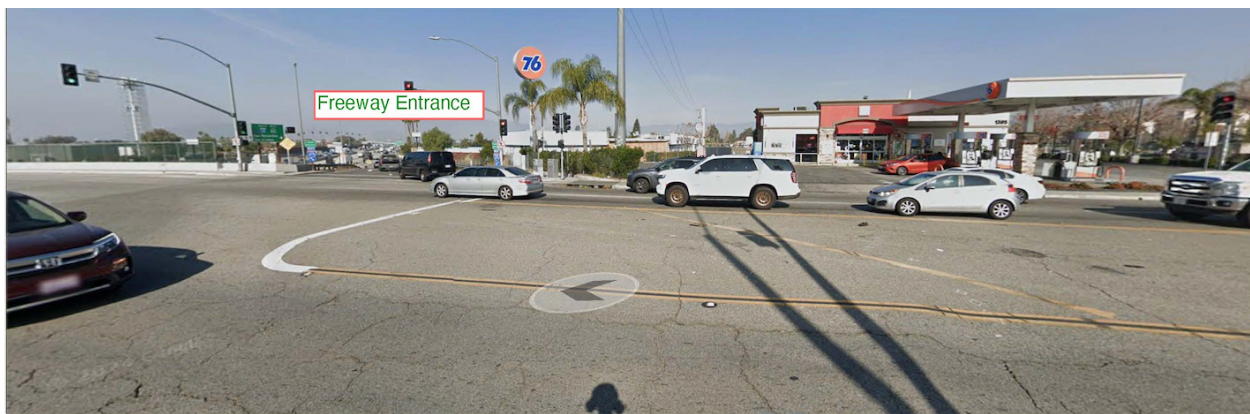




Since 1991

Prime Freeway Gas Station Opportunity – High Traffic & Growth Potential!

📍 Address: 1395 W Blaine St., Riverside, CA 92507



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This is a rare opportunity to acquire a high-visibility gas station with major upside potential!

📍 **Strategic Location:** Situated just off the freeway with steady traffic flow, this site benefits from excellent visibility and easy access—perfect for both commuters and locals.

📈 **Future Growth:** Positioned adjacent to a new apartment complex and upcoming restaurant development, which will significantly boost foot traffic and daily sales.

💰 **Current Store Sales:** Averaging \$54,000/month @ 40% margin

🚰 **Gasoline Sales:** Approximately 55,000 Gal/month @ \$0.60/gallon margin

💡 **Value-Add Potential:**

- Add **EBT services** and **ABC License** to increase store revenue
- **Rebranding opportunity** to elevate image and market reach
- Room to enhance offerings and convert to a franchise or national brand.

the value of the property is **NOT** for their current financial records, but only if operated with professional experience, knowledge, and the right strategy like your financial strength, expertise and ability to turn this location into solid location and into a strong performer.

PROPERTY FACTS

Property Type:	Retail
Property Subtype:	Service Station
Building Size:	1,820
Year Build:	1967
Building Height:	1 story
Lot Size: two lots total	47,916 SF
Parking	15 Spaces
Zoning	C1
Frontage	147' on W Blaine St
(2) UST 12K Each	

Selling for \$6.8 Mil with Real Estate
Seller will terminate 76 agreements at own expense or
\$6.1 Mil as is

New apartment complex is currently being built along with Taco Restaurant behind the gas station

👛 Great for a **savvy investor**, the real value lies in the **land** and **location**—with future revenue projected to rise as nearby developments are completed.

- 📞 **Call now**—this location will not last long! **The Circle K franchise agreements already been terminated and the 76 Fuel supply agreement expire in 2031**, Seller will cooperate with the buyer offering flexibility to rebrand and to discuss the liquidated damages for earlier exit

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