

**BMI****REALTY**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BMI Realty and it should not be made available to any other person or entity without the written consent of BMI Realty. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to BMI Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BMI Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, BMI Realty has not verified, and will not verify, any of the information contained herein, nor has BMI Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE BMI REALTY AGENT FOR MORE DETAILS.**



## OFFERING MEMORANDUM



Mainor Bojorquez  
C: (626) 255-3835  
Mainorbo3@gmail.com  
REALTY CA-BRE# 01315223

Unique ARCO am/pm, Carwash & Diesel

**FOR SALE**

22330 Cactus Ave., Moreno Valley, CA 92553

# INVESTMENT OVERVIEW

## INVESTMENT SUMMARY

Sale Price:	\$23,000,000
APN:	297-130-070
Lot Size:	2.9 Acres
Building Size:	6,600 s.f.
Year Built:	2022
Zoning:	BPX-Business Park
Sub Market:	Inland Empire

## INVESTMENT HIGHLIGHTS

- Owner/user opportunity - Property & Business for Sale
- 16 Fueling Positions forecourt and 4 in Diesel area
- 263,000 gals. avg. per month of combined fuel sales in 2023 at .81 cents combined margin.
- Store sales: Avg. \$178,000 per month at 40% margin, excluding Lotto/Lottery
- Carwash Sales 9,500 per month
- Wendy's Restaurant w/drive thru Lease.
- Beer & Wine License included
- Future growth/development area
- Ample parking and circulation
- Spacious lot - Ease of Ingress/Egress

Brand New Station opened in 2022

ARCO-am/pm Supply/Franchise Agmts.,through 2037



## INVESTMENT OVERVIEW



Unique opportunity to purchase this ARCO am/pm gasoline station with 16 fueling positions including a separate Diesel canopy with 4 dispensers in the back of the parcel. A 3,800 s.f. am/pm c-store, and 2,800 Wendy's restaurant in a long term lease . The property 's ease of ingress and egress with four driveway entrance/exit, There is ample parking directly on the lot The gas islands are split with 2 multi-product dispensers each for a total of 16 fueling positions. The fuel storage system is double-wall fiberglass and consists of one (1) 20,000 gal. Unleaded ; one (1) 12,000 gal. Premium; one (1) 8,000 gal. Diesel at forecourt; one (1) 22,000 gal. Diesel and one (1) 8,000 DEF in rear. **ARCO- am/pm Agreements expire in 2037.**

**The station includes a state of the art 80-foot tunnel express carwash equipped with NCS Mac Neil equipment for high trough-puts, including 13 vacuum stalls**



# Wendy's Lease

**"WE BELIEVE IN QUALITY-INSIDE AND OUT"**

Lease Terms:

10 Year initial Term

Lease type: NNN

Tenant: Continental Food Management Inc.

