

Real Estate & Business For Sale

SEASONED Gas Station & Car Wash

1901 South Broadway, Santa Maria, CA 93454



PROPERTY HIGHLIGHTS

- UNIQUE OPPORTUNITY: FULL SERVE GAS STATION & EXPRESS CAR WASH
- BUSINESS & REAL ESTATE INCLUDED
- BUSINESS 3-YEAR AVG YEARLY GROSS PROFIT OF \$800,000 WITH ABSENTEE OWNER
- 8 GAS PUMPS (NO DIESEL); 2 TANKS (REGULAR 1 - 12,000 GAL /SUPER 1 - 6,000 GAL) BOTH LESS THAN 5 YEARS OLD
- 70FT TUNNEL; CAR WASH EQUIPMENT APPROXIMATELY 5 YEARS OLD
- HISTORICAL HIGH SPREADS ON GAS SALES.

FOR SALE

SINA RAZBAN-NIA

Broker Associate
(818) 427-9876
teamraz4u@gmail.com
DRE# 01135050

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661

BEN TILBURY

Agent
(925) 550-6833
bentilbury@kw.com
DRE# 02026424

PROPERTY SUMMARY

Gas Station & Car Wash
1901 South Broadway | Santa Maria, CA 93454



Property Summary

REAL ESTATE & BUSINESS PRICE:	\$2,795,000
LOT SIZE:	13,503 SF
YEAR BUILT:	1971
YEAR RENOVATED:	2017
PROPERTY TYPE:	Commercial
FF&E:	Included in Price
APN:	117-500-009

Property Overview

This exceptional property presents a unique investment opportunity as a full-service gas station and express car wash. This freestanding building spans 2,000 square feet and was recently renovated in 2017. The business boasts a three-year average yearly gross profit of \$800,000 under absentee ownership, demonstrating its strong financial performance.

The station is equipped with 8 gas pumps (excluding diesel) and two tanks (12,000 gallons for regular and 6,000 gallons for super), both less than five years old, ensuring efficient and modern fuel services. Additionally, the car wash features a 70ft tunnel with equipment approximately five years old, providing quick and reliable service.

Situated on a major commercial thoroughfare with high traffic counts of over 35,000 cars per day along Broadway, the property ensures consistent customer flow and high visibility. Historical high spreads on gas sales further enhance its appeal as a lucrative investment. With a population of over 100,000 residents, Santa Maria holds the title for being the most populous city in Santa Barbara County.

