

1,518 SF Retail Building Los Angeles, CA 90026 For Sale

MONTHLY 230K GALLONS & \$65K C-STORE



2106 West Temple Street, Los Angeles, CA 90026

CONFIDENTIALITY & DISCLAIMER

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended solely for the use of the individual or entity to whom it has been delivered by KWSC and may not be reproduced, distributed, or disclosed to any other person or entity without the prior written consent of KWSC.

This Brochure has been prepared solely to provide preliminary information to prospective purchasers of the subject gas station property. It is not intended to be, and should not be construed as, an all-inclusive report or a comprehensive representation of the property or its operations. The information contained herein has been obtained from sources believed to be reliable; however, KWSC has not independently verified such information and makes no warranty or representation, express or implied, as to its accuracy or completeness.

All prospective purchasers are strongly encouraged to conduct their own independent investigation and due diligence regarding all aspects of the property, including but not limited to fuel sales, convenience store operations, financial performance, physical condition, environmental compliance, and any applicable local, state, or federal regulations. KWSC expressly disclaims any responsibility for the accuracy or completeness of the information contained herein, or for any errors, omissions, or misstatements.

Any financial summaries, projections, or estimates provided herein (other than actual, historical data) are intended only as illustrative examples of potential performance and do not constitute assurances or guarantees of future results. Fuel sales volumes, rental income, and market conditions are subject to change and may be affected by economic, environmental, and regulatory factors beyond the control of KWSC.

**2106 W TEMPLE STREET
LOS ANGELES, CA 90026**



KARINE CHAKHBAZYAN

REALTOR® | DRE 01724908

818.800.4053

karine.ch@kw.com



ARMAN KHACHATRYAN

REALTOR® | DRE 02071764

626.268.3444

akhach@kw.com

Property Summary

PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Service Station

BUILDING DATA

Building Size	1,518 SF
Building Class	C
Year Built	1965
Tenancy	Single
Building Height	1 Story
Building FAR	0.07
Lot Size	0.47 AC
Zoning	C2
Parking	7 Spaces (4.61 Spaces per 1,000 SF Leased)
Frontage	129' on W Temple St 139' on Alvarado St

2106 W Temple Street

AMENITIES

Pylon Sign

Signage

Signalized Intersection



EXECUTIVE SUMMARY

ARCO GAS STATION

- We proudly present: An exceptional opportunity to acquire a High-performing ARCO Gas Station with Independent C-Store in Prime Downtown Los Angeles location, in a growing neighborhood with significant new developments.
- Business & Real Estate sale: Includes land, Building, and fuel system, offering a solid investment or owner-user opportunity.
- High-Volume Fuel Sales: Pumps approximately 230,000 gallons @ .35c margin per month with strong fuel margins and steady C-store sales averaging \$65,000 @ 35% margin per month.
- Offering at a competitive price, this asset delivers immediate cash flow and long-term appreciation potential in one of LA's most dynamic areas.







CHEERS TO
THE LAKE
SHOW
pepsi

LOS REWARDS
SON NUESTRA
ESPECIALIDAD.
OBTÉN AL MENOS
\$5 POR GALÓN
EN REWARDS.

OUR GAS PUMP
LEAD TO
FIST PUMPS.

