

Business + Real Estate Gas Station

26 W Main St | Quartzsite, AZ 85346



Owner | User Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

Point of Contact



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Property Overview

26 W Main St
Quartzsite, AZ 85346



Investment Highlights

\$2,500,000

List Price

Contact Broker

For More Information

±1.34 AC

Lot Size

±2,000 SF

GLA

Property Highlights

Free & Clear of Supply

The station operates under a licensing deal with 76. This gives a buyer the ability to secure a branded fuel agreement or continue with unbranded supply to maximize margins and negotiate favorable terms.

Strong In-Place Cash Flow & Fuel Volume

The business benefits from solid fuel volumes and consistent convenience store performance, providing immediate, stable cash flow with upside through operational efficiencies.

1.34-Acre Parcel with Functional Ingress/Egress

Situated on a sizable ±1.34-acre lot, features efficient layout and convenient access points, allowing for smooth traffic flow for both passenger vehicles and larger trucks—enhancing customer experience and throughput.

Long-Term Asset Play

Own the real estate and the business—generate both operational income and long-term equity

Potential 100% Bonus Depreciation in Year One

Fee simple ownership of a gas station provides the landlord the opportunity to use the accelerated bonus depreciation model (consult with your CPA)





 **Q Mountain Vista Subdivision**
±242 Deeded Lots

 **Desert Gardens RV Park**
±120 Full-Hookup RV Sites

 **88 Shades RV Park**
±270 Full-Hookup RV Sites

 **Holiday Palms RV Resort**
±244 Full-Hookup RV Sites

DOLLAR GENERAL

 **WestPark Resort Inc.**
±61 Full-Hookup RV Sites

 **Hassler's RV Park**
±130 Full-Hookup RV Sites

 **Tyson Mobile Homes**
±87 Full-Hookup RV Sites




Quartzsite SOLARPANELS


 **UNITED STATES POSTAL SERVICE**

Subject Property

± 22,000 VPD

Main St ± 7,300 VPD

S Central Blvd ± 5,700 VPD

Driving Distance Via 
18 Miles West — Phoenix-California Border
129 Miles East — Phoenix, AZ
140 Miles West — Palm Springs, CA
244 Miles West — Los Angeles, CA



S Central Blvd ± 5,700 VPD

Main St ± 7,300 VPD



INVESTMENT OVERVIEW

Business + Real Estate

Name	76 Gas Station
Type of Sale	Business + Real Estate
Address	26 W Main St, Quartzsite, AZ 85346
List Price	\$2,500,000
Store Size	±2,000 SF
Lot Size	±1.34 AC
Year Built	1980
Fuel Infrastructure	2 Canopies With 5 Dispensers / 10 Fueling Points (2) AST's - Installed in 2018 (1) 15k Split Diesel/Premium & (1) 12k Unleaded

