

# **ARCO GAS STATION & CONVENIENCE MARKET**

**605 N. H St, San Bernardino, CA92410**

**ASKING PRICE \$7,190,000**

**DENNIS JOO/ MBA,BRE#01756549**

**GCB BROKERS INC BRE#02228886**

**TEL: 213-880-5126**

**DENNIS@GCBINC.COM**

**605 N. H. STREET, SAN BERNARDINO, CA 92410**

- **LAND: 22,451 SF**
- **BUILDING: 1,600 SF +**
- **BUILT: 1977**
- **USED CODE: GAS STATION & BEER WINE CONVENIENCE MARKET**
- **TANK SIZE:**
  - 2 EA \* 12,000 GALLONS WITH DOUBLE-WALL & FIBERGLASS**
- **UNDERGROUND TANKS INSTALLED DATE: 4-17-1998**
- **GAS SUPPLIER: TESORO REFINING & MARKETING COMPANY LLC**
  - CONTRACT EXPIRE DATE: SEPTEMBER 16, 2032**
  - (ORIGINAL CONTRACT TERM 15 YEARS)**
  - (CURRENT MARATHON MANAGEMENT)**

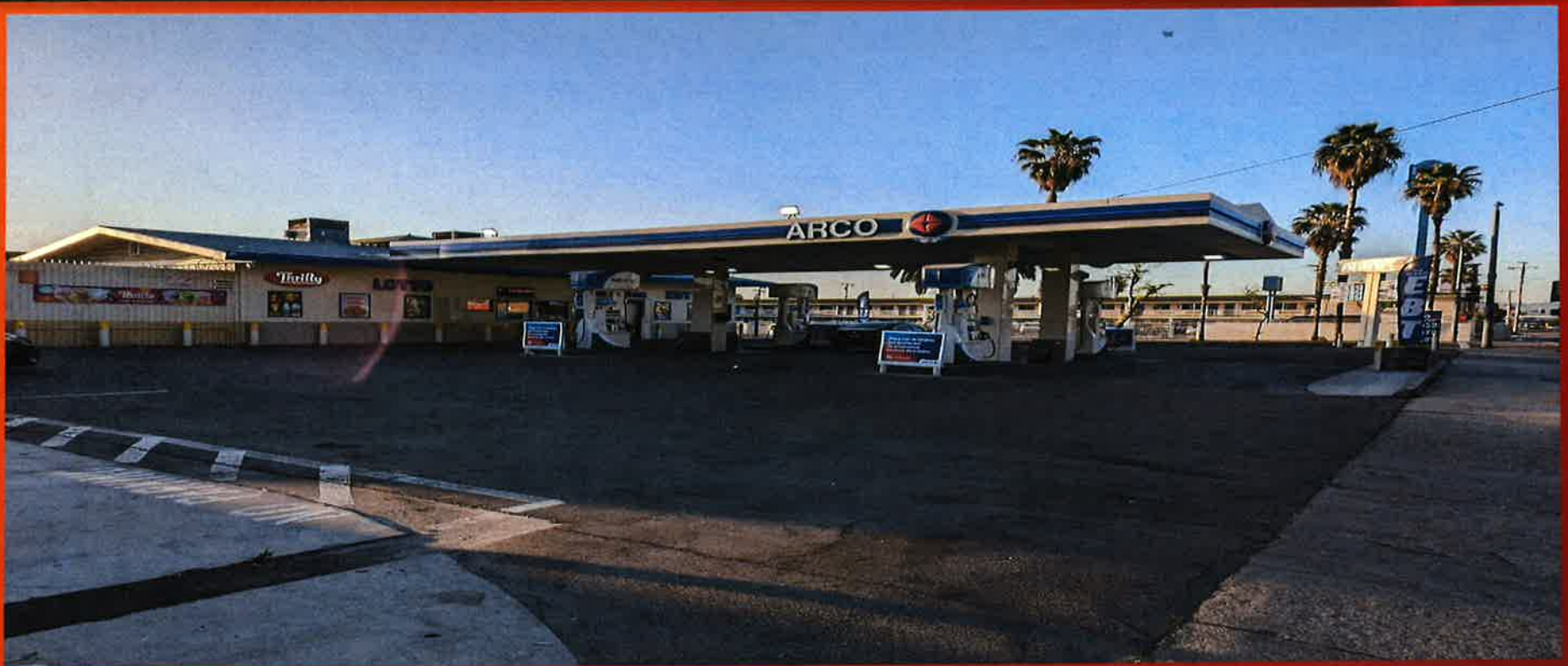
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- **BEER WINE LICENSE: ABC BEER WINE # 20-637615**
- **BRAND NEW COOLER DOORS**
- **ALL REMODELED WITH NEW EQUIPMENTS & WALKIN COOLER**
- **2 CASH REGISTERS**
- **MONEY SAFETY BOX**
- **AROUND AREA TOO MANY NEW FRANCISE BUSINESS  
(IN-N-OUT, STARBUCKS, PANDA EXPRESS, HAWAIIAN BBQ,  
DEL TACO, SONIC ETC)**
- **AROUND 6 MOTELS & HOTELS  
(MOTEL 6, ECONO LODGE, GOLDEN STAR INN, RED ROOF INN  
AMERICAN BEST VALUE INN, STUDIO 6 SUITES ETC)**

