



Marathon Gas Station for Sale

404 Navajo Blvd, Holbrook, AZ

Prime Route 66 Location • Owner Financing Available



♥ WHERE HOME MEETS HEART ♥

TV Host | Realtor

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PRESENTED TO
Grewal Gurshant

PRESENTED BY
Misty Price



Key Features

Property & Business Highlights

- 24/7 pump operation
- 350K–400K gallons fuel sold per year
- \$0.37 gross margin per gallon
- \$50K/mo inside sales (ex-lotto)
- Ample on-site parking & modern pumps
- Convenience Store (snacks, drinks, essentials, beer/wine)



Location Overview

Where History Meets Opportunity

- First stop on the right entering Holbrook via Hwy 377, 77, 180
- Directly on Route 66/Navajo Blvd
- 20 mi east of Petrified Forest NP
- Steps from Wigwam Motel & Rainbow Rock Shop



Investment Highlights

Why This Is a Smart Buy

- Steady, 24/7 cash flow
- Strong fuel & retail margins
- Owner financing available—flexible terms for qualified buyers
- Proven customer base of locals & tourists
- Room to grow—add car wash, deli, game arcade, etc.



Area Demographics

- Population (City): ~5,065
- Median Household Income: \$36,500
- Median Age: 38.7 years
- Traffic Count (Navajo Blvd): 8,200 vehicles/day



Marathon Brand

Power of a Trusted Brand

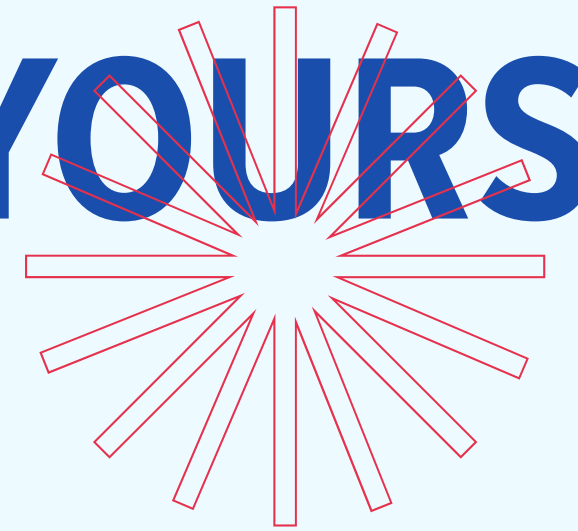
- Nationwide network—brand loyalty drives repeat customers
- Comprehensive fuel supply & marketing support
- Access to Marathon's wholesale pricing & promotions
- Branded loyalty programs (Speedpass+, app integration)
- Reliable supply chain—no downtime



Visual Tour of the Property



LET'S MAKE THIS YOURS



*MISTY
PRICE*



— PEAK EXPERIENCE —
REALTY

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