



ARCO AM/PM

551 N Lamb Blvd, Las Vegas, NV 89110



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ARCO AM/PM

\$6,490,000

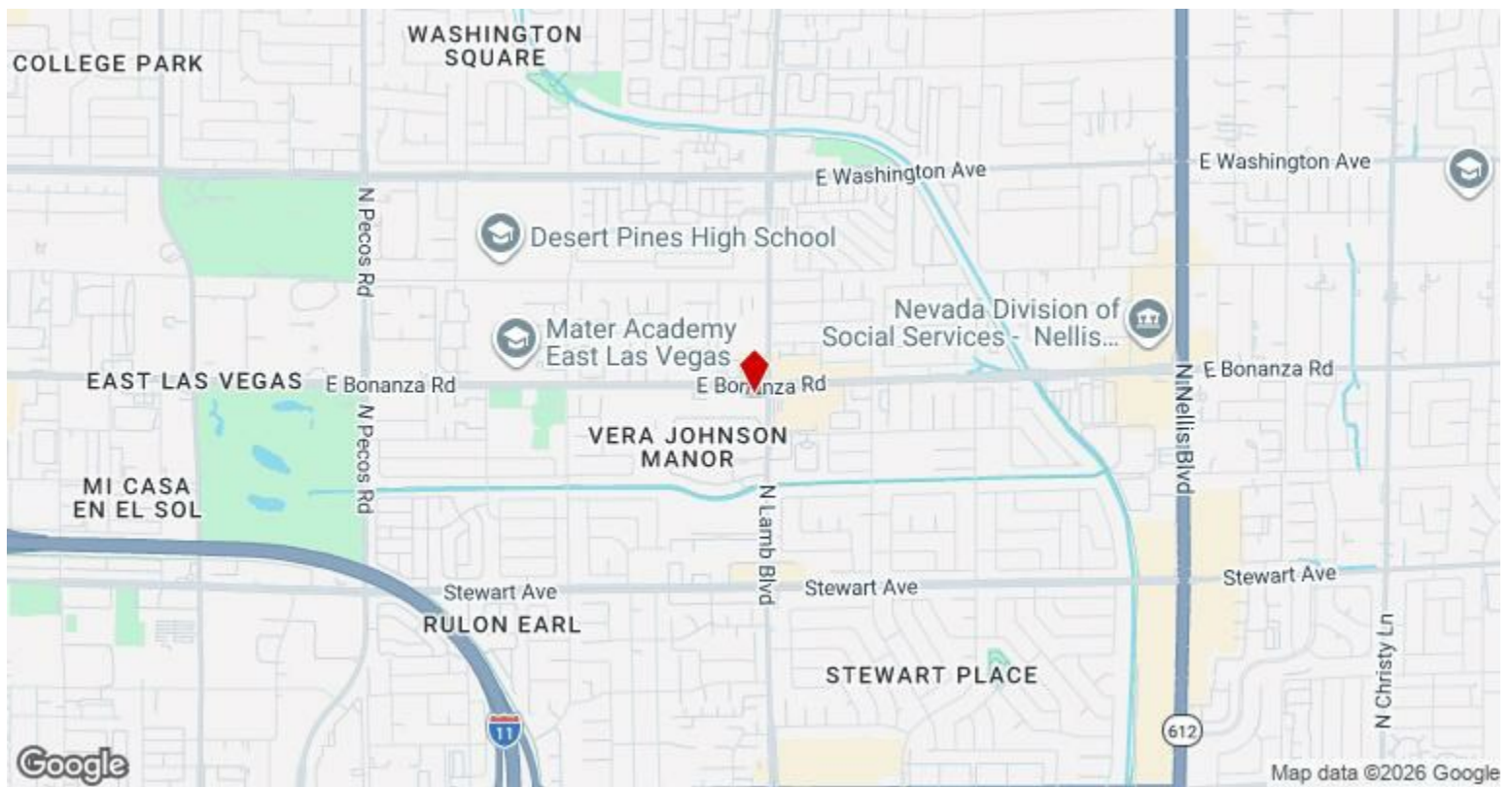
Lamb (551 N. Lamb Blvd, Las Vegas, NV 89110) is a top-tier, recently upgraded c-store/fuel asset and the home store for our training program.

