

## OFFERING MEMORANDUM

# VALERO GAS STATION & CIRCLE K C-STORE WITH REAL ESTATE

310 South Lovekin Boulevard, Blythe, CA 92225

PLEASE DO NOT DISTURB EMPLOYEES. CALL BROKER WITH ALL QUESTIONS.

Offered At: \$6,450,000



# Presented By



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## BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+  
SALES / LEASES

TOTAL SALES OVER

\$1.8B+

# INVESTMENT SUMMARY

## THE OPPORTUNITY

Progressive Real Estate Partners is pleased to offer for sale a Valero Gas Station and Circle-K C-Store in the City of Blythe. This site benefits from its position as one of the few essential fueling and convenience stops between Southern California and Arizona, capturing a steady stream of long-haul, commuter, and tourist traffic. The property was built in 1996 and features a ±2,834 SF C-Store, 6 Multiple Product Dispensers with 12 fueling positions that sits on a ±0.71 acre lot. Both the gas station and c-store are reporting exceptionally high margins in regards to revenue (contact broker for details). The location is right off the popular Lovekin Blvd exit off the 10 Freeway and features freeway pylon signage with visibility to over ±46,642 cars per day.

## OFFERING SUMMARY

Sale Price:	\$6,450,000
Building Size:	±2,834 SF
Year Built:	1996
Lot Size:	±0.71 Acres
Multiple Product Dispensers (MPDs):	6
C-Store Sales:	Contact Broker for Details
Gas Sales:	Contact Broker for Details



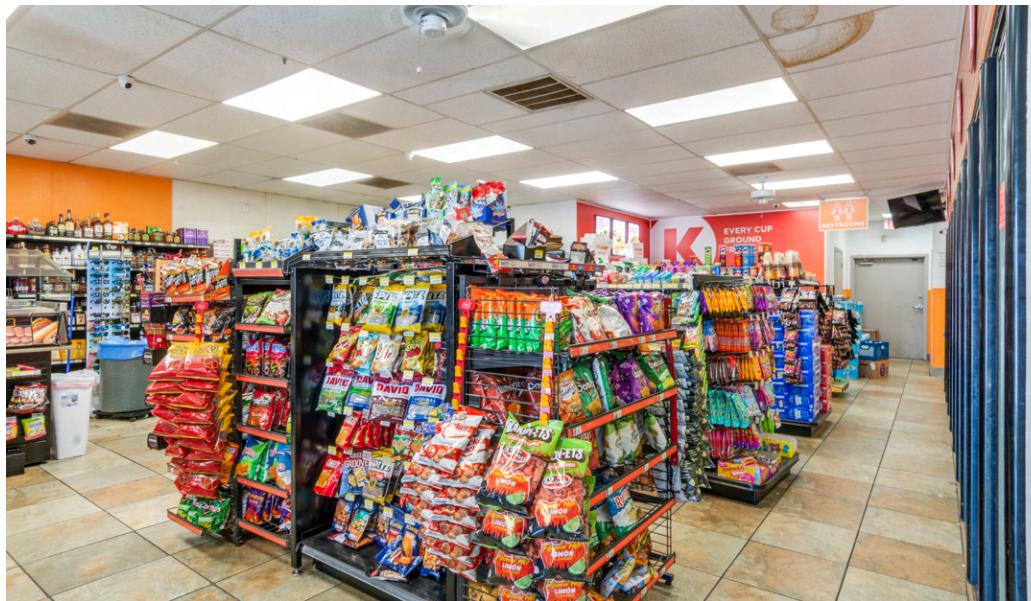
# PROPERTY OVERVIEW



## HIGHLIGHTS

- The gas station's fuel agreement with Valero expires soon which will allow the new owner to re-brand and possibly collect generous cash incentives. The new owner may also be able to obtain much better gas pricing which enables the opportunity to be able to decrease price and increase sales exponentially both in fuel sales and C-store sales. It's currently equipped with 6 MPDs with 12 fueling positions.
- The ±2,834 SF Circle K C-Store has reported very impressive revenue margins in the past years (contact broker for details). The C-Store is also equipped and an ATM for customers cash needs. Both the Circle-K and gas station are managed by absentee management. The new owner may be able to further increase revenue streams by taking an active role in management. Its convenient access from the I-10 Freeway makes it an easy and practical stop for travelers heading east or west.
- The property is located in a prime position as it sits right off the 10 Freeway with freeway visible signage to over ±46,642 cars per day. It is located near adjacent hotels which help drive traffic to the location as it is near freeway access as well as several fast food restaurants located only on Lovekin Ave in the City of Blythe.

