

AVISON
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NOW PRE-LEASING | 2,477 RSF QSR WITH DRIVE-THRU | BAKER, CA



STACKCHARGE
UNIVERSAL CHARGING HUB

METRIC TONS OF CARBON SAVED

0001357



STACKCHARGE

Be a part of the next generation of fueling stations

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INTRODUCTION

StackCharge, a new concept that reinvents the way we fuel our vehicles. StackCharge is improving the EV charging experience by providing retail and quick-service restaurant (QSR) amenities that existing EV charging sites currently lack. Unlike fueling a gas-powered vehicle, EVs take an average of 15-35 minutes to fully charge. This expanded dwell time offers an opportunity to upgrade the fueling station concept into a modern hub for retail, QSRs, and common area outdoor seating. Imagine pulling into your local Stack Charge, plugging in, and spending upwards of 35 minutes shopping, grabbing a bite to eat, and getting some work done, all right there in one location.

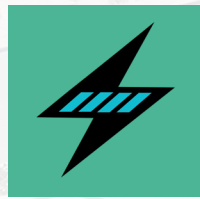
There is currently a shortage of EV charging stations across California, and the demand will only continue to rise as EVs begin to dominate the market. Here is your opportunity to meet the need and be a part of this evolution. Be a part of the future of fueling!

Call us today for more information on Baker and multi-location leasing opportunities throughout various markets.



STACKCHARGE

2,477 RSF Freestanding Building with Drive-Thru on
Approximately 1.29 Acs.