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PROPERTY PHOTOS

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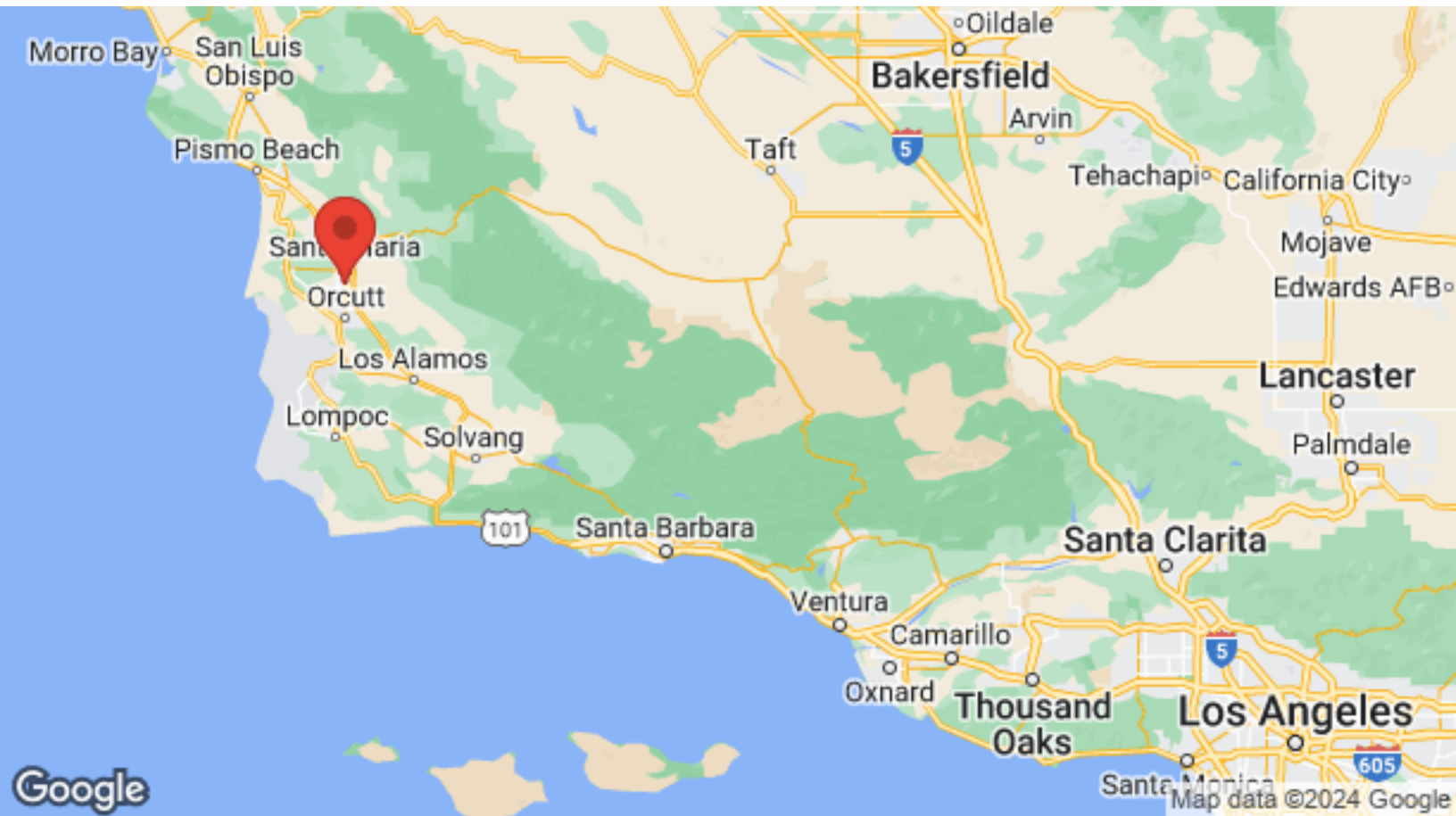
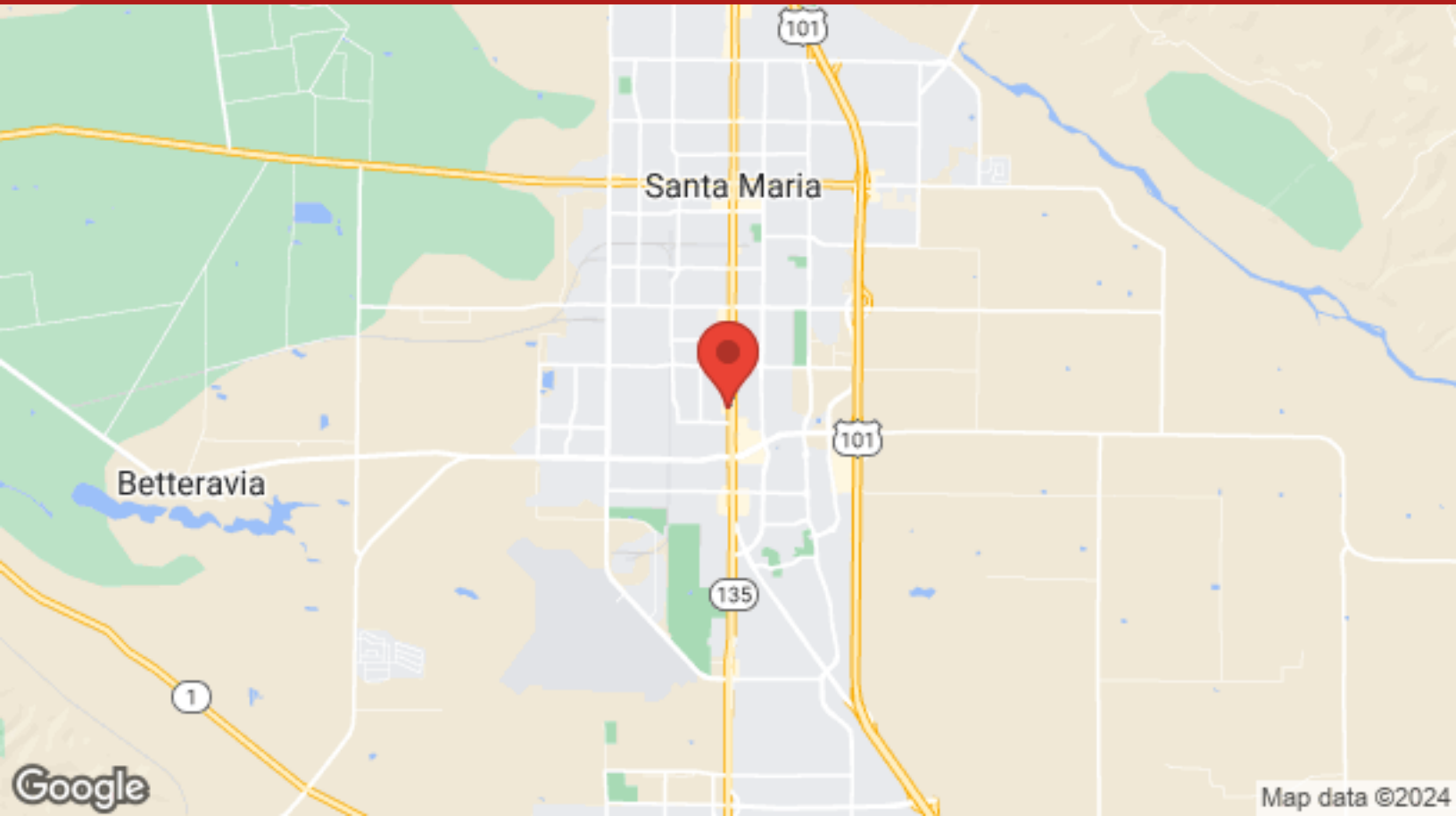
OMID SALEH
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osaleh@kw.com

