ARCO

605 N H St | San Bernardino, CA 92410

Business & Real Estate Investment Opportunity

Offering Memorandum

$5,200,000	$436,295	±67,920
List Price	2025 EBITDA	Avg Monthly Gallons

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

ARCO

(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

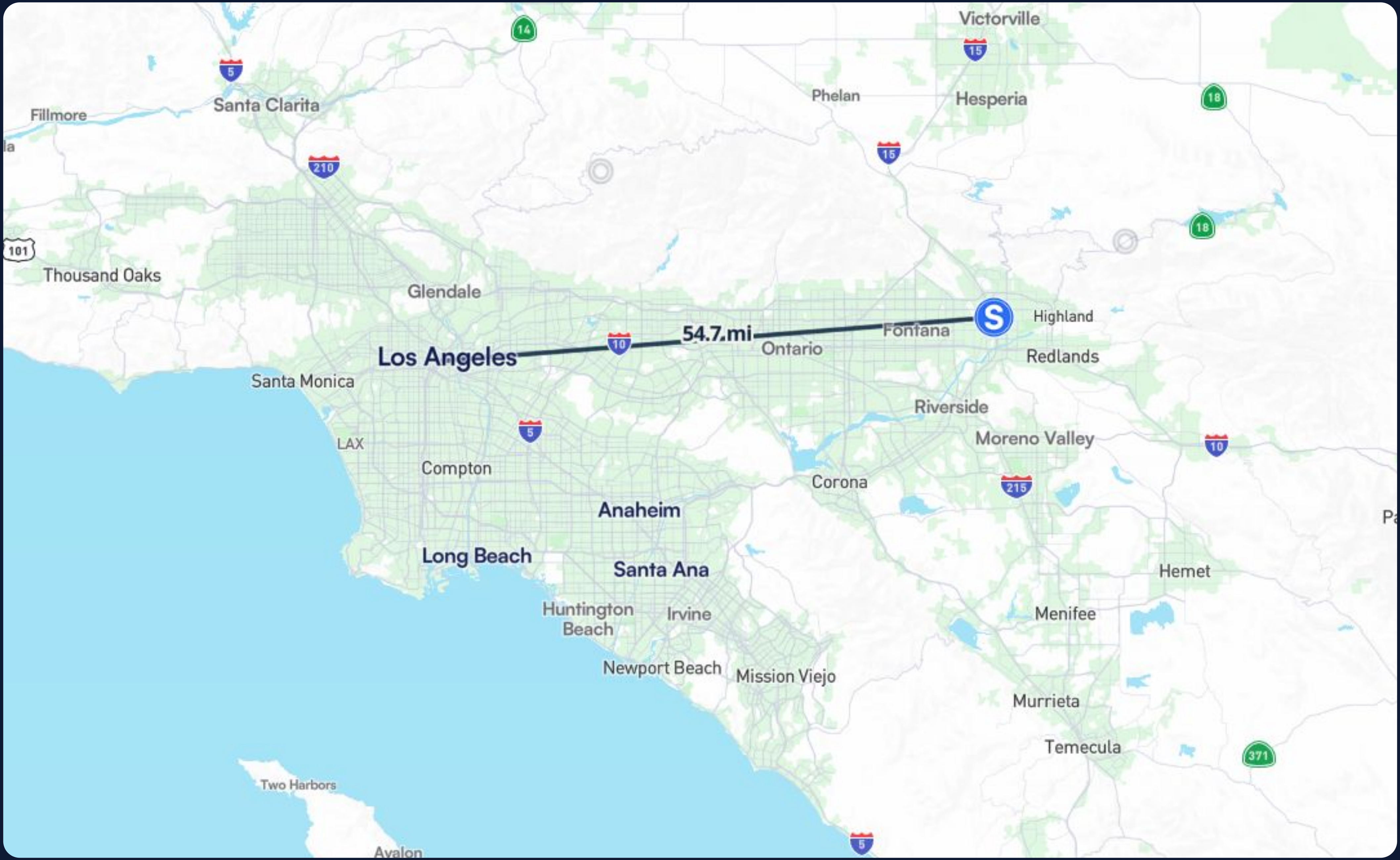
*Evaluation is Based on 2025 Financials


N
215
ARCO
Subject Property
W 5th St ± 16,800 VPD
± 140,000 VPD
El Super
metro by T-Mobile
WSS
KFC
CIRCLE K
BURGER KING
Indian Springs High School
±1,779 Students
Seccombe Lake
Recreation Area
REGAL
IN-N-OUT BURGER
Creekside Village Apartments
±304 Units
BNSF San Bernardino Intermodal Facility
±1,500 Employees
One of the largest freight rail and logistics hubs in Southern California.
The Home Depot Pro
Warehouse
±300 Employees
San Manuel Stadium
Year-round venue for sporting events, festivals, and community entertainment.
El Super
McDonald's
Little Caesars
NOS EVENT CENTER
SBD International Airport
±3,000 Employees
Home to 30 Active On-Site Businesses
Inland Center
sears HOME SERVICES
JCPenney
macy's
THE CHILDREN'S PLACE
Bath & Body Works
VICTORIA'S SECRET
H&M
VANS
Foot Locker
FedEx Ship Center
San Bernardino Valley College
Community College
±15,000 Students | ±1,100 Employees
TARGET

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

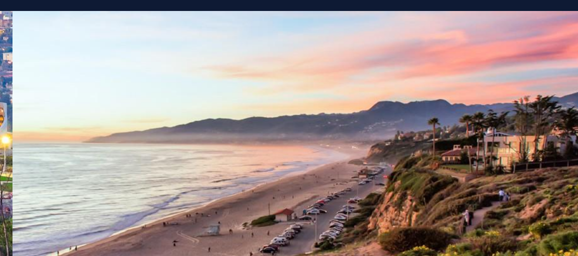
As the nation's second-largest metro, the Los Angeles Metropolitan Area is a globally influential economic hub defined by its scale, cultural impact, and diverse industry base. Driven by strengths in entertainment, international trade, technology, tourism, and aerospace, the region benefits from strong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

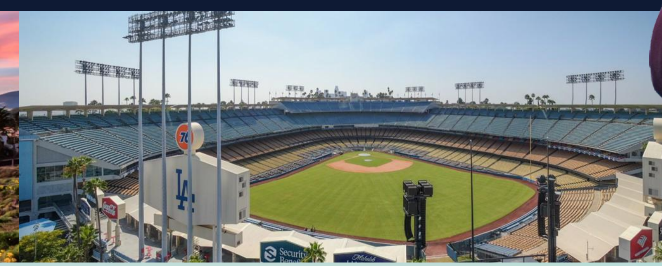
9,775,632
LA County Population

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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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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