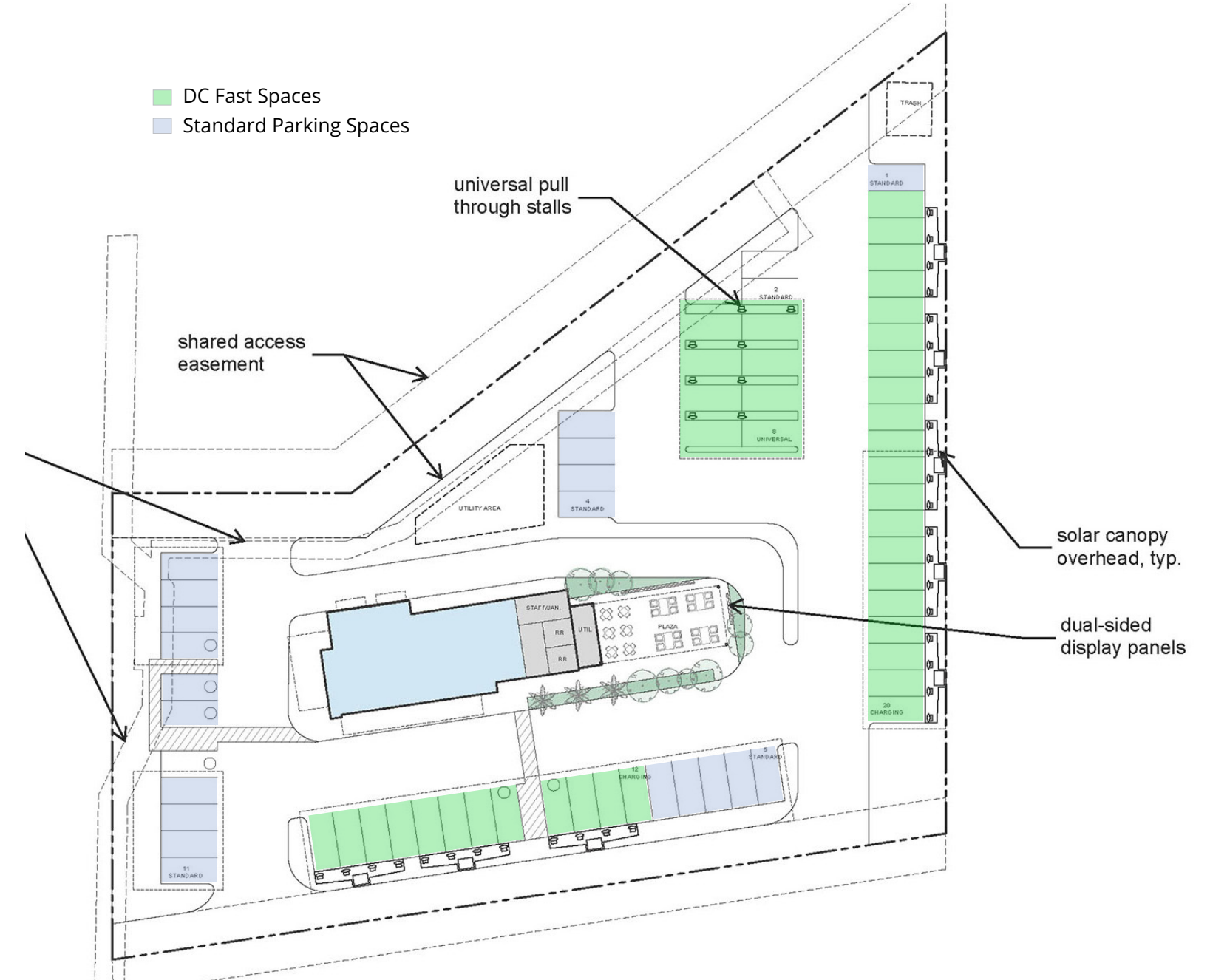


Charging Hub Opportunity: "First of it's kind in the U.S."

- ✓ The Baker STACKCHARGE opportunity is a ±2,477 rentable square foot QSR with drive-thru located off Interstate-15 (Barstow Freeway) a primary thoroughfare that connects Las Vegas and Los Angeles.
- ✓ LL Development LLC's Partners & DC Charging Partner have confirmed they need another 250 charging stations in the I-15 Corridor from Barstow to Las Vegas.
- ✓ The subject property will be repositioned to include 40 DC fast charging stations, 8 of which will be universal charging stations, 20 standard parking space, and with elevated quick service retail (QSR).
- ✓ Anticipated daily charges to be 300 to 367 vehicles per day or 9,000 to 11,000 vehicles per month.
- ✓ Stackcharge's marketing plan includes you! In addition to your own marketing, there will be opportunities to benefit from Stackcharge's marketing push to increase brand awareness for their sites along with amenity highlights.
- ✓ Outside Patio/Lounge Area & 24/7 Restrooms.
- ✓ The Property offers exceptional visibility on I-15, with signage that sees over 77,000 vehicles each day, STACKCHARGE will be the **most visible** of any business from I-15.
- ✓ This excellent location is strategically located along I-15, the primary route between Los Angeles and Las Vegas, as well as the last stop on the way to both the Death Valley National Park and the Mojave National Preserve. Baker is one of the few and most iconic stops for travelers between Las Vegas and Southern California.
- ✓ Well suited for a large variety of food operators not currently available in town.
- ✓ Join existing nearby national tenants: Arby's, Burger King, Carl's Jr, Denny's, Jack In The Box and Del Taco