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LOCATION MAPS

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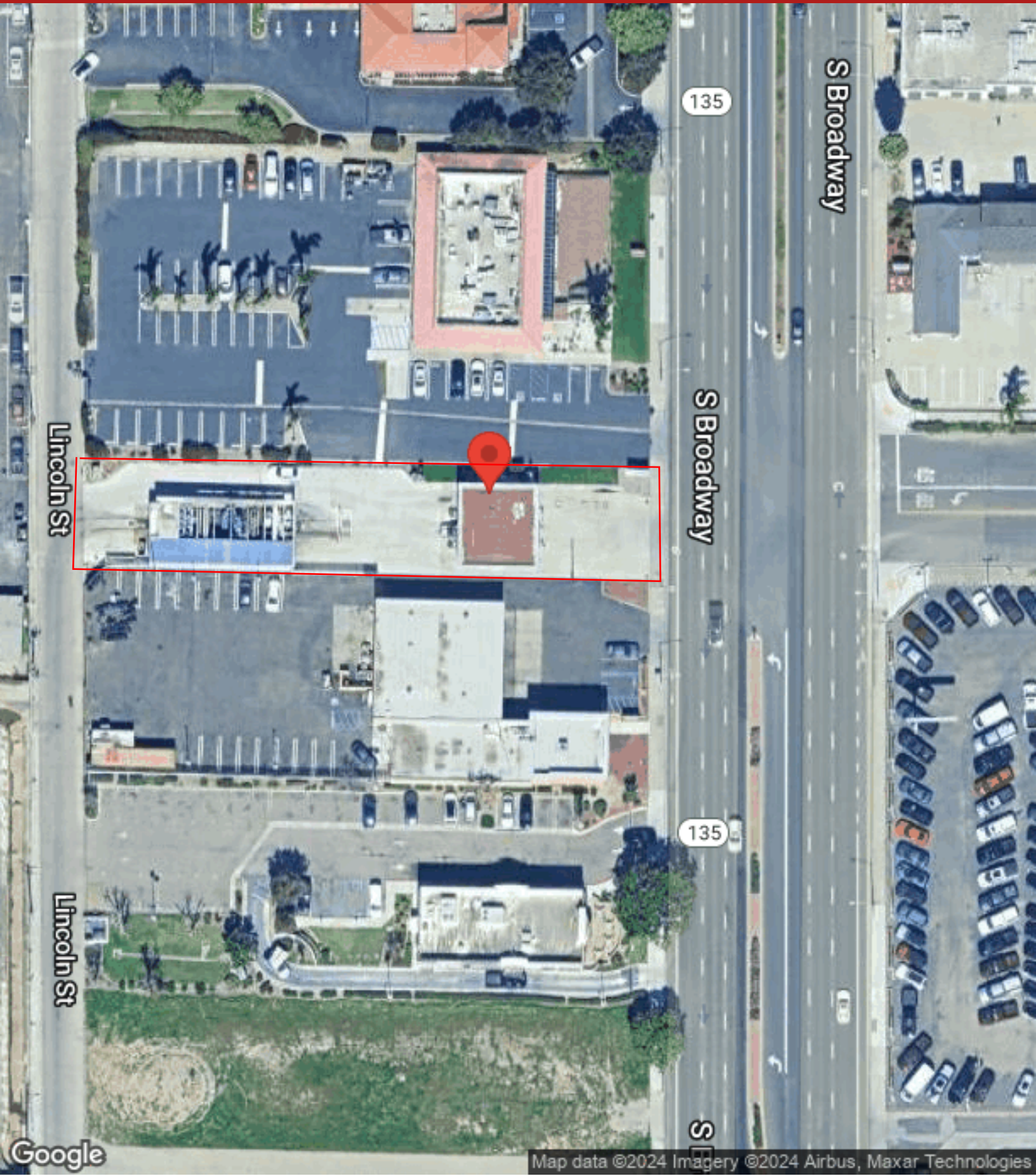
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AERIAL MAP