# **ARCO GAS STATION & CONVENIENCE MARKET**

- **HIGH VOLUME GAS SALE**
- **HIGH VOLUME MARKET SALE VOLUME**
- **HIGH TRAFFIC AREA**

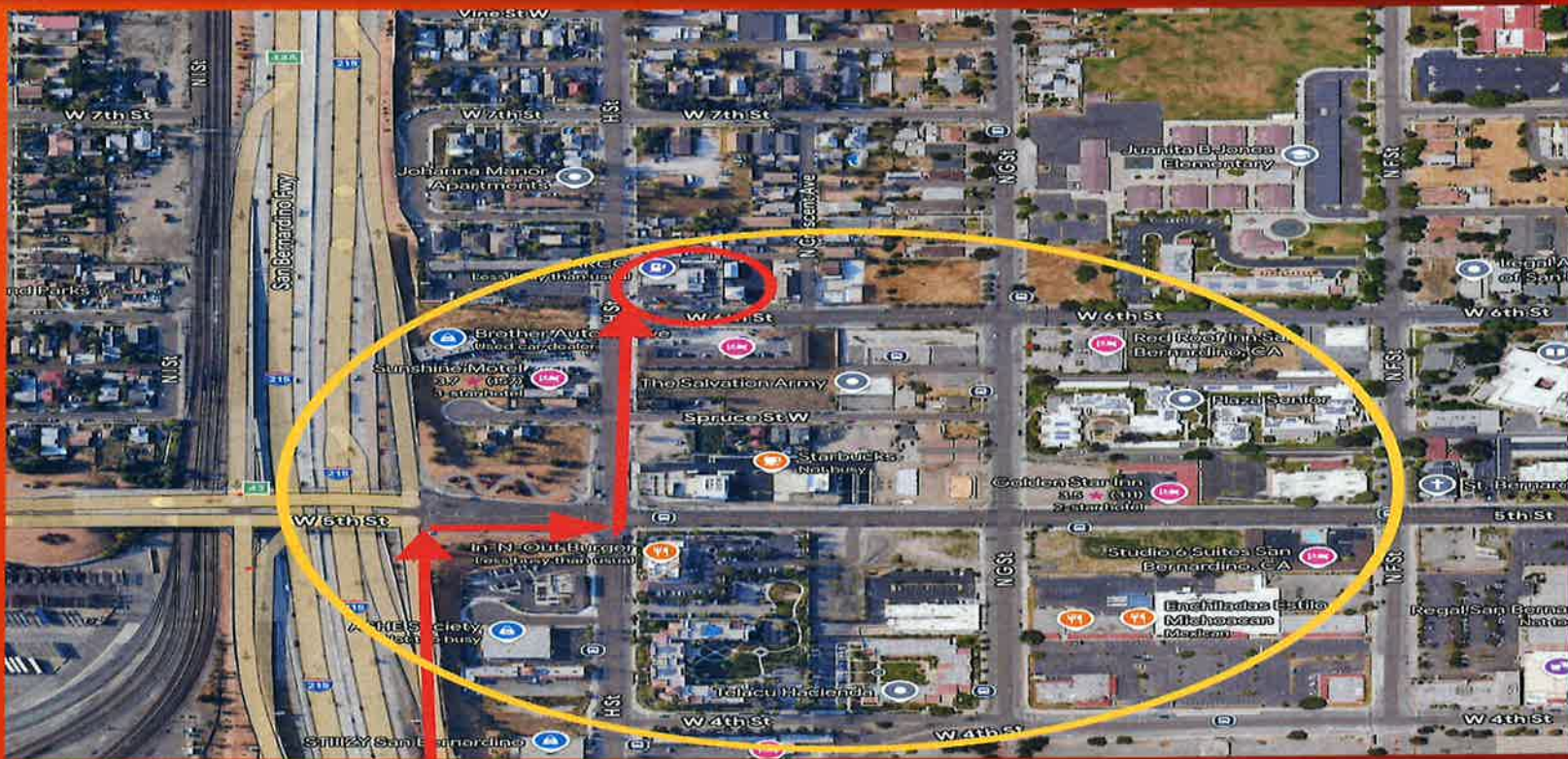
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