



## Executive Summary

### Chevron and Circle K

Multi-Revenue Fuel, Retail & Restaurant Campus  
42–44 Rio Rancho Road, Pomona, California



### Executive Summary

#### Property Details

Address: 42–44 Rio Rancho Road, Pomona, CA

APN: 8708-028-010

Property Owner: Pier, LLC

## **Operating Entities**

- Circle K, Chevron, Express Car Wash, Wetzel's Pretzels, EV Charging operated by DC Fuel, Inc.
- Full-Service Restaurant including permitted outdoor patio and drive-thru. operated by DC Foodservice, Inc.

## **ABC Licensing**

- Circle K Convenience Store: ABC Type 20 (Beer & Wine Off-Sale).
  - No additional selling restrictions.
  - Allows single-unit sales.
  - CA permitted hours 6:00 AM – 2:00 AM.
- Alvarado's Mexican Grill: ABC Type 47 (On-Sale General)

## **Project Type**

Chevron-branded fuel station with Circle K, express tunnel car wash, Wetzel's Pretzels inside the C-store, two (2) ChargePoint EV chargers, and full-service restaurant with outdoor patio and drive-thru with stand alone office building on a single 2.31-acre parcel.

## **Property Overview**

Land Area: 2.31 Acres

Land Square Footage: 100,618 (Total Overall)

Improvements:

- 2,977 SF Convenience Store (Circle K – ABC Type 20)
- 2,638 SF Express Car Wash
- 3,387 SF Full-Service Restaurant (ABC Type 47 with patio & drive-thru)
- 4,600 SF Fuel Canopy
- 2,638 SF Office / Support Space
- Two ChargePoint EV Chargers

## **Operations Include:**

- Chevron fuel (87 / 89 / 91 / Diesel / E85)
- 8 fueling dispensers
- Two 24,000-gallon USTs (12k/12k)
- 95' express tunnel car wash with conveyor loading belt with McNeil Equipment
- Wetzel's Pretzels inside Circle K
- Outdoor dining patio and drive-thru service at Alvarado's

### **Revenue Platform:**

1. Fuel
2. Convenience Retail (Beer & Wine – Type 20)
3. Express Car Wash + Memberships
4. EV Charging
5. Branded & Independent Foodservice
6. Office Rental @\$2.75psf = \$87,000 pa

### **Daily Vehicle Traffic**

Approximately 575 vehicle visits per day across the campus.

### **Current Stabilized Performance – Year 1 Run Rate**

Fuel: \$3,684,432

Circle K: \$932,748

Express Car Wash: \$153,600

Wetzel's Pretzels: \$125,160

Alvarado's Mexican Grill: \$995,000

**Total Revenue: \$5,890,940**

### **Year 1 – Stabilized Operations (Actual)**

Fuel: \$651,648

C-Store: \$354,720

Express Car Wash: \$153,600

Wetzel's Pretzels: \$81,354

Alvarado's Mexican Grill: \$646,750

**Total Gross Profit – Year 1: \$1,890,000**

## **Year 2 – Optimization & Membership Penetration**

Fuel: \$892,410

C-Store: \$518,275

Express Car Wash: \$327,880

Wetzel's Pretzels: \$94,620

Alvarado's Mexican Grill: \$666,815

**Total Gross Profit – Year 2: \$2,500,000**

## **Year 3 – Mature Multi-Channel Platform (Stabilized)**

Fuel: \$1,315,780

C-Store: \$822,940

Express Car Wash: \$668,350

Wetzel's Pretzels: \$139,980

Alvarado's Mexican Grill: \$752,950

**Total Gross Profit – Year 2: \$3,700,000**

## **Embedded Growth Drivers**

- Fuel volume normalization and margin optimization following full site stabilization
- Inside-store attachment upside on existing daily vehicle traffic
- Express car wash membership penetration creating recurring, high-margin revenue
- EV charging provides incremental, low-overhead income with increasing utilization trends
- Drive-thru and permitted outdoor patio increase restaurant throughput without footprint expansion

*All growth drivers are already installed and operational, positioning the asset for continued performance improvement through operational execution rather than capital-intensive redevelopment.*

## **Surrounding Area Snapshot**

Immediate census tract median household income approx. \$102,885. Pomona citywide median income approx. \$79,479 with strong Hispanic/Latino presence (~72%).

## **Investment Highlights**

- Diversified income streams mitigate single-category risk
- Express car wash delivers recurring membership revenue
- EV charging provides incremental growth
- Alvarado's produces nearly \$1M+ annually with patio & drive-thru enhancing throughput

- Fuel anchors daily visits while retail + food increase ticket size
- New construction with modern layout and equipment
- Large 2.31-acre parcel supports future expansion

### **Management Perspective**

At maturity, the campus is projected to generate approximately \$3.7M in annual gross profit. Conservative NOI conversion supports strong debt service coverage and long-term durable cash flow.

### **Price Details**

The whole campus can be purchased for \$17.5m Or If the buyer does not want the office building (valued at \$1.5m ) then the price will adjust to \$16m

### **More Information**

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