Minute
Maid
LEMONADE
STRAWBERRY

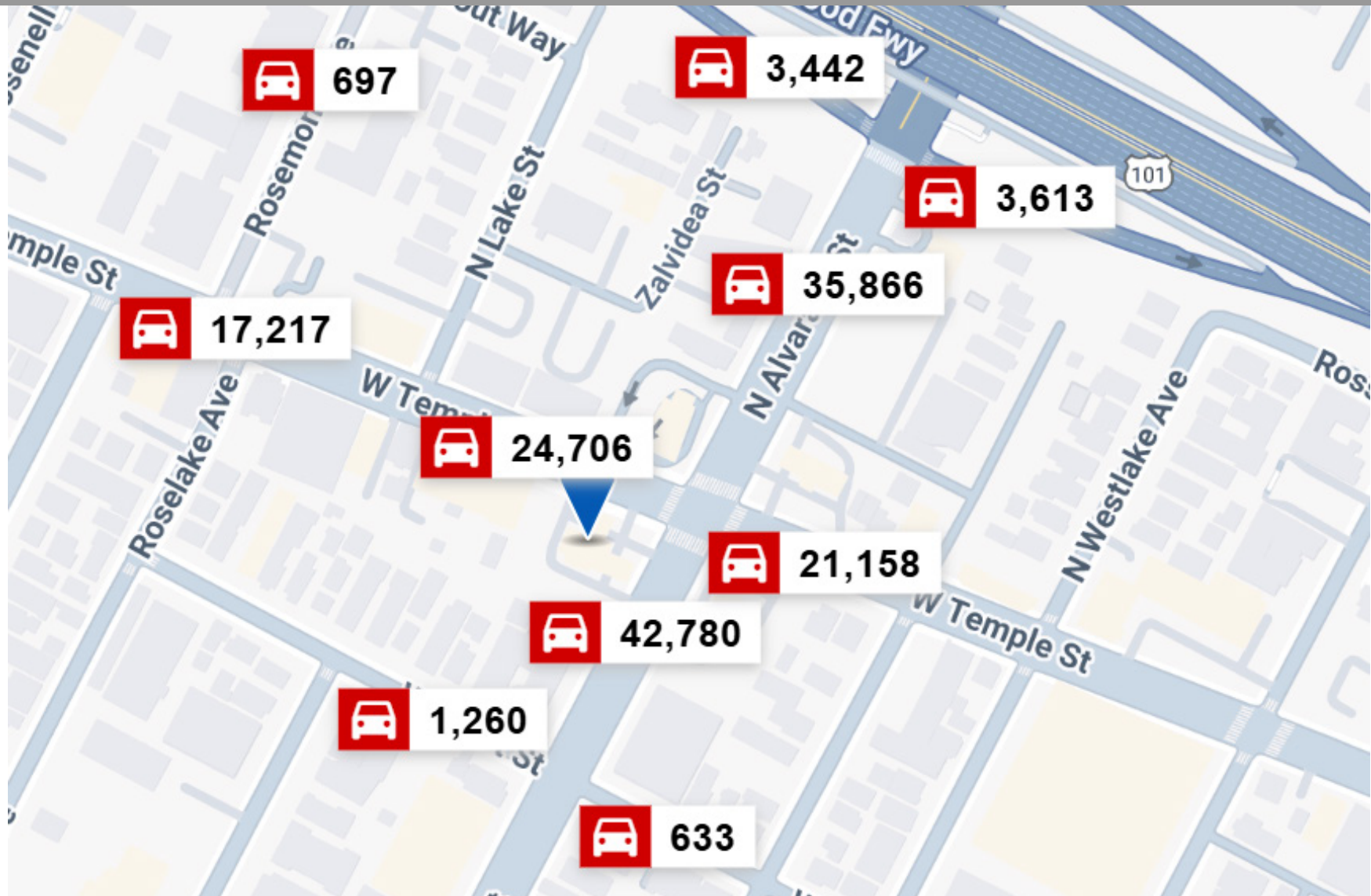
CAUTION
WET
FLOOR

Location Overview

2106 W Temple St



Traffic Count



2106 W Temple Street

Los Angeles, CA 90026

1,518 SF Retail Building Los Angeles, CA 90026 For Sale

2106 W TEMPLE STREET, LOS ANGELES, CA 90026



DRE #01428774

KARINE CHAKHBAZIAN

REALTOR® | DRE 01724908

818.800.4053

karine.ch@kw.com

ARMAN KHACHATRYAN

REALTOR® | DRE 02071764

626.268.3444

akhach@kw.com

