



605 N H St | San Bernardino, CA 92410

Business & Real Estate Investment Opportunity

Offering Memorandum

\$5,500,000

List Price

\$436,295

2025 EBITDA

±67,920

Avg Monthly Gallons





I-215 ±140,000 VPD

Subject Property

Exclusively Listed By



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Property Snapshot

Property Highlights

- **Modern Convenience Store:** ±2,886 SF unbranded C-store fully renovated in 2019, offering a turnkey retail operation.
- **High-Margin Revenue Drivers:** Features a 14-door walk-in cooler and a Type 21 Liquor License for beer, wine, and spirits sales.
- **Tank Configuration:** Two 12,000-gallon double-wall fuel tanks dedicated to 87 and 91 octane.
- **Strong Traffic Exposure:** Located just 0.3 miles from a high-volume In-N-Out Burger, benefiting from consistent vehicle traffic.
- **Rebound Opportunity:** Adjacent to three motels with customer traffic expected to strengthen as nearby properties reopen and stabilize.

Financial Performance

Priced and marketed strictly on in-place 2025 performance, this asset offers a proven, stabilized baseline with significant upside for a hands-on operator. Current fuel and merchandise revenue represent a conservative, de-risked floor for underwriting - yet the site has a demonstrated ceiling of up to 180,000 gallons and \$200,000 in monthly inside sales, offering a clear path to substantial upside for ownership focused on volume growth and merchandising execution.

Financial Category	Revenue / Volume
2025 EBITDA	\$436,295
12-month AVG Fuel	±67,920 Gallons/Mo
AVG C-Store Sales	±\$71,742/Mo

±2,886 SF
GLA

±0.52 AC
Lot Size

±140,000
Vehicles Per Day

4 Pumps
Fueling Stations



(Existing fuel agreement running through September 2032, option to terminate the existing fuel agreement and pay around \$340K)

