

**VALERO GAS + REAL ESTATE**

**Must Sell - Make an offer**



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DRE# 01851484



# OFFERING SUMMARY

## Location

### First Stop & Go Convenience Store

3044 Del Monte Blvd  
Marina, CA 93933

### Marina is in Monterey County, CA

San Francisco	112 miles	San Jose	65 miles
Los Angeles	314 miles	Santa Barbra	230 miles

## Offering Summary

**Price**                      **\$3,850,000**    **Business + Property**

Building Size              1,515 SF

Lot Size                     11,761 SF

Year Built                  1948    renovated over the years

## Business Available for \$900,000 cash offer only

Seller reports 76 Gas has offered around \$300,000 for  
New Fuel Agreement



## INVESTMENT HIGHLIGHTS

### **GAS STATION + PROPERTY - C-STORE - LIQUOR LICENSE - TYPE 21** **PRIME LOCATION - CORNER LOT**

- **MUST SELL - MAKE AN OFFER - START NEW YEAR WITH NEW BUSINESS**
- Gas Station is operating as Semi-Absentee ownership
- Great protentional for hands-on operator and multi-station owners
- 2 Gas Tanks, 4 MPD with 8 fueling positions
- High Traffic, High Visibility Corner Lot. Daily Traffic over 30,000 Vehicles Per Day
- Average Household Income over \$104,000
- Over 10,300 daily employees work within 5 miles radius
- Business available for \$900,000 cash offer only



# First Stop & Go Convenience Store



**Del Monte Blvd**

**Reindollar Ave**

# First Stop & Go Convenience Store



Del Monte Blvd

VALERO GAS

Reindollar Ave

# EXTERIOR - INTERIOR VIEWS



# EXTERIOR - INTERIOR VIEWS



# AERIAL OVERVIEWS





# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	29,187	45,664	241,612
Median Age	34.3	34.4	37.1
Bachelors' Degree Higher Education	31%	31%	30%
<b>INCOME</b>			
Average House Income	\$101,279	\$104,966	\$108,500
<b>HOUSING</b>			
Median Home Value	\$732,580	\$741,289	\$761,034
Median Home Year Built	1979	1979	1972
<b>HOUSEHOLDS</b>			
2024 Households	9,634	14,984	80,333
Average Household Size	2.7	2.8	2.8
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	39%		
Renter Occupied Households	61%		
<b>TRAFFIC</b>			
Del Monte Blvd and Cypress Ave NE	30,134	2022	
Del Monte Blvd and Reindollar Ave NE	33,147	2022	
<b>DAYTIME EMPLOYMENT</b>			
Employees	7,275	10,310	110,659
Businesses	932	1,294	14,353

## SNAPSHOT



45,664

POPULATION 5 mile



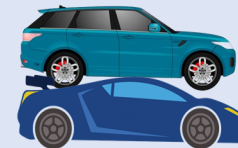
\$104,966

INCOME 5 mile



\$741,289

HOME VALUE 5 mile



30,134

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

# AREA OVERVIEW

## MARINA, MONTEREY COUNTY, CA

**Marina** is a city in Monterey County, California, United States. The city is located along the central coast of California, 8 miles (13 km) west of Salinas and 8 miles (13 km) northeast of Monterey. It is on California State Route 1 between Monterey and Santa Cruz and sits at an elevation of 43 feet (13 m). Marina was incorporated in 1975 and is the newest city in the Monterey area. It includes part of the California State University, Monterey Bay campus, the UC Santa Cruz UC MBEST center, and the Veterans Transition Center (VTC). In 2012, Marina was named one of the 100 Best Communities for Young People by America's Promise Alliance. The Fort Ord Station Veterinary Hospital, built in 1941 to provide healthcare for U.S. Army horses and mules, was listed on the National Register of Historic Places in 2014.

**History:** William Locke-Paddon founded the town on 1,500 acres (6.1 km<sup>2</sup>) of land he bought for the purpose. The Marina post office opened in 1916. Marina incorporated in 1975. The city's history is intertwined with that of Fort Ord. Fort Ord lands were used as an infantry training center since the Mexican–American War. Major growth took place in 1938 with the first joint Army and Navy maneuvers held in 1940.

**Marina State Beach:** is a windswept beach area between State Route 1 and Monterey Bay where water recreation, hang gliding and paragliding are popular. There is a boardwalk through the Marina Dunes Natural Preserves.

**Fort Ord Dunes State Park:** opened in March 2009 and was formerly an Army practice firing range. Much of the park is located in the neighboring town of Seaside, California. Access for the park is located in Marina. Fort Ord Dunes State Park is a popular place for horseback riding, hiking, fishing and cycling. Fort Ord Dunes State Park abuts Marina State Beach.

**Air Sports:** Marina is a popular destination for air sports enthusiasts. The tall sand dunes at Marina beaches provide optimal conditions for paragliding and hang gliding. A Marina based skydiving center has become a popular attraction because of its high altitude skydives and proximity to the beach.

**Infrastructure:** Marina Municipal Airport is a general aviation airport that is owned by the City of Marina. Skydive Monterey Bay conducts skydiving and parachuting activities on the south east side of the airport.<sup>[15]</sup> In 2021, a manufacturing facility for Joby Aviation was approved at the airport. Joby Aviation is a California-based venture-backed aerospace company, developing an electric vertical takeoff and landing (eVTOL) aircraft that it intends to





# REGINAL MAP



# Confidentiality & Disclaimer

## Presented By:



## Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

**KW Commercial Director:**

**Business Sales and Commercial Real Estate**

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

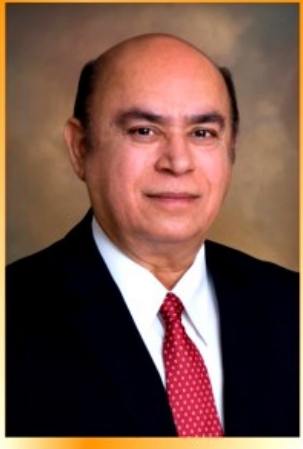
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**AWARD  
 WINNING  
 AGENT**

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