



HIGH-VOLUME ARCO AMPM + EXPRESS CAR WASH

Imperial County, California

Real Estate Included | Signalized Corner | Strong Cash Flow

Asking Price: \$6,950,000 (Includes Real Estate & Car Wash)

INVESTMENT HIGHLIGHTS

- ✓ High-Volume ARCO ampm
- ✓ 65' Express Tunnel Car Wash (Newer Installation)

- ✓ Absentee-Run with Certified Managers
 - ✓ Signalized Hard Corner Location
 - ✓ 197' Frontage on Imperial Ave
 - ✓ Franchise Agreement Through August 2034
 - ✓ Major Upside for Owner-Operator
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FUEL OPERATIONS

- **113,270 gallons per month average**
 - **\$0.51 average margin**
 - 8 MPDs / 16 fueling positions
 - Large LED canopy
 - (4) 10,000-gallon USTs
 - Excellent ingress & egress
 - Buyer to assume Arco's self liquidated loan.
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CONVENIENCE STORE PERFORMANCE

- **\$147,368 average monthly sales**
 - **38.8% gross margin**
 - 4,503 SF building
 - Updated (Renovated 2020)
 - Experienced staff in place
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EXPRESS CAR WASH

- 65' Express Tunnel
 - **\$11,000 monthly average**
 - 75% gross margin
 - Strong growth potential with membership program
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STRONG CASH FLOW BUSINESS

This is a **rare opportunity** to acquire:

- High-visibility location
- Strong established brand
- Real estate included
- Award-winning operation
- Stable long-term franchise

Ideal for:

- Owner-operator increasing net income
- Investor seeking passive income
- 1031 exchange buyer
- Multi-unit operator expanding portfolio



PROPERTY DETAILS

- Lot Size: 0.92 Acres
- Parking: 20 spaces
- Corner lot / Signalized intersection
- Pylon signage
- 24-hour access
- Built 1999 | Renovated 2020



WHY THIS DEAL IS ATTRACTIVE


- Long-term ARCO agreement (through 2031)
- High inside sales
- Strong fuel margins
- Express wash with upside
- Absentee-run = immediate operational improvement opportunity




CONTACT

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