



Arco AM/PM

3885 E Charleston Blvd, Las Vegas, NV 89104



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Arco AM/PM

\$6,490,000

ARCO AM/PM C-Store + Fuel

3885 E. Charleston Blvd., Las Vegas, NV 89104 | TSO #42281

Facility reference for #42281 / 3885 East Charleston Boulevard is also reflected in the Tesoro agreement materials.

Investment Highlights

ARCO AM/PM branded location with established fuel + c-store demand. Charleston 2015 Tesoro - DOFO A...

Open 24 hours / 365 days per year

High-volume fuel site: 1,089,873.604 gallons in 2025

YTD (through 12/17/2025). Charleston BOS 2025

YTD_12-17-25

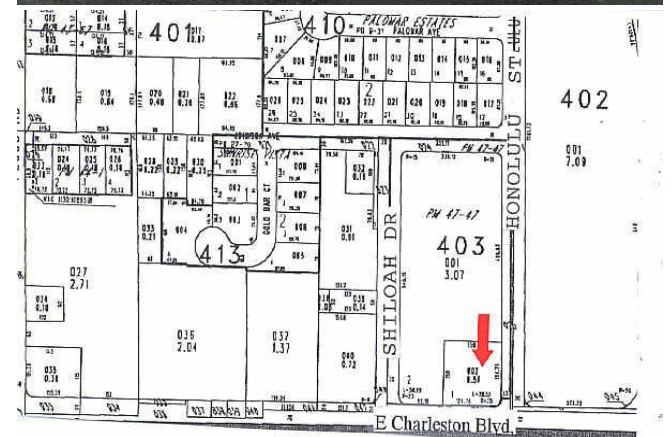
Growth in fuel volume: 750,377 (2023) ? 888,791 (2024)

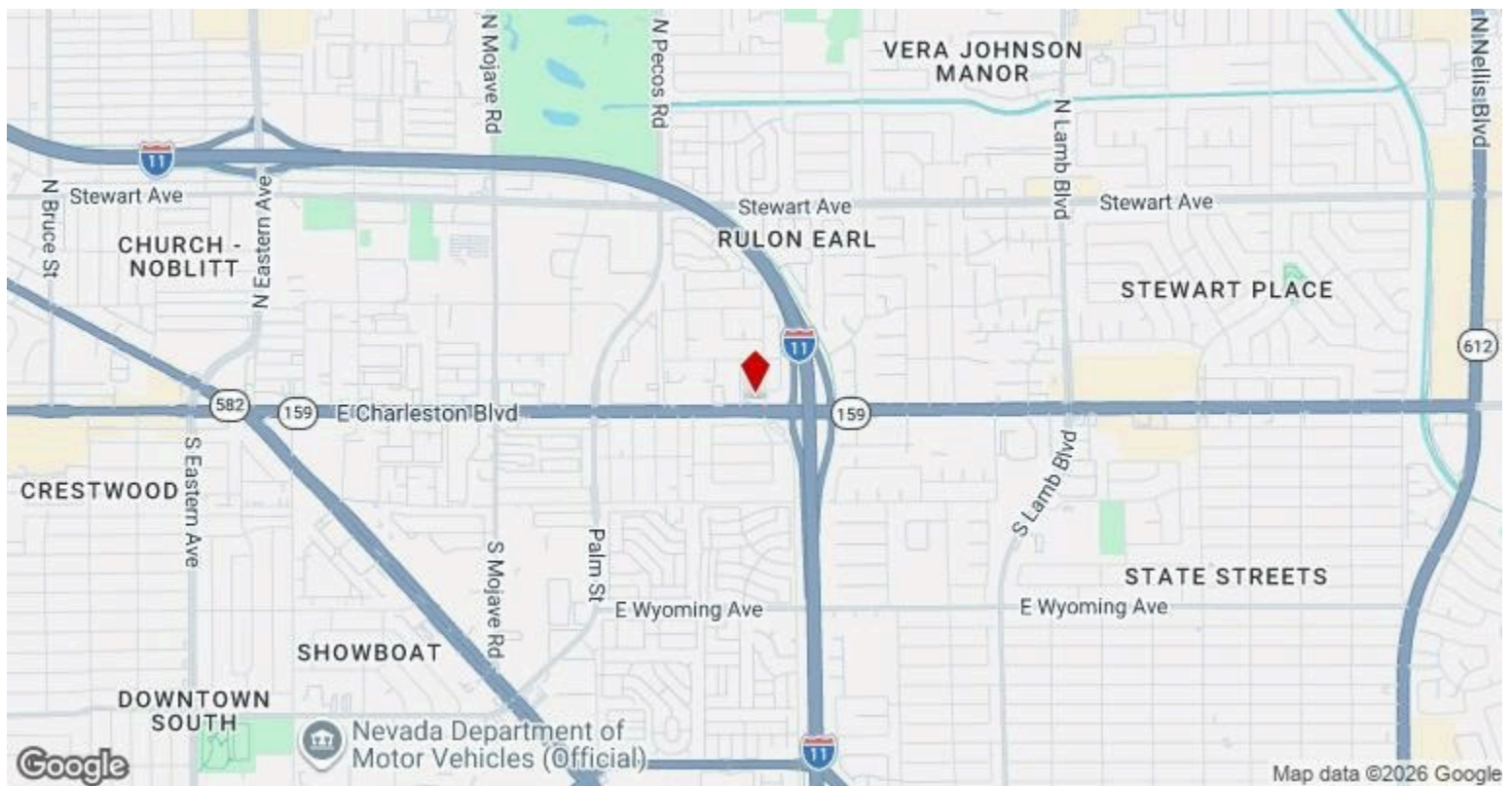
? 1,089,874 (2025 YTD through 12/17). Charleston...

- Close to Highway exit number 72 off, Highway I-11 at Charleston Blvd.
- Buy the business and the land or buy the business and lease the land.
- Traffic Light at corner of intersection



Price:	\$6,490,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.51 AC
Gross Building Area:	2,437 SF
No. Stories:	1
Year Built:	1985
Tenancy:	Multi
Parking Ratio:	6.16/1,000 SF
Zoning Description:	C1, Las Vegas
APN / Parcel ID:	140-31-403-002
Walk Score ®:	60 (Somewhat Walkable)
Transit Score ®:	43 (Some Transit)





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SALES / REVENUE 2025 - Charleston location

Arco am/pm Contract +/- 2035

Fuel Volume +/- 1,089,894 Gallons/annual

Fuel Margin +/- \$0.298

Store Sales +/- \$917,956/annual

Store Margin +/- 39.57%

Gaming Revenue +/- \$83,808/annual

Propane Revenue +/- \$37,200/annual

Annual Gross Profit +/- \$809,435

Property Photos



1



3

Property Photos



Property Photos



Property Photos



6



7

Property Photos



8



9

Property Photos