The property features a state-of-the-art security system with night locks and controlled entry, upgraded kitchen equipment, and meaningful recent capex including new fountain machines, bean-to-cup coffee, and a rebuilt walk-in cooler and condiment station. New canopies over both of the fuel pump islands were installed in early 2025, complementing a new roof (2022) and new A/C (2024).

- Buy the business and the land or buy the business and lease the land.
- The Lamb location is the company's top bulk propane location.
- Traffic Light at corner of intersection



Price:	\$6,490,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.69 AC
Gross Building Area:	2,971 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1986
Tenancy:	Multi
Parking Ratio:	6.41/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	140-31-501-013
Walk Score ®:	75 (Very Walkable)



SALES / REVENUE 2025 - Lamb location

Arco am/pm Contract +/- 2035
Fuel Volume +/- 1,583,585 Gallons/annual
Fuel Margin +/- \$0.293
Store Sales +/- \$1,002,005/annual
Store Margin +/- 41.76%
Gaming Revenue +/- \$90,551/annual
Propane Revenue +/- \$82,800/annual
Annual Gross Profit +/- \$1,055,000

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



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Property Photos



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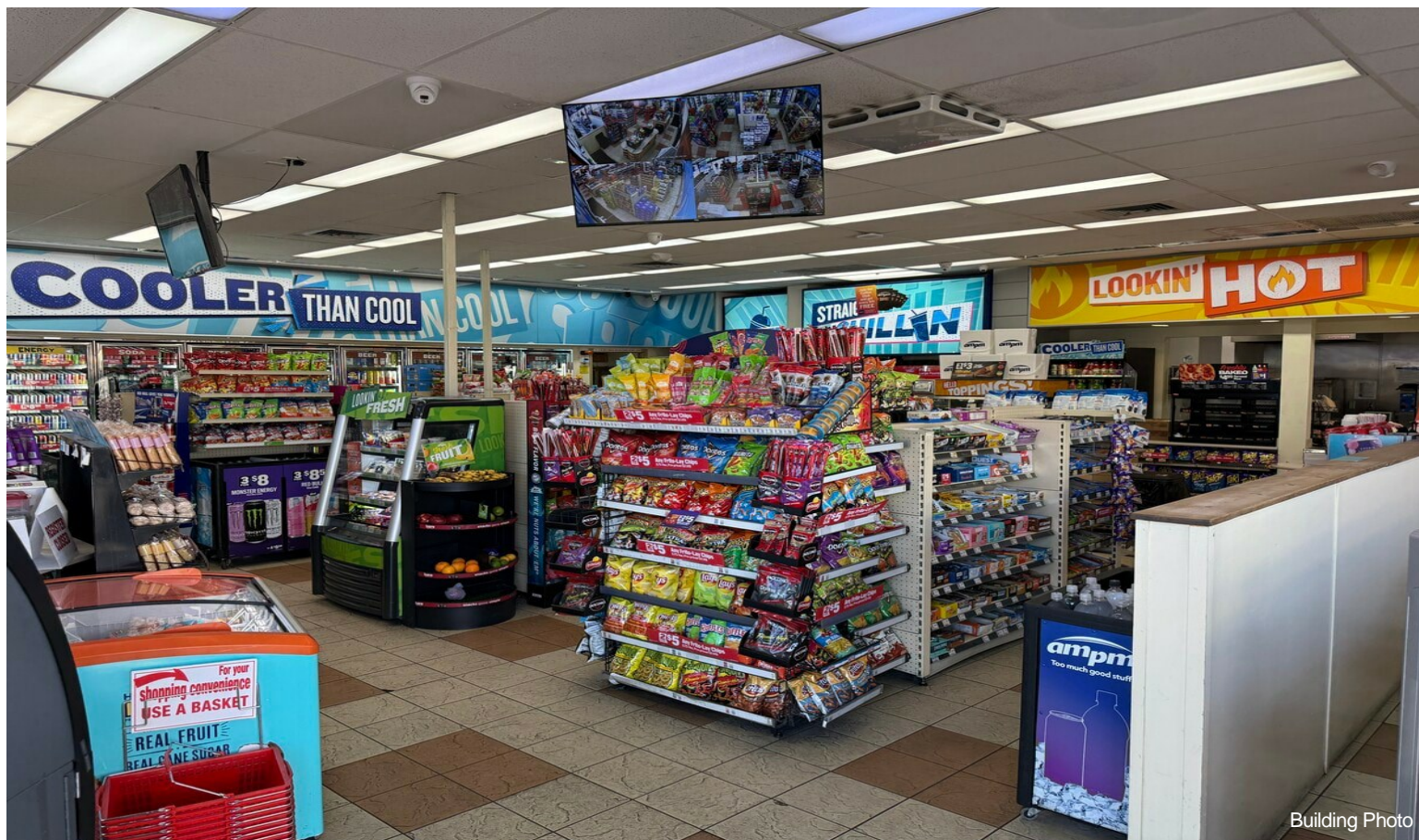


