



## Arco Am/pm

1619 S Las Vegas Blvd, Las Vegas, NV 89104



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# Arco Am/pm

\$5,900,000

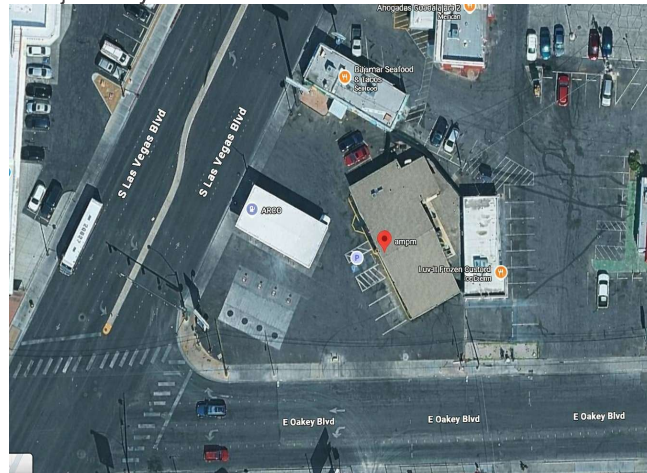
\*\*Exclusively Listed and Presented By: Kamran Khosravi Dara Realty Group

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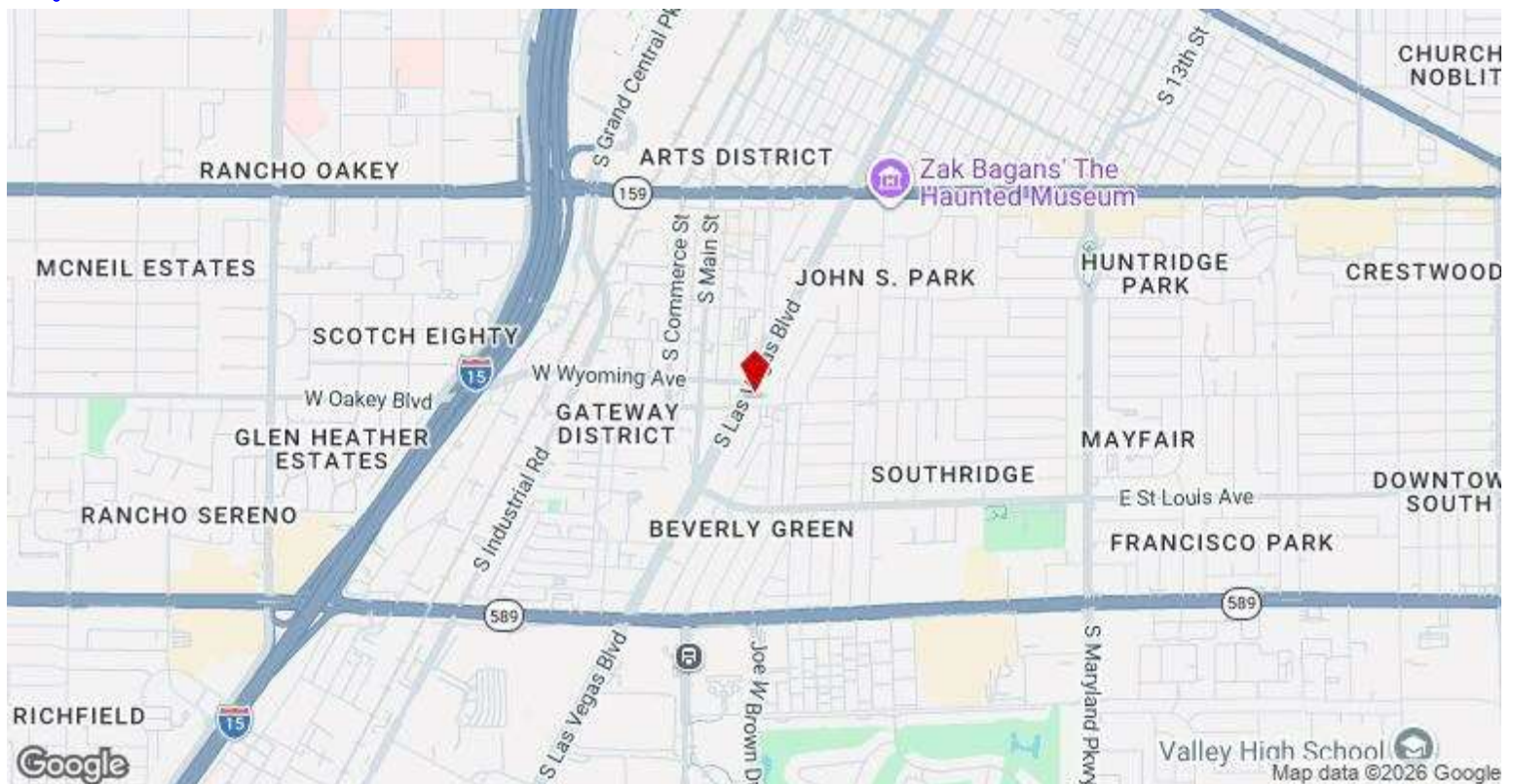
## SALES / REVENUE 2025 - Oakey- LV BLVD

- Arco am/pm Contract +/- 2035
- Fuel Volume +/- 683,562 Gallons/annual
- Fuel Margin +/- \$0.330
- Store Sales +/- \$500,395/annual
- Store Margin +/- 37.84%
- Gaming Revenue +/- \$54,277/annual
- Annual Gross Profit +/- \$785,795

- It is on Las Vegas Blvd near Stratosphere Hotel & Casino
- has enough room on the lot to add EV stations
- Own a piece of the Las Vegas Strip or Lease the land and just buy the business



Price:	\$5,900,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.42 AC
Gross Building Area:	2,215 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1966
Tenancy:	Multi
Parking Ratio:	4.51/1,000 SF
Zoning Description:	C2-G, Las Vegas
APN / Parcel ID:	162-03-210-059
Walk Score ®:	86 (Very Walkable)



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Offering a rare opportunity to own a piece of the Las Vegas Strip and **\*\*ARCO-branded gas station with real estate in the highly desirable Las Vegas, Nevada market\*\***. Strategically located with convenient access to major arterial roadways, the property benefits from strong commuter traffic, excellent visibility, and connectivity to key residential, tourism, and employment centers throughout the Las Vegas Valley.

The offering includes a convenience store, upgraded fueling equipment, and underground storage tank (UST) systems, providing a turnkey operation with minimal near-term capital requirements. Currently operated under **\*\*100% absentee ownership\*\***, the business generates stable cash flow while presenting upside for an **\*\*owner-operator through operational efficiencies and expanded merchandising opportunities\*\***. The existing fuel supply agreement is also scheduled to expire in the near term, offering **\*\*future branding flexibility\*\***. The property may also have **\*\*potential to add a car wash or EV Stations for Electric Car Charging (Buyer to verify with the applicable municipality and permitting authorities)\*\***.

Located within the dynamic **\*\*Las Vegas Valley\*\***, the property stands to benefit from continued regional growth driven by tourism, population expansion, and ongoing commercial and residential development. Proximity to major entertainment corridors, hospitality centers, and expanding residential communities supports strong daily traffic counts and positions the asset for **\*\*long-term operational growth and real estate value appreciation\*\***.

# Property Photos



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100\_1048

# Property Photos



100\_1049



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# Property Photos



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# Property Photos



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# Property Photos