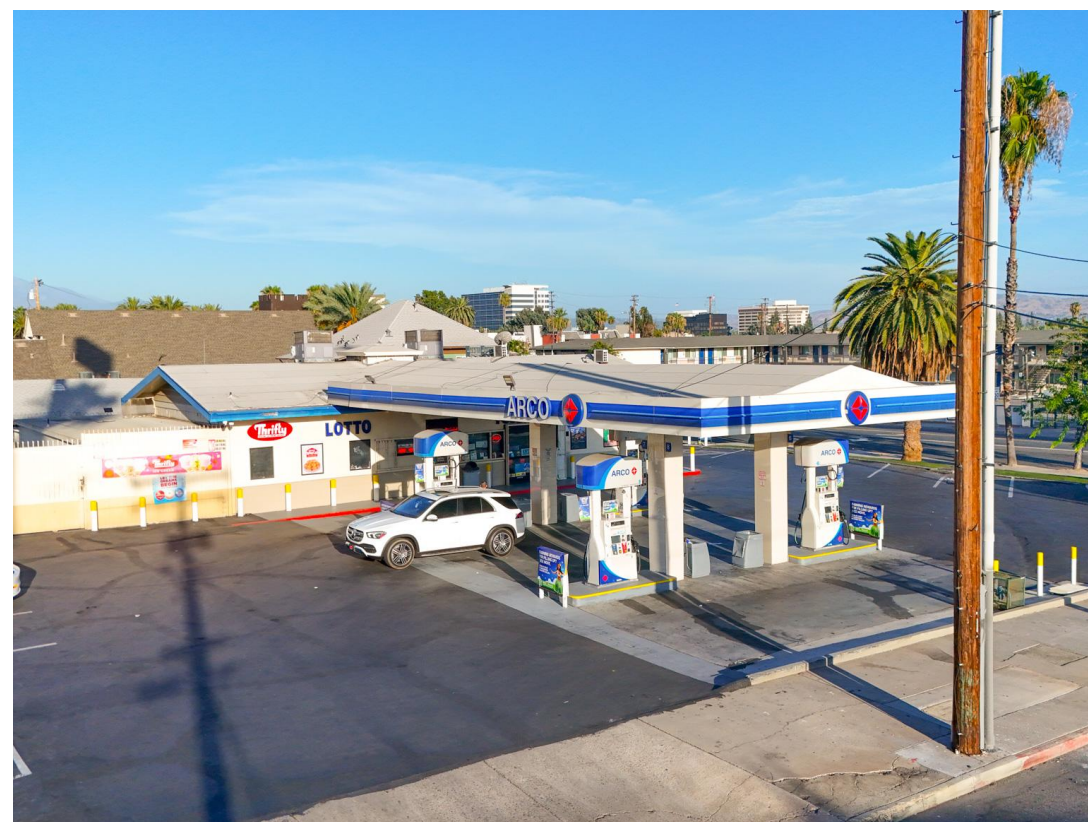
Financial Overview

605 N H St San Bernardino, CA 92410

Financials (Historical)	2024	2025*	2026 (YTD)**
Income			
Fuel Sales	\$4,925,953	\$3,562,492	\$2,192,827
Fuel Volume (Gallons)	1,082,701	815,029	414,904
C-Store Sales	\$1,504,708	\$860,898	\$399,259
Total Income	\$6,430,661	\$4,423,390	\$2,592,085
Cost of Goods Sold			
Cost of Fuel Sold	\$4,378,546	\$3,179,428	\$1,997,822
Cost of C-store Goods Sold	\$782,448	\$447,667	\$207,615
Total Cost of Goods Sold	\$5,160,994	\$3,627,095	\$2,205,437
Gross Profit	\$1,269,667	\$796,295	\$386,649
Expenses			
Expenses	\$360,000	\$360,000	\$195,000
Total Operating Expense	\$360,000	\$360,000	\$195,000
Net Operating Income	\$909,667	\$436,295	\$191,649
EBITDA	\$909,667	\$436,295	\$191,649
Cash Flow	\$909,667	\$436,295	\$191,649

