



**SALE**

# Shell Gas Station W/ Expiring Fuel Agreement

**2960 YORBA LINDA BLVD**

Fullerton, CA 92831



**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$5,750,000
<b>LOT SIZE:</b>	18,031 SF
<b>BUILDING SIZE:</b>	1,666 SF

## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Fullerton, CA. This property features a gas station with a car wash, offering a prime location for prospective investors seeking a strategic foothold in the dynamic Fullerton market. In addition to its impressive features, this property includes an ABC Liquor license and a lottery service, adding an additional layer of revenue potential and attracting a diverse customer base. With double fiberglass walls and double fiberglass pipes that can handle unlimited fuel pumping, this property is equipped with state-of-the-art infrastructure designed to meet the highest industry standards for safety and performance. With the current fuel contract set to expire in 4 years, there is an exciting opportunity for re-branding and expansion, presenting investors with the potential to leverage this prime location for future growth. Boasting a well-established presence and versatile facilities, this property presents a compelling proposition for discerning investors looking to capitalize on the thriving automotive services industry and drive substantial returns on their investment.

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## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Fuel Contract Expires 11-30-2027
- High Margin Site
- Express Car Wash
- ABC License + Lotto
- Double Fiber Glass Walls & Pipes
- Regular Tank: 20,000 Gallons
- Premium Tank: 12,000 Gallons
- 4 Islands - 8 Pumps
- 13 Ft Canopy
- 510 SF Market - 1,156 SF Carwash
- Traffic Counts (ADT)  
Placentia Ave: 18,000  
Yorba Linda Blvd: 38,000  
57 Fwy: 286,000
- Signalized Corner Site

### FERNANDO CRISANTOS

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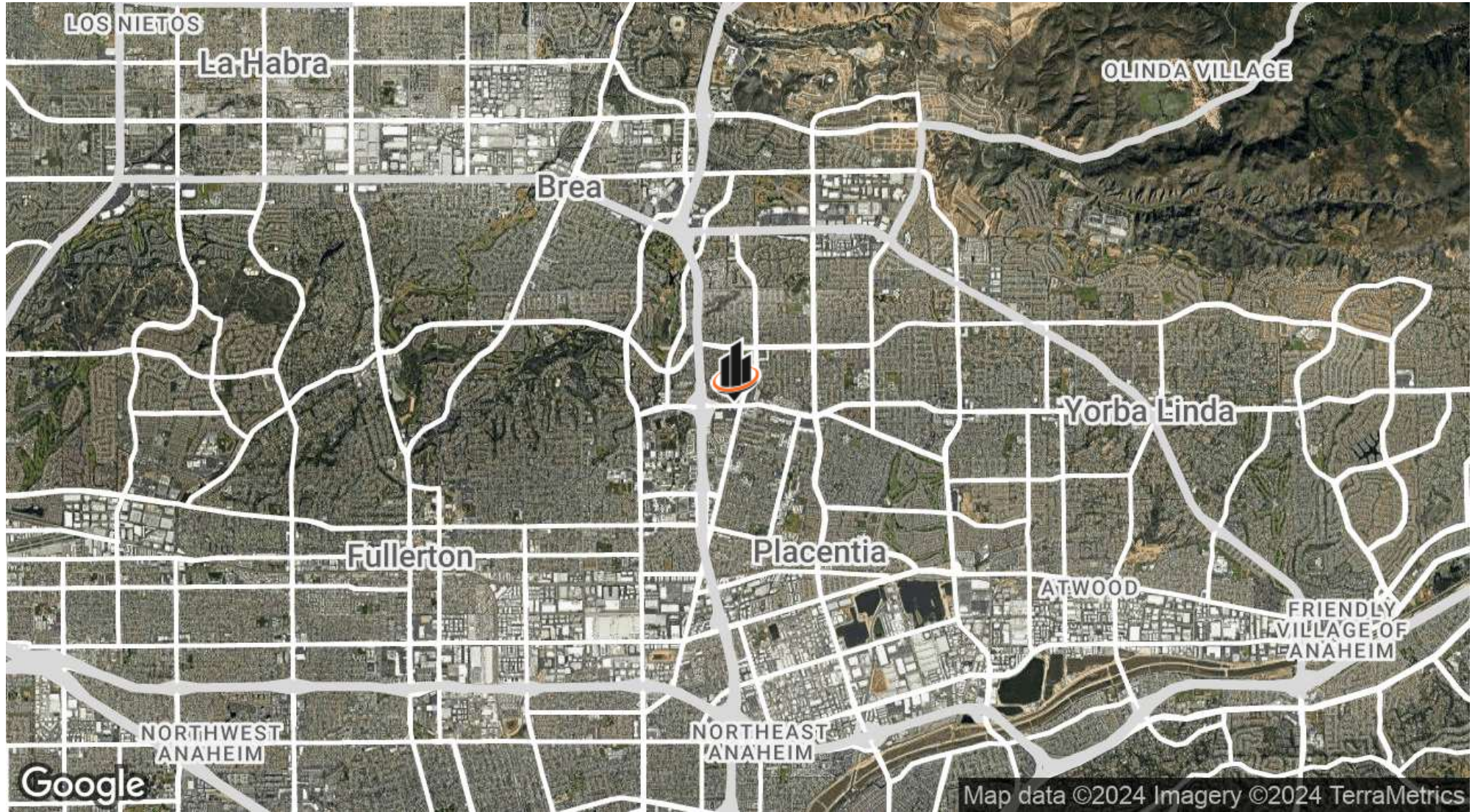
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

