

# Independent Gas Station Opportunity (Business & Property)

231 CA-173, Lake Arrowhead, California 92352



## Executive Summary

### Independent Gas Station Opportunity

**Address: 231 CA-173, Lake Arrowhead, California 92352**

Petroleum Realty Group is pleased to present the opportunity to acquire an **independent gas station and convenience store business** located in the highly desirable mountain community of Lake Arrowhead, California.

This offering represents a solid opportunity to acquire a **fuel and retail operation with no fuel supply agreement**, providing the buyer with full flexibility to brand the site and secure potential incentives from a major oil company.

The business is being offered **as-is**, presenting a strong value-add opportunity for an experienced operator to enhance fuel volumes, optimize operations, and increase overall profitability.

### The Offering

- **Business Sale Price:** \$2,000,000
- **Fuel Contract:** None (Unbranded – Opportunity for major brand incentives)
- **Ownership Type:** Real Estate and Business
- **Condition:** Sold As-Is

### Site Overview

- **Address:** 231 CA-173, Lake Arrowhead, CA 92352
- **Lot Size:** 10,111 SF (0.23 Acres)
- **Building Size:** 1,189 SF Convenience Store
- **Fueling Infrastructure:**
  - Two (2) Multi-Product Dispensers (MPDs)
  - Three (3) grades of fuel (blended at the pump)

### Tank Information

- Two (2) Double Walled Underground Storage Tanks:
  - One (1) 12,000-gallon Regular Tank
  - One (1) 12,000-gallon Premium Tank

### Business Highlights

- Unbranded fuel station provides **maximum flexibility for rebranding**
- Potential to secure **fuel supply incentives from major oil companies**
- Located in a **high-traffic tourist and residential mountain market**
- Limited competition in the immediate Lake Arrowhead trade area
- Existing infrastructure in place for immediate operation
- Strong upside through improved management and fuel optimization

### Investment Perspective

This opportunity is ideal for an **owner-operator or experienced fuel operator** seeking to enter or expand within the Southern California market.

With no existing fuel contract, the buyer has the ability to:

- Negotiate favorable supply terms
- Rebrand under a major flag
- Increase fuel margins and volume

Combined with an established convenience store and a unique location within a high-demand recreational area, this asset offers both **immediate operational presence and long-term upside potential.**



**For More Information:**

For additional details, please contact Timothy Haves or Omar Insignares below:

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