

# FUEL CONTRACT EXPIRING OCTOBER 2024



## CONFIDENTIAL SALE

DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER.  
DO NOT LOITER ON THE PROPERTY. YOUR COOPERATION IS APPRECIATED.

**Address:** 3102 Thousand Oaks Blvd., Thousand Oaks, CA 91362  
**Cross Streets:** Thousand Oaks Blvd & Hampshire Road (Direct Access to Hwy 101)  
**Business + Real Estate:** \$6,450,000 + Inventory

## SALE HIGHLIGHTS:

- Gas Stations & Convenience Stores Offer Significant Bonus Depreciation (Consult CPA)
- Fuel Supply Contract Expires October 2024
- Prime Signalized Intersection with Traffic Counts in Excess of 47,000 +/- CPD (Esri)
- Hydrogen Refueling Station On Site (FirstElement Fuel)

**Building Size:** +/- 2,289 SF      **Property Size:** +/- 20,565 SF (0.47 AC)  
**Hours of Operation:** 6am - 10pm      **Employees:** 2 Part Time / 2 Full Time  
**Pumps:** 4 MPDs | 8 Fueling Positions  
**Double-Wall USTs:** (1) 10,000 Gal, (2) 8,000 Gal (1) 550 Gal Waste Oil

## CURRENT INCOME:

**Gasoline:** +/- 60,000 Gallons/mon (+/- \$0.85 - \$0.90)  
**Market:** +/- \$15,000/mon  
**Lotto Commission:** +/- \$1,000/mon  
**First Element (Hydrogen):** Rental Income In Place - Contact Broker For Details  
**Auto Repair Garage:** Currently Vacant (Market Rent: \$6,000 - \$7,000)

**COMPLETE NON-DISCLOSURE AGREEMENT:**

[CLICK HERE](#)



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Business. You and your advisors should conduct a careful, independent investigation of the Business to determine to your satisfaction the suitability of the Business for your needs.

FOR LISTING INFORMATION  
PLEASE CONTACT:

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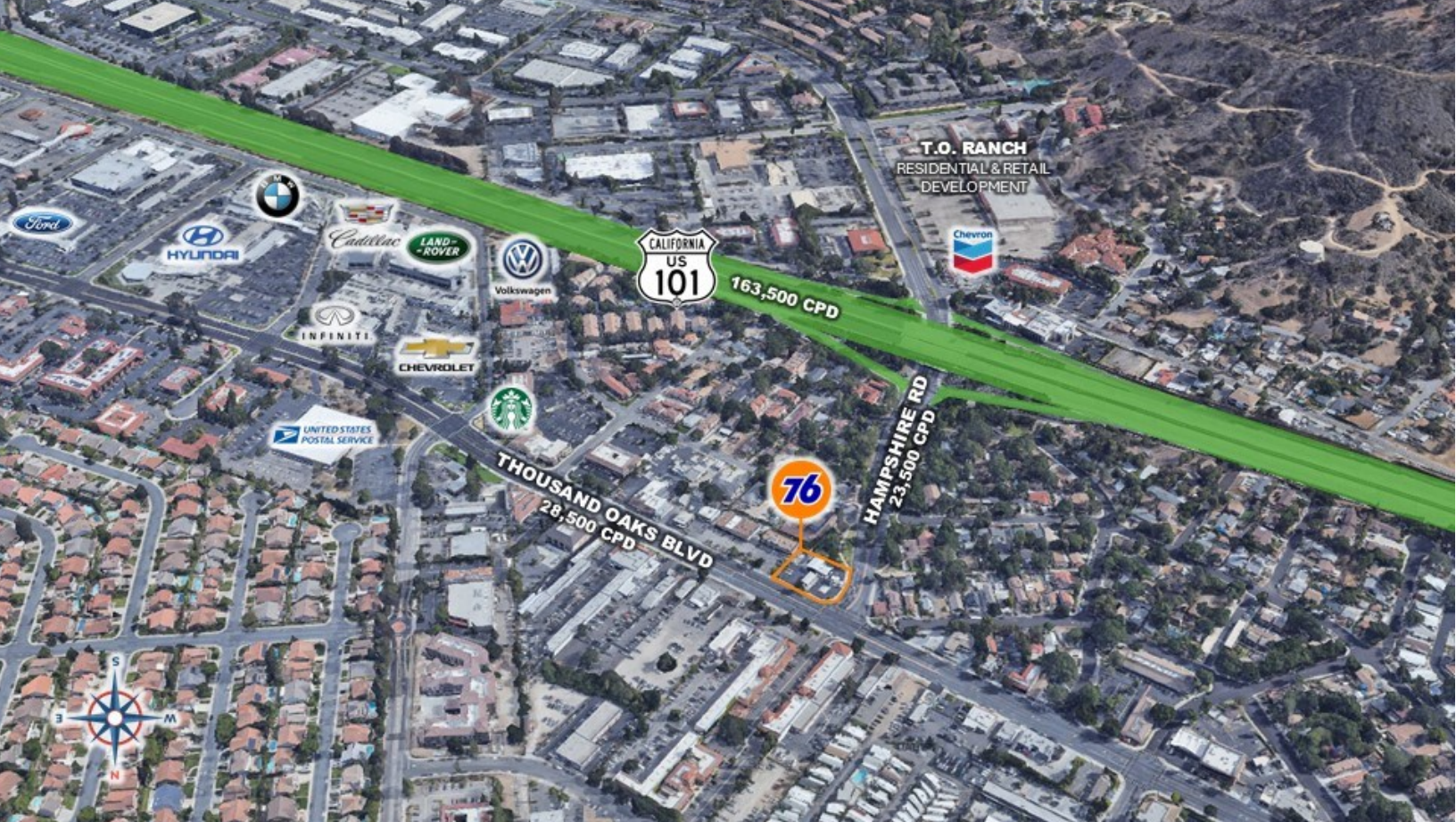
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#### Overview:

