



CONFIDENTIAL SALE DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER. YOUR COOPERATION IS APPRECIATED.

Address: 3804 Plaza Dr. Oceanside CA 92056

Price - Business / Real Estate / Car wash \$7,500.00 +

Inventory

SALE HIGHLIGHTS:

- Highly Profitable Business with Clean Financials
- Business Includes Beer and wine Liquor (Type-20) License
- Building Size: +/- 3,792 SF Property Size: +/- 27,443 SF (0.63AC)

Pumps: 4 MPDs | Gilbarco 700S Pumps w/ EMV Upgrade & Credit Cards Fuel Contract: 'Marathon Petroleum'

- Double-Wall Fiberglass USTs:3 Tanks: Reg (1 - 12K) / Prem (1 - 12K) Unleaded (1 – 12K)

Gasoline: Average: 85,000 – 95,000 Gallons/month (+/- \$0.45 CPG)

Market Sales: Average: \$115,000/month (+/- \$0.45C)

Four years left on the Arco Supply Agreement

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