



Since 1991

Imperial County High Volume Arco ampm/ Car Wash with Real Estate

**Selling for \$6.95 Mil with Car Wash & Real
Estate**

Absentee-run with certified managers/Experienced employees running the day to day operations
Signalized corner & Strategic Location: Awesome & steady traffic flow, excellent visibility easy
ingress & egress in a great, neighborhood.



Award winning Arco ampm gas station, convenience store and new 65 ft Express tunnel car wash
with 8 dispensers, 16 fueling positions, large LED canopy with (4) USTs 10,000 gallons each were
installed in

Arco franchise and fuel supply agreement expires August of 2031

Property details: Building Size 4,503 SF Year Built/Renovated: 1999/2020

Lot Size: 0.92 AC

Parking 20 Spaces, 24 Hour Access, Corner Lot, Pylon Sign, Signage, Signalized Intersection, Recessed Lighting, Air Conditioning.

1. Average station gallons per month 113,270 @ 51 cents per
2. Average C-Store per month: \$167,184 @ 38.8% margin
3. Average Car Wash sales: \$15,000 @ 75% margin



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