National Preserve, providing a range of amenities and services. Its strategic location allows visitors to embark on adventures into the preserve, discovering diverse ecosystems, ancient lava flows, and iconic landmarks like the Kelso Dunes and Hole-in-the-Wall.

Baker's proximity to the Mojave National Preserve enhances its appeal as a base for exploration and underscores its commitment to preserving the beauty and ecological significance of this awe-inspiring desert environment. Whether enjoying the town's hospitality or venturing into the pristine wilderness nearby, Baker is a testament to the harmonious coexistence of community and nature.

Baker, California, holds a strategic and convenient position along Interstate 15 (I-15), making it a prominent stop for the countless travelers who journey through this major highway. As a gateway town, Baker welcomes travelers with a range of amenities, including gas stations, restaurants, and accommodations, offering a respite for those traversing the I-15 corridor. Its location facilitates easy access for people driving through the region, providing a well-situated break point for rest, refreshment, and exploration. Whether it's the iconic Baker's thermometer or the allure of nearby attractions, Baker stands as a familiar and welcoming oasis for those navigating the bustling flow of traffic along the I-15, making it a noteworthy waypoint for both short breaks and memorable detours.



DISTANCE MAP



LAS VEGAS

SUBJECT PROPERTY

±93 MILES

I-15

±177 MILES



LOS ANGELES



ATTRACTIONS

MOJAVE NATIONAL PRESERVE

Mojave National Preserve, located just one mile from the subject property, is a vast and diverse landscape encompassing over 1.6 million acres of pristine desert wilderness. Established in 1994, the preserve is a haven for those seeking solitude and a deep connection with nature. Its unique features include the iconic Joshua Tree forests, expansive dunes, rugged mountain ranges, and historic sites like the Kelso Depot and the Kelso Dunes. Mojave National Preserve is a haven for outdoor enthusiasts, offering opportunities for hiking, camping, stargazing, and exploring the remarkable geological formations that define this arid region. The preserve is a testament to the resilience of desert ecosystems. It serves as a living laboratory for understanding the intricate balance of life in one of North America's most challenging environments.

ALIEN JERKY

Located right next door to the subject property, Alien Jerky in Baker, California, is a quirky and iconic roadside attraction that draws travelers along Interstate 15. This eccentric establishment is renowned for its wide array of beef jerky, offering a variety of flavors that range from traditional to exotic. The theme revolves around extraterrestrial and sci-fi elements, with the store's exterior adorned with colorful alien-themed decorations. The unique atmosphere and amusing alien artifacts make it a must-stop destination for those passing through the desert landscape. Beyond the novelty, Alien Jerky boasts a diverse selection of snacks and souvenirs, providing an amusing break for road-weary travelers on their journey through the California desert.



HOLLOW HILLS WILDERNESS

Situated just north of the Mojave Natural Preservation Area, the 22,046-acre Hollow Hills Wilderness Area is framed by the ridges and rounded peaks of the Turquoise Mountains. The geography of the Hollow Hills Wilderness is diverse, including plains, hills, and bajadas. This vast location is home to a diverse range of fascinating species and contains numerous archaeological artifacts. This vast wilderness area, which is anchored by plants like creosote and desert bushes, is a mysterious and secluded wonderland.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **72352 Baker Blvd, Baker, CA 92309** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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