## ADDITIONAL PHOTOS



# RETAILER MAP



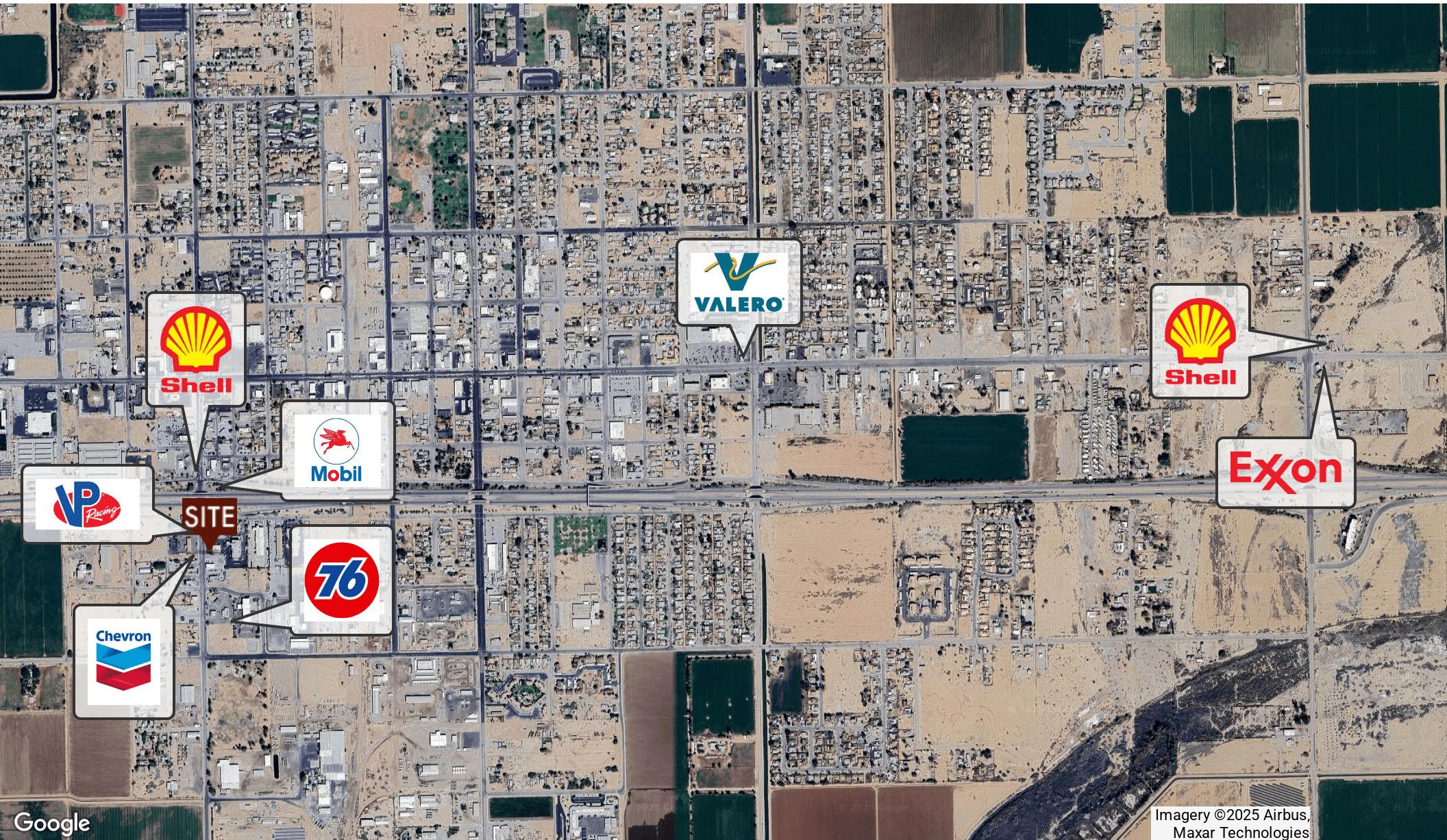
# RETAILER MAP - CLOSE PROXIMITY



# DISTANCE MAP



# COMPETITION MAP





## TRADE AREA INFORMATION

### BLYTHE, CA

Positioned near the California-Arizona border along the heavily traveled I-10 corridor, the Blythe trade area plays a vital role as a fueling and service stop between Phoenix and Los Angeles. With  $\pm 46,642$  cars passing daily, including long-haul trucks, RVs, and commuter traffic, the city captures a constant flow of transient demand that sustains its network of gas stations, quick-service restaurants, and convenience retailers.

Blythe serves as the last major California stop for eastbound travelers before entering Arizona, making it a strategic location for fueling, rest, and last-minute purchases. The city's economy is rooted in agriculture, transportation, and tourism, and it benefits from a significant influx of seasonal visitors drawn to the Colorado River, off-road recreation, and desert tourism. During peak travel periods and holiday weekends, local businesses experience surges in traffic and fuel sales.

The city is experiencing steady economic activity, with infrastructure investment and modest new housing development supporting the resident population. At the same time, limited retail competition and geographic isolation give operators a protected trade radius and stronger pricing power. The area has also seen recent interest from national QSR chains and budget hospitality brands, further validating the market's long-term demand for fuel and traveler services.

For fuel operators and investors, the Blythe trade area offers a rare combination of consistent traffic, cross-border appeal, and a durable service-based economy that supports fuel sales year-round.

1.5M+

Annual Visitors

$\pm 600$

Hotel Rooms Nearby

Last Stop

in California before  
Arizona