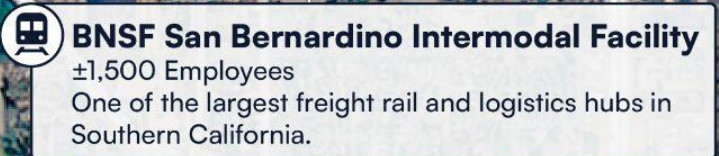
**2026 (YTD): as of 7/14/2026

*Evaluation is Based on 2025 Financials





W 5th St ± 16,800 VPD



± 140,000 VPD



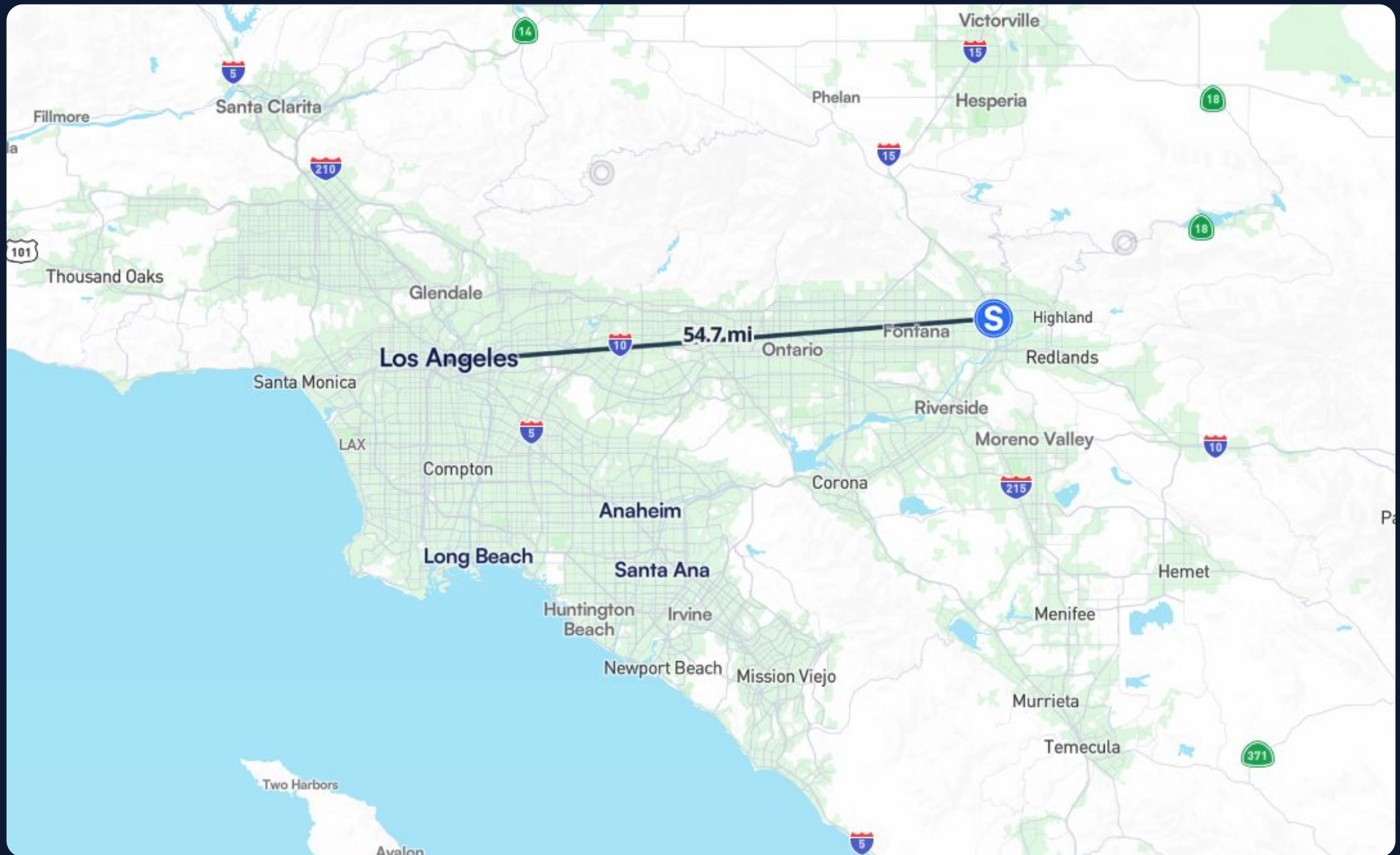
Property Photos



Market Overview

ARCO

605 N H St San Bernardino, CA 92410



San Bernardino, CA

Market Demographics

222,044

Total Population

+5.8%

Population Growth Since 2010

32.6-Minutes

Average Commute

90%

Commute by Car



Local Market Overview

San Bernardino serves as a major commercial and economic center within Southern California's Inland Empire, benefiting from its central location, diverse economy, and excellent regional connectivity. The city offers convenient access to major freeways, airports, and the Ports of Los Angeles and Long Beach, supporting a wide range of industries including healthcare, education, retail, manufacturing, and logistics. Continued population growth and a large workforce have helped drive business expansion and sustained investment throughout the region.

As one of the Inland Empire's largest cities, San Bernardino continues to benefit from ongoing public and private development, expanding infrastructure, and a growing consumer base. Strong regional demographics, increasing employment opportunities, and continued commercial investment have reinforced the city's long-term economic outlook. Its strategic location and broad economic foundation make San Bernardino an attractive market for businesses, residents, and commercial real estate investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	18,257	146,777	367,918
Current Year Estimate	18,673	150,623	375,357
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,380	41,760	108,537
Current Year Estimate	5,358	41,750	108,223
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$67,660	\$79,489	\$92,805

Los Angeles, CA

As the nation's second-largest metro, the Los Angeles Metropolitan Area is a globally influential economic hub defined by its scale, cultural impact, and diverse industry base. Driven by strengths in entertainment, international trade, technology, tourism, and

aerospace, the region benefits from strong consumer spending, a highly skilled workforce, and continuous global investment positioning it as one of the most dynamic and resilient retail markets in the United States.

9,775,632

LA County Population

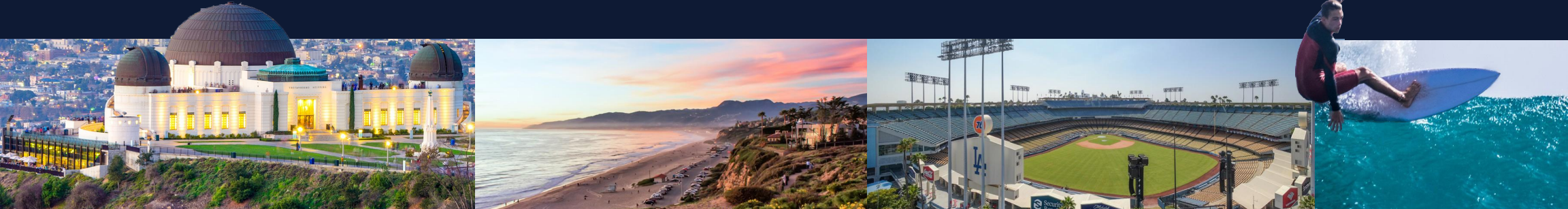
2nd Largest U.S. Metro Economy

Metro GDP | \$1.4T

#2 Largest U.S. City

3.9M | City of LA Population

Source: U.S. Census Bureau, U.S. Bureau of Economic Analysis, CoStar Group | 2025 Dataset



Transportation

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation's largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world's busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.



Port Cargo Volume
10.3 million TEUs



Airport Economic Impact
\$126.6 Billion



Logistics Employment
205,700



Annual Ridership
76.59 million

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.

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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 605 N H St, San Bernardino, CA, 92410 ("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.

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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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