Seize the opportunity to own a well-located gas station in the affluent and bustling community of Thousand Oaks, California. Situated on the highly trafficked Thousand Oaks Boulevard, this gas station offers excellent visibility and direct accessibility to CA-Highway 101, making it a prime location for both local residents and commuters.

#### Demographics:

Thousand Oaks is known for its high-income population, with an average household income of \$186,742 within a 3-mile radius. The area benefits from its close proximity to Los Angeles, attracting a mix of affluent residents and professionals who seek the convenience of suburban living while remaining connected to the city. The trade area is comprised of auto dealerships, shopping centers, offices, and a strong residential population, providing a steady stream of loyal customers. This gas station is ideally positioned to serve this diverse and prosperous demographic, ensuring consistent sales and profitability.

#### Key Features:

- *Expiring Fuel Supply Agreement:* The current fuel supply agreement is set to expire in October 2024, offering the new owner significant flexibility. Whether you're looking to rebrand, negotiate more favorable terms, or introduce new fuel products, this expiration provides a unique opportunity to tailor the station to your business vision.
- *Hydrogen Fueling Station:* The site includes a state-of-the-art hydrogen fueling station, operated by FirstElement Fuel. This forward-looking feature positions the station as a key player in the rapidly growing market for alternative energy vehicles, attracting eco-conscious consumers and setting the stage for future growth.
- *Auto Repair Bays:* The property includes three vacant auto repair bays, providing multiple revenue-generating opportunities. These bays can be leased out to local mechanics, creating a steady stream of rental income, or operated as an in-house service center to increase customer loyalty and boost profits. Alternatively, the garage can be converted into a larger convenience store, expanding your retail offerings and catering to the demands of the local market.

#### Investment Highlights:

- Prime location in a high-income area with strong customer demographics
- Flexibility in fuel supply and branding with expiring contract
- Modern hydrogen fueling station catering to the growing alternative fuel market
- Multiple revenue streams from auto repair bays or potential convenience store expansion

Don't miss out on this rare opportunity to own a versatile and strategically located gas station in one of Southern California's most desirable markets. Contact us today to learn more about how this property can meet your business needs and investment goals.





**Electronic Price Sign**



**Upgraded Pumps**



**Hydrogen Pump**



**Building Entrance**



**Beverage Coolers**



**Cashier Wrap**



**Garage Exterior**



**Garage Interior**

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