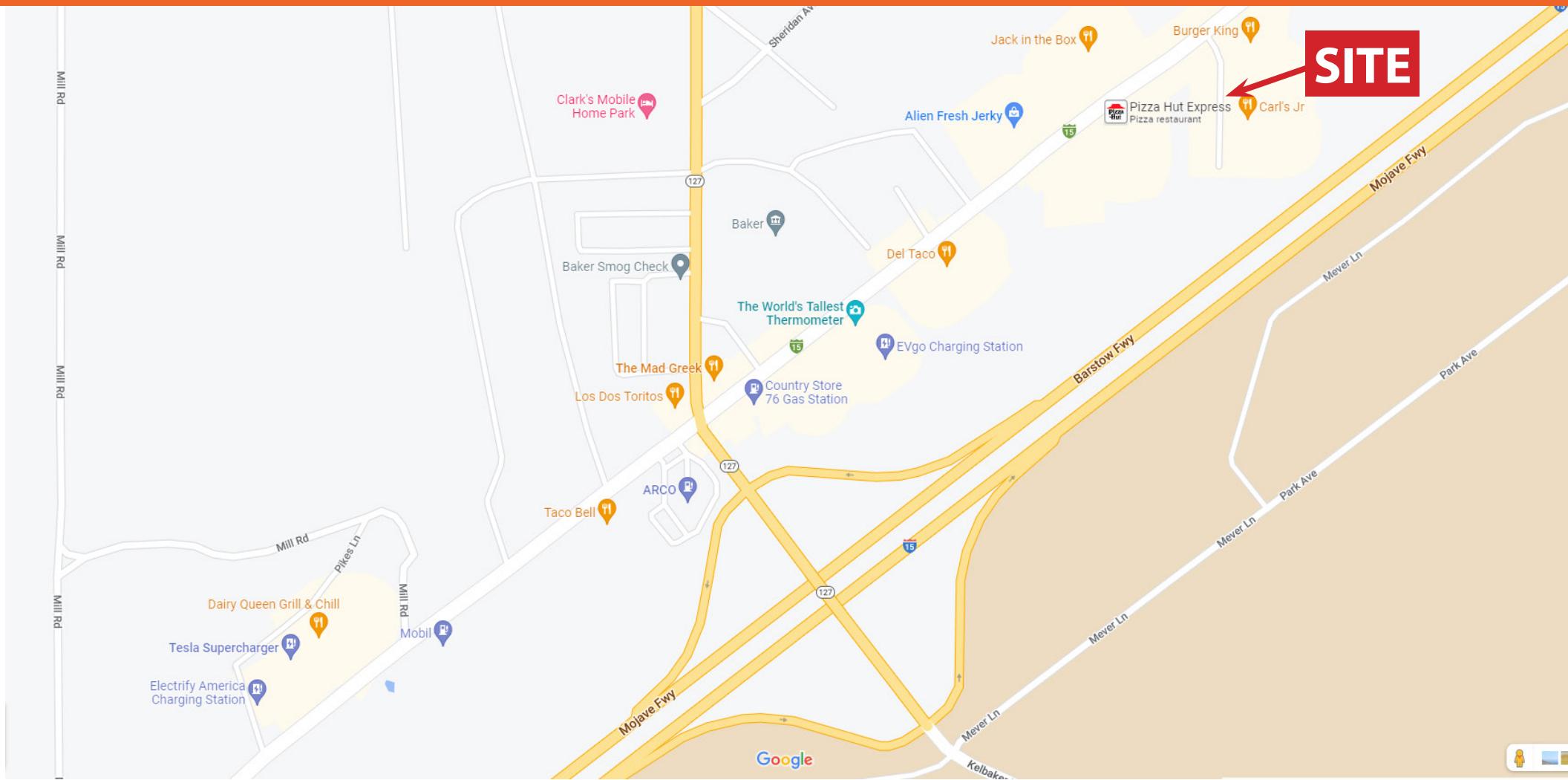
±2,477 RSF Freestanding Building with Drive-Thru on approximately 1.29 Acres



BIRDSEYE VIEW



YOUR NEIGHBORS



Potential Future StackCharge Locations

Address	Building SF	Drive Thru	Lot SF	Status
56383 Mojave Pointe Rd Baker, CA 92309	2,477 of Existing Structure	Yes	56,192	Acquired
1430 E. Edinger Ave, Santa Ana, CA 92705	3,025 OF Existing Structure	No	22,651	Under Contract
16301 Hawthorne Blvd, Lawndale, CA 90260	New Construction	No	19,514	In Negotiations
8625 Sepulveda Blvd, North Hills CA	New Construction	Yes	36,590	Currently Evaluating
1235 W. San Marcos, San Marcos, CA 92078	New Construction	No	29,621	Currently Evaluating
22340-22350 Cactus Ave, Moreno Valley, CA 92553	New Construction	Yes	59,677	Currently Evaluating
100 E. Alvarado St, Pomona, CA 91767	5,114 of Existing Structure	No	20,500	Currently Evaluating
Ramona Expressway, Perris, CA 92571	New Construction	Yes	33,233	Currently Evaluating
26820 McCall Blvd, Menifee, CA 92586	New Construction	Yes	24,394	Currently Evaluating
780 Ramona Expressway, Perris, CA 92571	New Construction	Yes	54,886	Currently Evaluating
1459-1475 S. Anaheim Blvd, Anaheim, CA 92805	3,643 of Existing Structure	Yes	37,026	Currently Evaluating
22340 to 22350 Cactus Ave, Moreno Valley	New Construction	Yes	59,677	Currently Evaluating
Nisqualli Rd & Mariposa RD., Victorville CA 92395	New Construction	Yes	35,000	Currently Evaluating
417 Diamond Dr, Lake Elsinore, CA 92530	New Construction	Yes	19,602	Currently Evaluating
6550 n Indian Canyon Dr, Palm Springs	New Construction	Yes	2 + Acres	Currently Evaluating





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