Four-5 Year Options

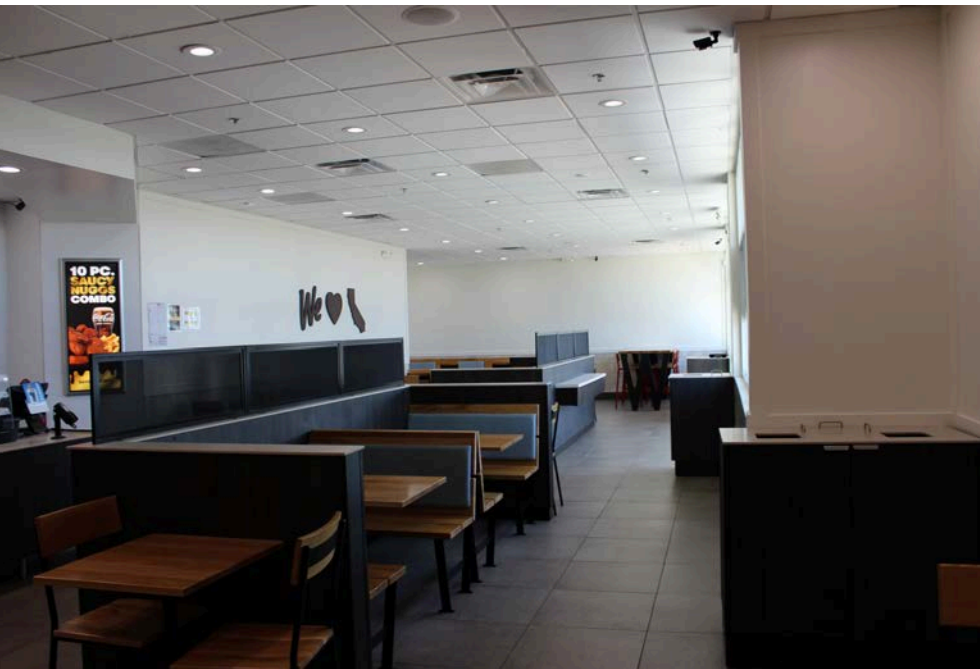
Rent: \$9,800 per month

Rent increases: 10% every 5 years

More info. available upon request



Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef\*, freshly-prepared salads with hand-chopped lettuce, and other signature items like chili, baked potatoes and the Frosty® dessert. The Wendy's Company (NASDAQ: WEN) is committed to doing the right thing and making a positive difference in the lives of others. . Today, Wendy's and its franchisees employ hundreds of thousands of people across approximately 7,000 restaurants worldwide with a vision of becoming the world's most thriving and beloved restaurant brand.





# LOCATION OVERVIEW



## LOCATION OVERVIEW SUMMARY

The property is located at the on/off ramp of the Interstate 215 freeway at a signalized intersection, it is strategically positioned to be immediately visible from traffic exiting the freeway, heightened by tall freeway sign on the property . Cactus Ave., is a popular thoroughfare connecting the communities of Moreno Valley and City of Riverside. The March Air reserves is located just south of the property and serves as a major influence in the area. The neighborhood is generally characterized by primarily industrial and commercial users with good residential back-up and density. The property counts with \_\_\_Tesla charging station which are in high demand for this area, adding additional services to its customers.

**Average Daily Traffic: 38,233 ADT  
(2021-MPSI)**



**105,235**

POPULATION WITHIN A 3 MILE RADIUS



**29,519**

HOUSEHOLDS WITHIN A 3 MILE RADIUS



**\$84,129**

MEDIAN HOUSEHOLD INCOME



## ABOUT ARCO and am/pm

### “ONE BRAND, ONE FOCUS, YOU”

ARCO is a brand leader of gasoline stations owned by Marathon Petroleum. BP, which formerly owned the brand, uses it in Northern California, Oregon and Washington, while Marathon has rights for the rest of the United States and Mexico. ARCO® fueling stations offer TOP TIER™ quality gasoline at nearly 1,500 locations in the western United States and Northern Mexico

### AM/PM FRANCHISE

The ampm franchise is owned by BP West Coast Products, and Treasure Franchise is the exclusive master franchisor in Nevada, Arizona and part of California. Today there are over 1000 ampm franchise locations in the states of Arizona, California, Nevada, Oregon and Washington.

am/pm has a strong family of proprietary products that provide our franchisees with high-quality, lower-cost goods. Recognized brands with attractive margins means more money in your pockets per units sold.



ARCO and am/pm have been working with independent retailers to provide the best fuel and highest level of service to communities throughout California. “Generating new revenue and increasing your profitability is important to us.”



The ampm franchise is a system for retail convenience mini market and fast food services and the identification, layout and operation of retail convenience and fast food mini markets identified principally by the service name and service mark “ampm.”



