



BUSINESS ADVISORS

WWW.LBAWEB.COM

Gas Station Portfolio for Sale – Bellflower, California

Portfolio Asking Price: \$11,500,000

Confidential offering of a three (3) site gas station portfolio strategically located in Bellflower, California. The assets are positioned within close proximity to one another along high-traffic commercial corridors serving the greater Southeast Los Angeles County trade area. The portfolio offers a mix of fee simple ownership and business-only operations with strong fuel margins and established convenience store income.

Portfolio Highlights

- Three operating gas stations within the same trade area
- Two fee-simple (business + real estate) assets
- One business-only Chevron location
- Diversified brand mix including Chevron ExtraMile
- Strong fuel margins ranging approximately \$0.50 – \$0.85 per gallon
- Significant upside through operational improvements and expansion potential

Location Overview – Bellflower, CA

Bellflower is located in Los Angeles County within the dense Southeast Los Angeles submarket, surrounded by Long Beach, Downey, Lakewood, and Paramount. The city benefits from excellent access to Interstate 91, Interstate 605, and major regional corridors such as Lakewood Boulevard and Bellflower Boulevard which provide strong commuter traffic counts. These high-density residential neighborhoods support strong convenience retail and fuel demand.

Site 1 – 16719 Lakewood Blvd (Business + Property)

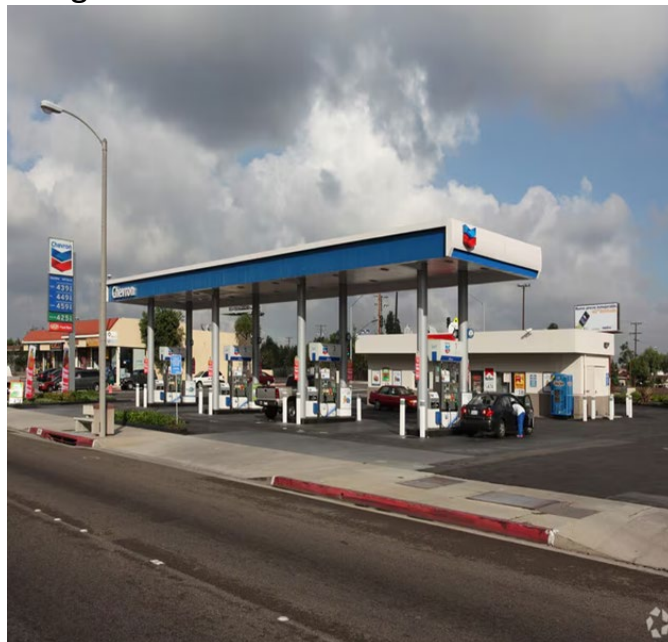
- Independent branded fuel station
- Approximately 50,000 gallons pumped per month
- Approximate fuel margin: \$0.50/gallon

- Convenience store gross sales approximately \$20,000/month
- Vacant garage bays provide redevelopment or additional rental potential
- Excellent frontage along Lakewood Blvd with strong daily traffic



Site 2 – 9409 Alondra Blvd (Chevron ExtraMile – Business + Property)

- Chevron branded fuel station with ExtraMile convenience store
- Approximately 45,000 gallons pumped per month
- Approximate fuel margin: \$0.70/gallon
- Convenience store gross sales approximately \$25,000/month
- Beer & Wine license included
- Approximately ½ acre lot size
- Six (6) years remaining on Chevron fuel contract



Site 3 – 17106 Bellflower Blvd (Chevron – Business Only)

- Chevron branded fuel station
- Approximately 50,000 gallons pumped per month
- Approximate fuel margin: \$0.80 – \$0.85/gallon
- Convenience store gross sales approximately \$25,000/month
- Lease: Approximately \$10,750/month + approximately \$5,000/year property tax
- Chevron fuel agreement through 2032
- Lease term through 2039 with potential extension options



Investment Summary

This portfolio offers investors or owner-operators the rare opportunity to acquire multiple fuel stations within the same submarket. The proximity of the locations allows for operational efficiencies including shared management, purchasing leverage, and centralized staffing. The combination of fee-simple ownership and established branded fuel supply agreements provides a balanced investment with both income stability and long-term appreciation potential.

Sale Process

Detailed financials, environmental information, and additional due diligence materials will be provided to qualified buyers upon execution of a Non-Disclosure

Please sign NDA and Provide proof of funds for more info!



BUSINESS ADVISORS

WWW.LBAWEB.COM

Houmehr "Mike" Panoussi

16200 Ventura Blvd, Suite 319. Encino Ca 91436

Cell: 661.816.1141 E fax: 877.661.0777

panoussi.Lba@gmail.com BRE # 01853627

Liberty Business Advisors (Palmdale Office)
530 Commerce Ave Unit D, Palmdale Ca 93551

Liberty Business Advisors Of San Francisco
675 Ygnacio Valley Road Suite A202
Walnut Creek Ca, 94596

Proud Member of IBBA

2016 40 Under 40 Honoree



Privacy Notice

The information in this email is confidential and intended solely for the recipients listed above. The content and subject of this Info Sheet may be subject to confidentiality agreements and should be treated with appropriate care and safeguards. Access or distribution to anyone other than the original recipients and parties to the confidentiality agreement is unauthorized. If you have received this communication in error, please immediately notify me and destroy the communication. Any wrongful interception of this transmission is prohibited and punishable under federal law. Liberty Business Advisors Of SF, Inc. and Its Agent Houmehr Mike Panoussi do not assume responsibility for the accuracy or completeness of information presented. All Parties should consult their own attorney and accountant.