



The gas station experts since 1991



Investor's Dream Location...Location... Location



Investor's Dream & Rare to find

(1) One Acre State-of-the-art Shell gas station, Car wash & Rental income Calexico, CA

Selling price: \$6.49 Mil with the Real Estate

Calexico is a city in Southern Imperial County, California. Situated on the Mexican border, it is linked economically with much larger city of Mexicali, the capital of the Mexican state of Baja, California. It is about 122 Miles east of Diego and 62 Miles west of Yuma, Arizona. 2024 Total Population Calexico 44,426 within 5 miles Radius with an average age group of 37 years old with median household income of \$56,000

- 6 dispensers, gas & diesel with plenty parking
- Buyer's dream for this absentee run gas station with high future potential.
Beer & Wine & Lotto / Lottery
- Exterior ice vending revenue
- (2) two potential lease spaces for additional income
- Awesome opportunity for growth and revenue at this location.

- Current sales is approx. 30,000 gallons @ 70 cents per gallon and
- approx. \$120,000 store sales @ 45%.

Petroleum Realty also offers:

1. Financing, SBA & Conventional
2. Escrow Services Nation-wide marketing Vacant site
3. Assessment New construction & remodel
4. Environmental Services"

Presented by Gus Otaki (Broker)



Gas Stations, Business & Commercial Real Estate Sales
CalDRE #01094689"