



**CONFIDENTIAL SALE DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER. YOUR COOPERATION IS APPRECIATED.**

**Address: 3804 Plaza Dr. Oceanside CA 92056**

**Price - Business + Real Estate: \$7,999,999 + Inventory**

**SALE HIGHLIGHTS:**

- Highly Profitable Business with Clean Financials
- Business Includes Beer and wine Liquor (Type-20) License
- Building Size: +/- 3,792 SF Property Size: +/- 27,443 SF (0.63AC)

Pumps: 4 MPDs | Gilbarco 700S Pumps w/ EMV Upgrade & Credit Cards Fuel Contract: 'Marathon Petroleum'

- Double-Wall Fiberglass USTs:3 Tanks: Reg (1 - 12K) / Prem (1 - 12K) Unleaded (1 – 12K)

**Gasoline: Average: 75,000 – 80,000 Gallons/month (+/- \$0.45 CPG)**

**Market Sales: Average: \$115,000/month (+/- \$0.45C)**

**Four years left on the Arco Supply Agreement**

**Dan Rabadi**

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