*Subject Property Disclaimer: Minor Site Contamination

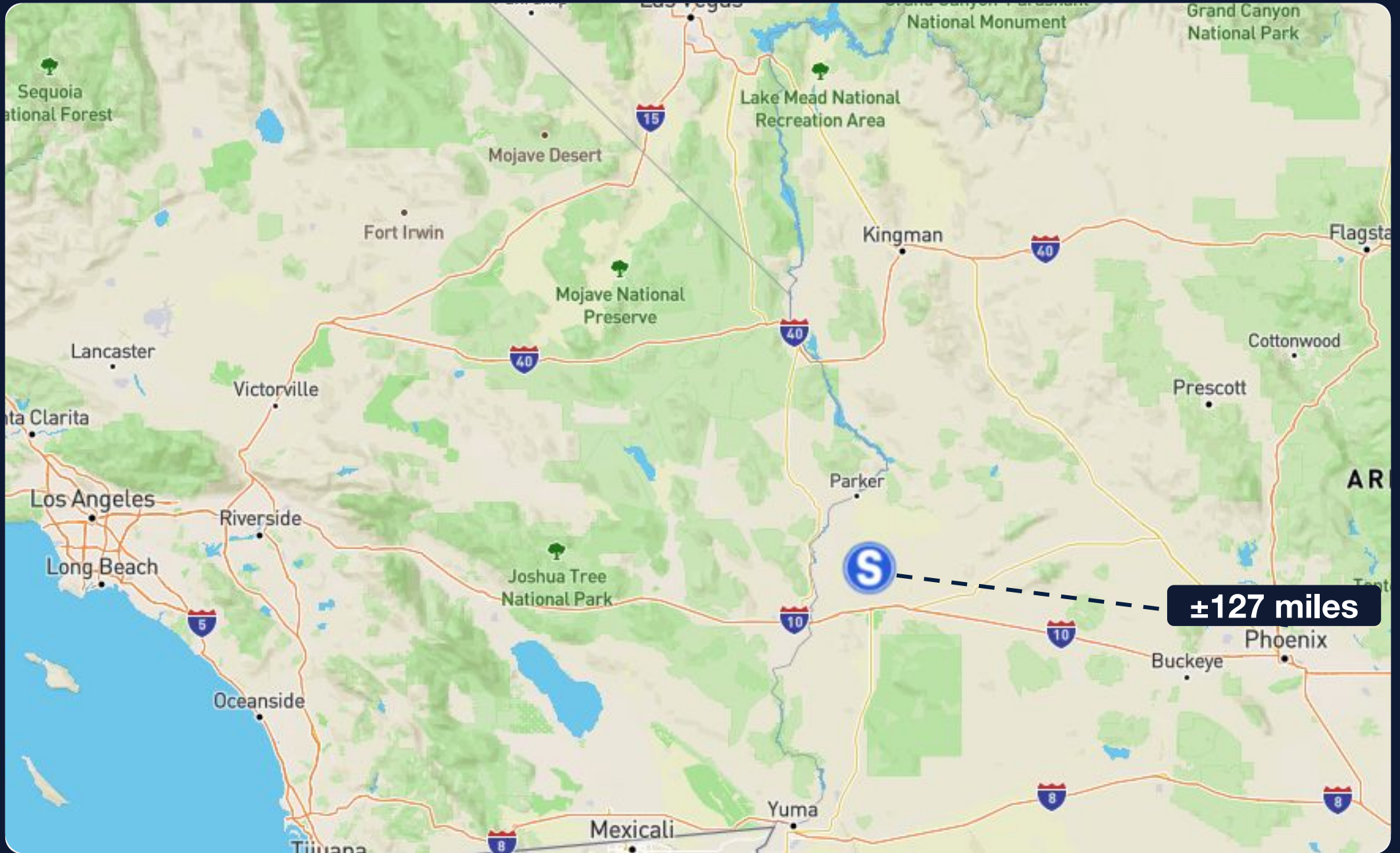


Property Photos



Market Overview

26 W Main St
Quartzsite, AZ 85346



Quartzsite, AZ

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,657	3,030	3,145
Current Year Estimate	2,634	3,012	3,122
2020 Census	2,407	2,723	2,819
Growth Current Year-Five-Year	0.86%	0.60%	0.73%
Growth 2020-Current Year	9.41%	10.59%	10.77%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,638	1,883	1,943
2020 Census	1,417	1,595	1,649
Growth 2020-Current Year	15.63%	18.05%	17.82%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$57,951	\$59,259	\$62,421



Local Market Overview

Quartzsite, Arizona is a uniquely positioned desert community located along the Interstate 10 corridor between Phoenix and Southern California. Known nationally for its seasonal tourism economy, Quartzsite attracts hundreds of thousands of winter visitors annually through its renowned RV culture, gem and mineral shows, outdoor recreation, and long-term camping destinations. The town's strategic location at the intersection of I-10 and Highway 95 creates a consistent flow of travelers, retirees, and seasonal residents, supporting local retail, hospitality, fuel service, and land investment demand. The area's affordability and accessibility continue to attract both owner-users and investors seeking lower barriers to entry compared to larger Arizona metros.

The regional economy is heavily tied to tourism, transportation access, and outdoor recreation, while nearby markets such as Phoenix, Yuma, and Blythe contribute to broader economic connectivity. Quartzsite benefits from strong winter population surges that significantly increase consumer spending activity and temporary housing demand during peak seasonal months. The area's desert landscape, RV infrastructure, and access to recreational trails and public lands support a steady niche tourism sector that remains a defining characteristic of the local economy. Continued migration into Arizona and sustained interstate travel patterns position the community as an established stop within the Southwest travel corridor.

Major Seasonal Tourism & Interstate Travel Destination In Western Arizona

2 Million+

Seasonal Visitors Per Year

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 26 W Main St, Quartzsite, AZ, 85346 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.

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