# PROPERTY PHOTOS





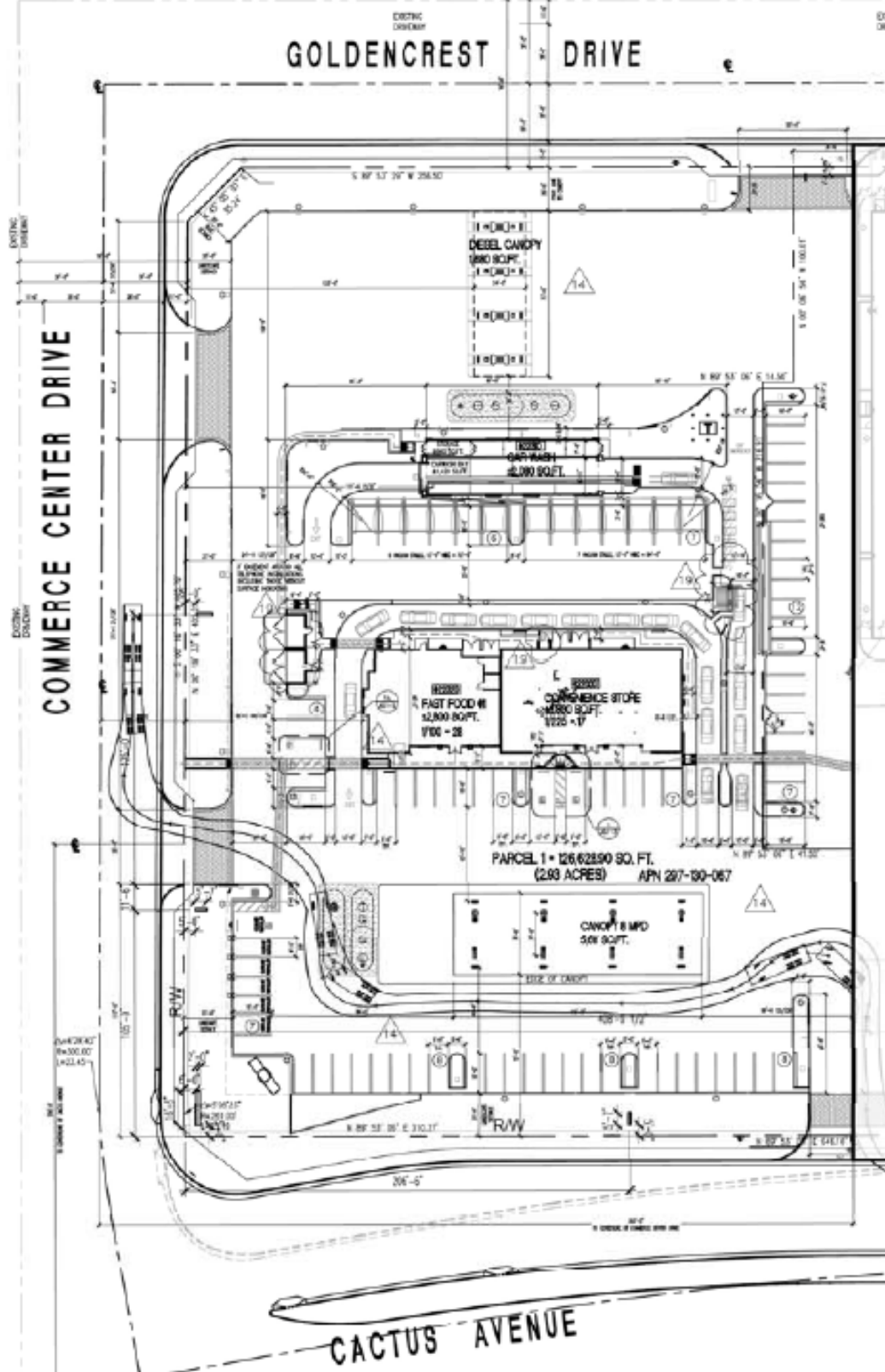


# PROPERTY PHOTOS



GOLDENCREST DRIVE

COMMERCE CENTER DRIVE



