

\$7,150,000

**For
SALE**

Prime Long Beach Gas Station & Real Estate (Arco)

This station is located at signalized corner of E 7th Street and Obispo Avenue with no competition on the same corner.

ARCO contract ends in 2034.
12,140 SF land, 2,550 SF Bldg. with 3 DWF underground storage tanks (12k, 10k, & 5k), and 4 pumps.

Pumps average of 180,000 gal/mo. @ 35-40ct margin (Gas & Diesel), and \$75k in C-Store. Seller is not selling Lottery and Beer & Wine. Possible to add both of them to the operation. Also, room to expand the Store. Buyer must be approved by Arco. This site used to have ABC license until 2012.

7th Street is a major East-West arterial with high traffic exposure. Located in a dense residential/commercial area.



3201 E 7th Street, Long Beach, CA 90804

ICOA, INC.

*Gas Station Sales
Specialist*

Features Include: Prime corner located on major arterial / High visibility & strong street frontage/ Signalized intersection/4 MPD's/ 3 tanks (12k, 8k, 5k)/ Over 2,550 SF building which may be converted to ampm if buyer wishes to do so/ Easy ingress & egress/ Long operating history/ Dense residential neighborhood

Potentials: since this site used to have ABC license (type 20), it is very possible to buy one and transfer it to the location. Also, must add Lottery. The mechanic bay is being used as storage. Store may be expanded and adding QSR such as Krispy Chicken. If Arco agrees, possible to change the store to am/pm and obtain a grant from Arco.

For more information please call: Alex Shapouri (310) 985-8777 icoa1@aol.com