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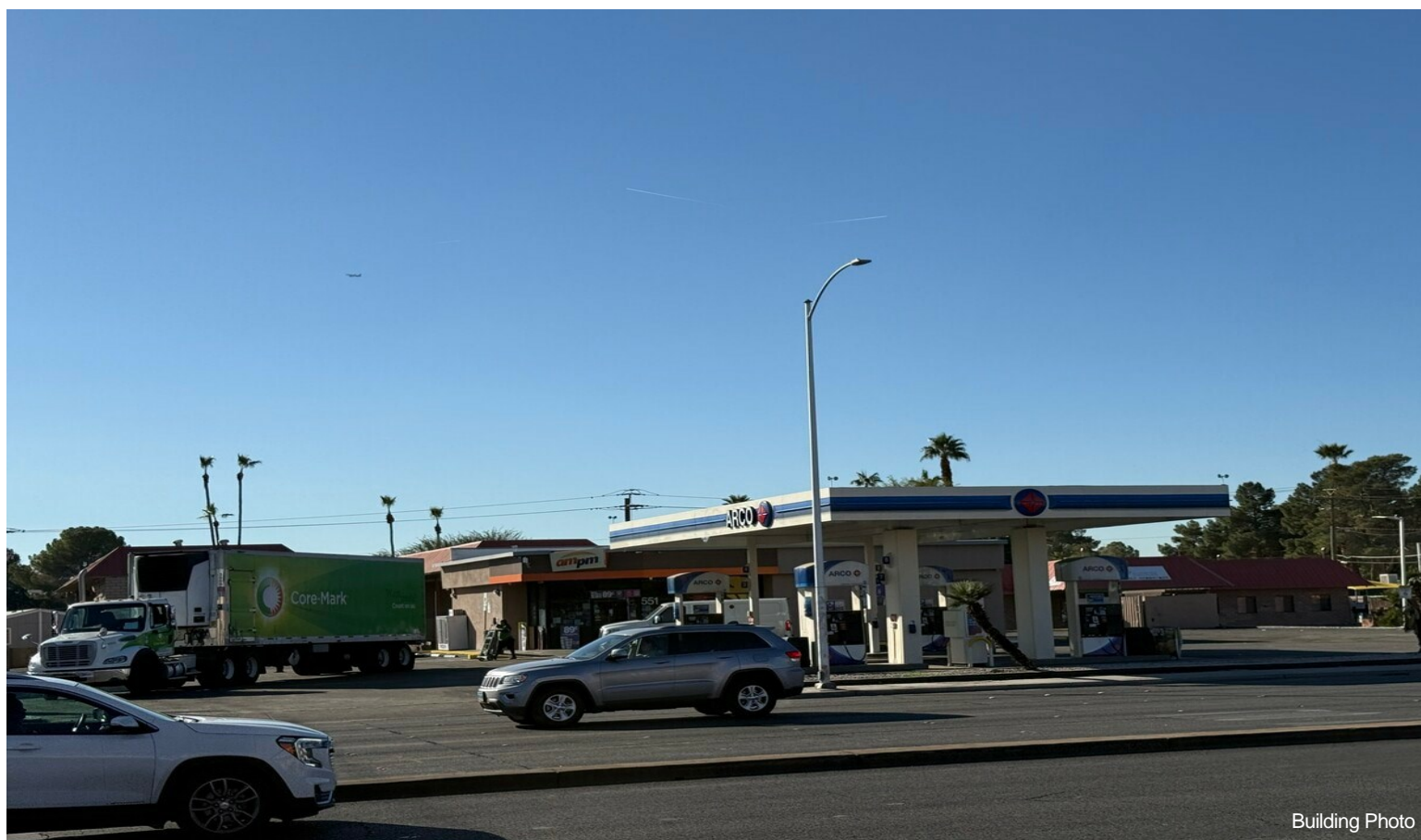
Property Photos



