

# ARCO Gas Station with Real Estate

## OFFERING MEMORANDUM



**1010 Washington Blvd, Pasadena, CA 91104**



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**1010 WASHINGTON BLVD,  
PASADENA, CA 91104**



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# Property Summary

## PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Service Station

## BUILDING DATA

Building Size	198 SF
Building Class	C
Year Built	1933
Tenancy	Single
Building Height	1 Story
Building FAR	0.03
Lot Size	0.14 AC
Zoning	PSC
Frontage	129' on Washington Blvd

1010 Washington Boulevard

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Pasadena, CA 91104





# EXECUTIVE SUMMARY

## ARCO GAS STATION

Prime Opportunity in Beautiful Pasadena!

We present a well-established Arco gas station located at 1010 Washington Boulevard, Pasadena. This site boasts impressive gas sales of approximately 260,000 gallons per month, with profit margins ranging from 30 to 35 cents per gallon. In addition, the convenience store generates robust monthly sales between \$58,000 and \$60,000, with an impressive profit margin of 40 to 45%. This combination of strong fuel and c-store performance makes this an exceptional investment opportunity.

The location benefits from high visibility and significant traffic flow, ensuring steady customer traffic. With the added advantage of real estate ownership, this property offers long-term value and potential for growth.







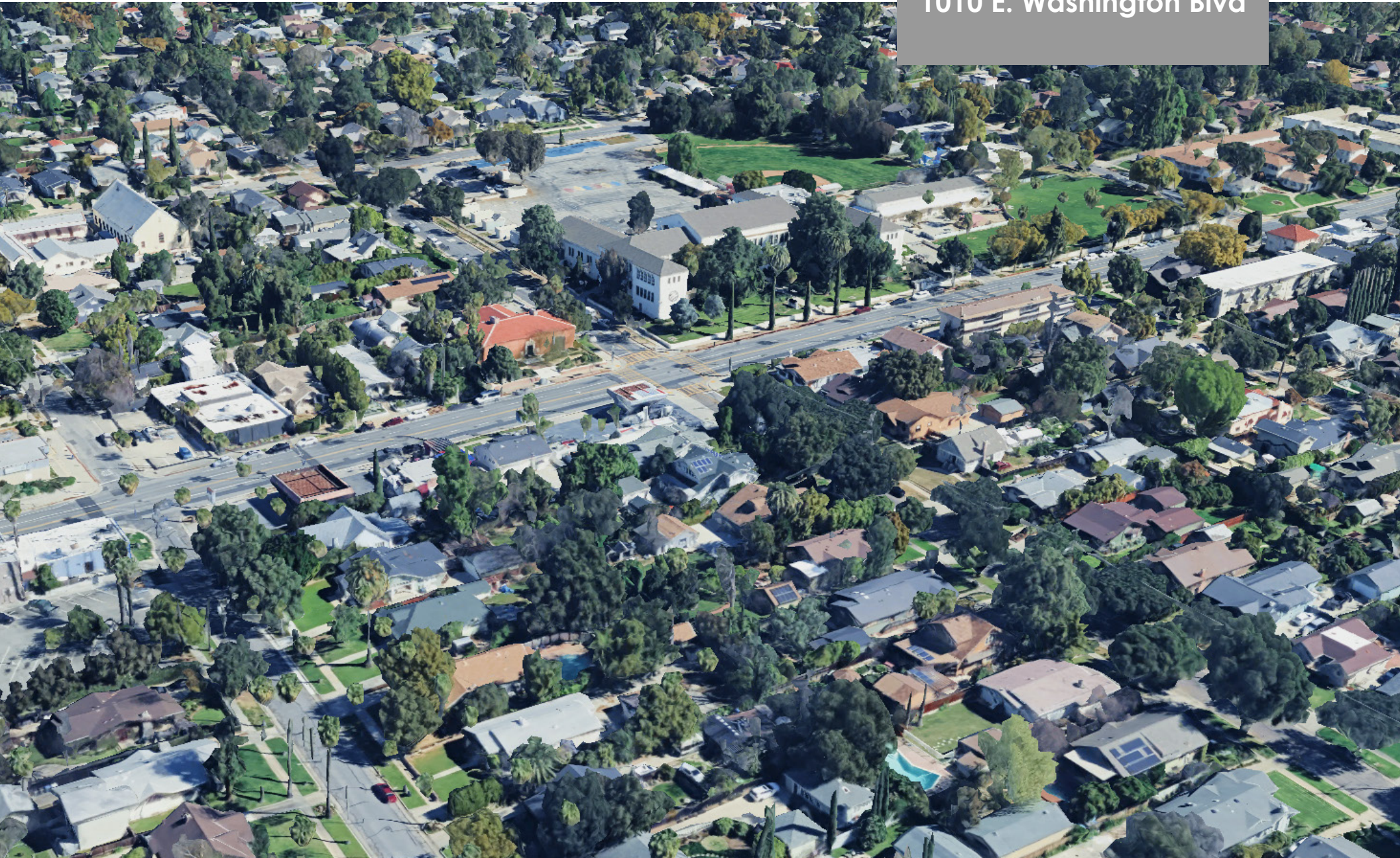






# Location Overview

1010 E. Washington Blvd





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2106 W TEMPLE STREET, LOS ANGELES, CA 90026



DRE #01428774

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