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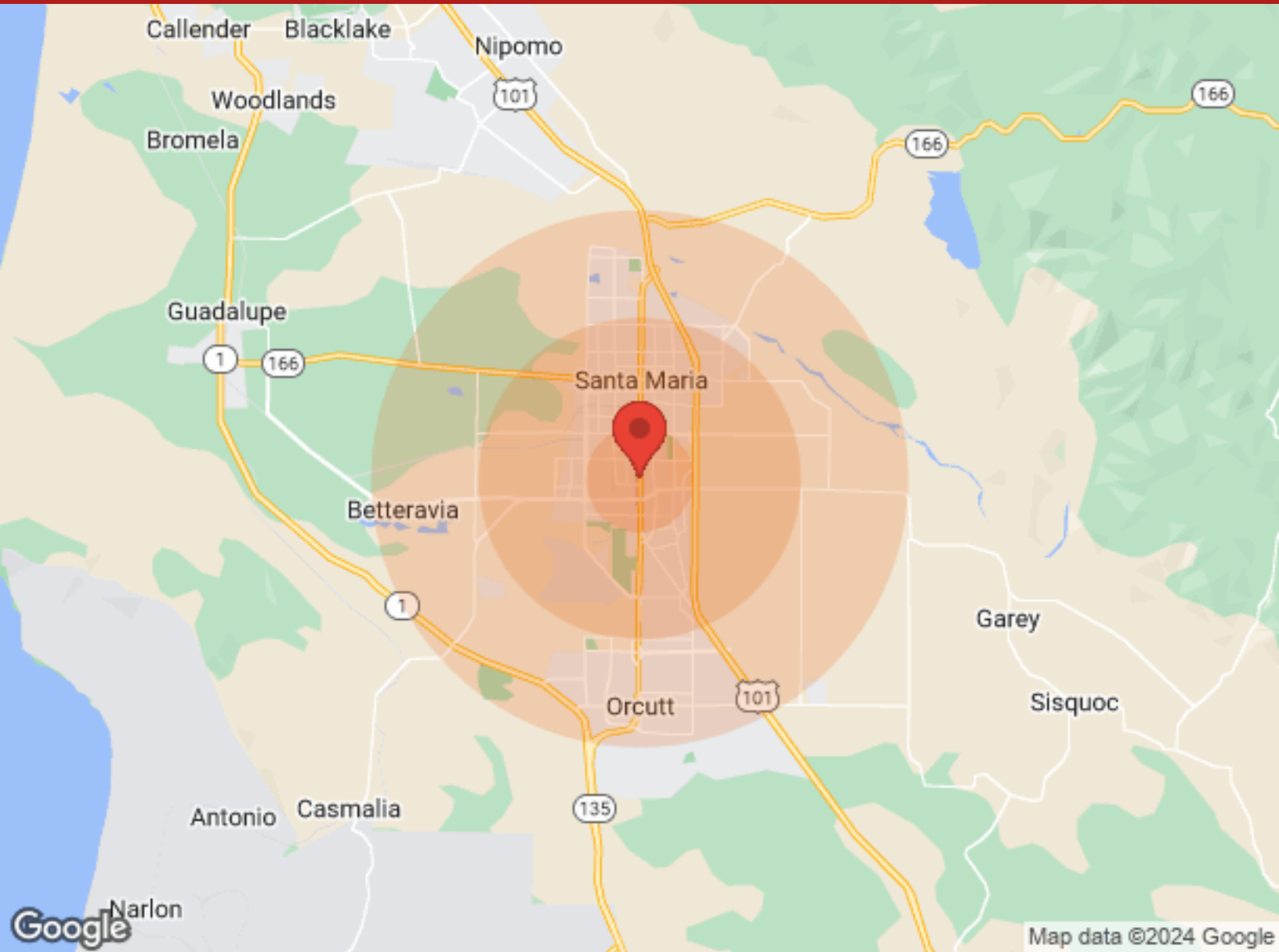
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,014	43,786	68,381	Median	\$46,931	\$47,182	\$54,310
Female	6,727	43,620	68,856	< \$15,000	448	2,625	3,453
Total Population	13,741	87,406	137,237	\$15,000-\$24,999	407	2,864	4,200
				\$25,000-\$34,999	379	2,876	4,270
				\$35,000-\$49,999	727	3,997	6,453
				\$50,000-\$74,999	1,058	5,197	8,592
				\$75,000-\$99,999	545	2,721	4,798
				\$100,000-\$149,999	610	2,939	5,388
				\$150,000-\$199,999	72	672	1,396
				> \$200,000	42	481	945
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,879	50,057	84,591	Total Units	4,322	23,885	40,284
Black	189	594	807	Occupied	4,111	22,725	38,375
Am In/AK Nat	55	884	1,125	Owner Occupied	1,872	11,446	23,186
Hawaiian	1	32	32	Renter Occupied	2,239	11,279	15,189
Hispanic	8,940	63,197	89,734	Vacant	211	1,160	1,909
Multi-Racial	9,944	66,530	93,104				

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