Property Photos



Building Photo

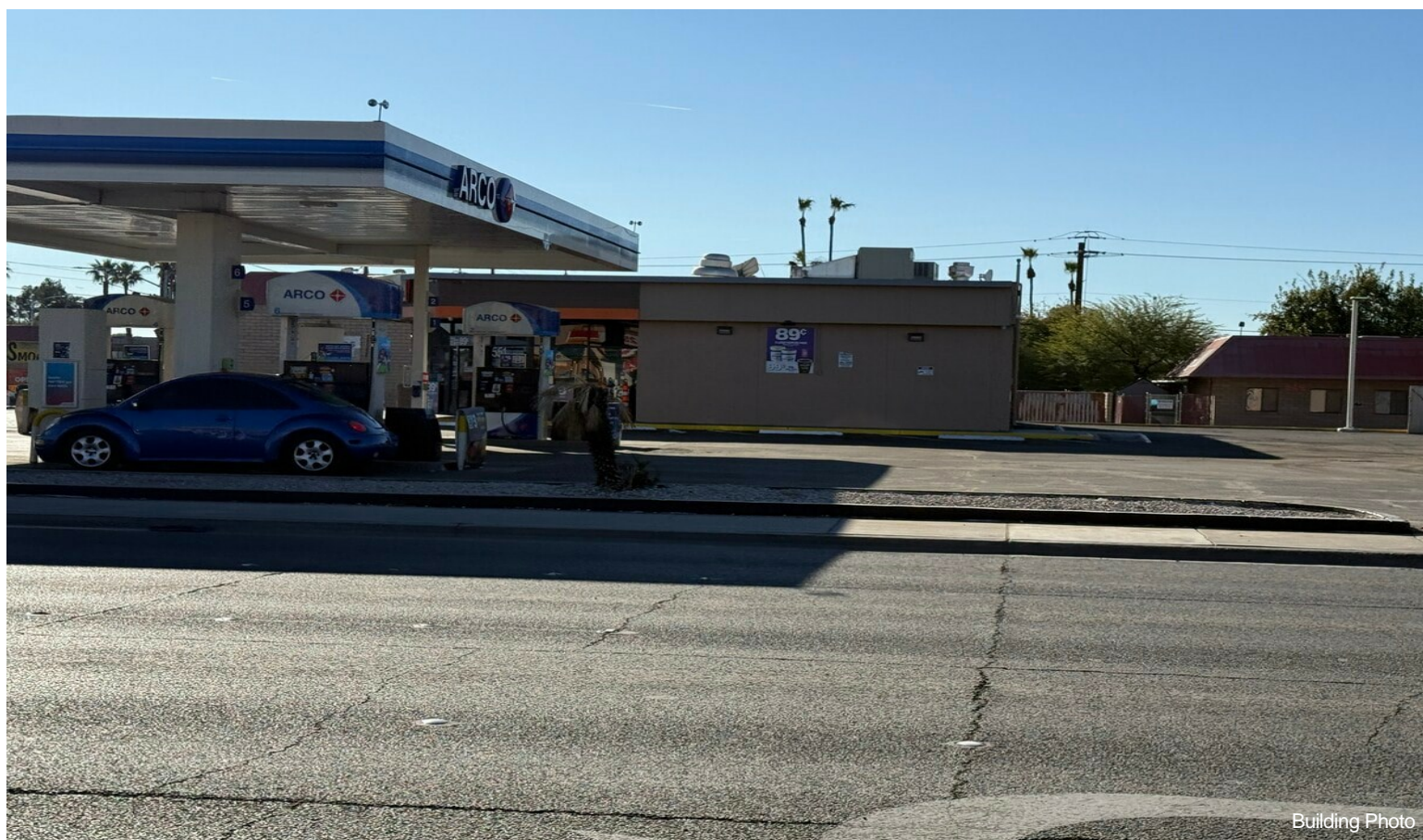


Building Photo

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