

HIGH-VOLUME UNBRANDED GAS STATION & C-STORE

Inland Empire

The Opportunity

An exceptional opportunity to acquire a high-performing, unbranded gas station business in a high-traffic Inland Empire corridor. This "business-only" sale features a turnkey operation with significant recent capital improvements and strong profit margins.

Key Specifications

- Price: \$1,975,000 + Inventory (Business Only)
- Facility: ±1,118 SF C-Store; 65,000-gallon total tank capacity (87, E85, Diesel, Premium).
- Lease: Terms to be negotiated.
- Seller Financing Available

Investment Highlights

- Strong Fuel Performance: Averages **80,000 gallons monthly** with an impressive \$0.60/avg profit margin per gallon.
- Profitable C-Store: \$30,000 in monthly sales (excluding Lotto) at a 40% profit margin. Includes 21 - OFF-SALE GENERAL liquor license.
- Updated Infrastructure: Features three new double-wall tanks (installed 2020) and recent upgrades to the roofing, HVAC, and pavement.
- Strategic Location: Situated on a hard corner with excellent visibility and signage. The site is ±0.34 AC lot with 4 pumps, capturing a massive traffic count of 28,624 AADT (Annual Average Daily Traffic)



The Inland Empire is home to over **4.6 million** people, making it one of the fastest-growing regions in California.



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The full offering memorandum is available after completing an NDA.

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