

ARCO, AMPM , CAR WASH

**625 LAS TUNAS DR.
ARCADIA, CA 91007**

\$9,990,000

GCB BROKERS INC(BRE#02228886)

DENNIS JOO, MBA, BRE#01756549

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3600 Wilshire Blvd, #1033, Los Angeles, CA, 90010

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**ARCO
AMPM
CAR-
WASH**

- **APN; 5787-024-025 & 037**
- **LAND SIZE: 18,980 + 15,144 = Total 34,124 SF**
- **BUILG SIZE: 2,471 + 1,647 = Total 4,118 Sf**
- **BUILT: 2007**
- **ZONING: ARC2VV**
- **USE CODE : GAS STATION & CONVENIENCE STORE**
- **CURRENT OWNER 18 YEARS MANAGERMENTS**
- **BEER WINE LICENSE**
- **GASOLINE AND DIESEL**
- **6 ISLANDS, 12 PUMPS**
- **NEW EXPRESS CAR WASH**
- **16 FEETS CANOPY**
- **3 UNDERGROUNDS TANKS**
- **NO COMPETITION**
- **100 % EMPLOYEE MANAGEMENT**

Listing Broker / GCB BROKERS INC

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