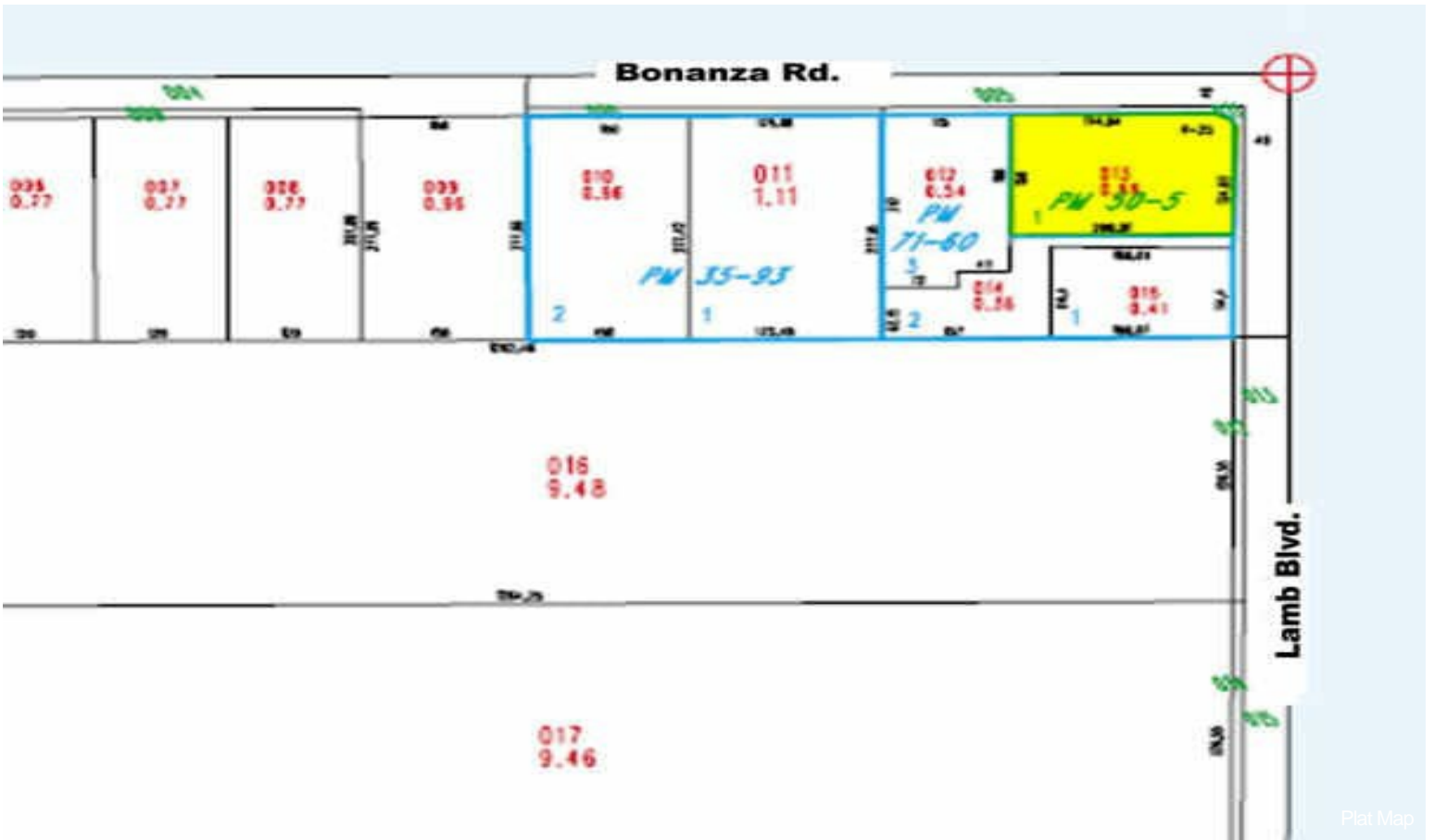


Building Photo

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Plat Map