CACTUS AVENUE



# PROPERTY MAP



# PROPERTY AERIAL

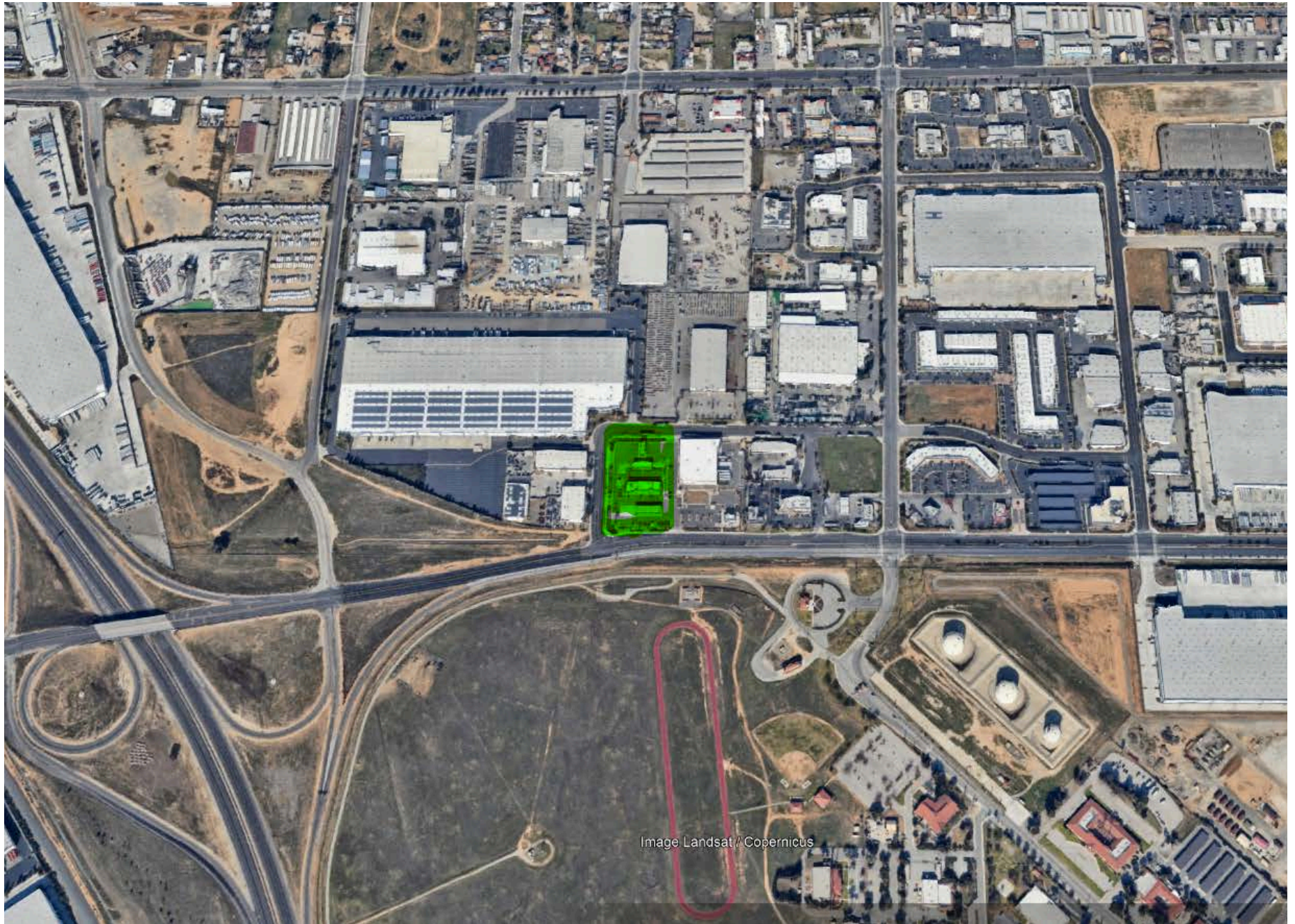


Image Landsat / Copernicus