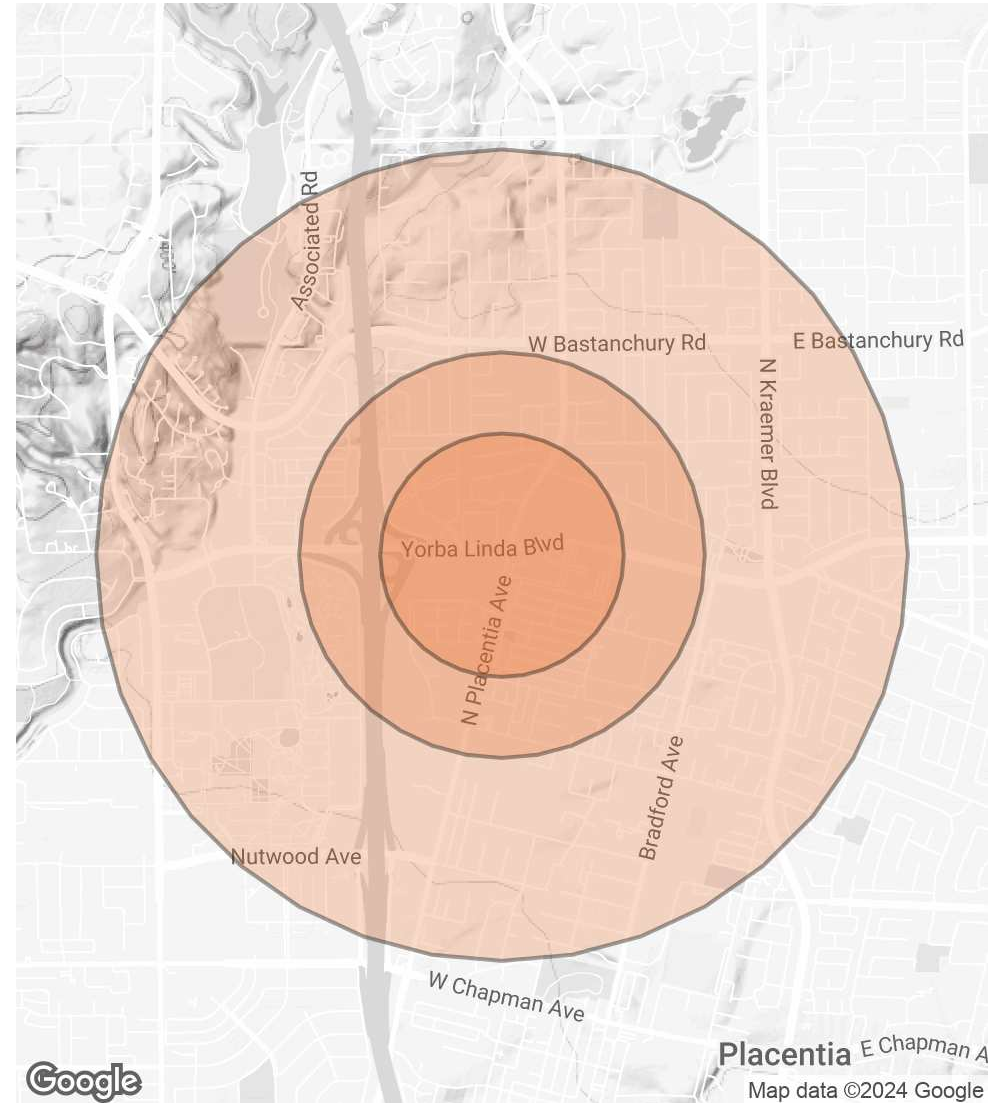
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,473	11,753	29,883
AVERAGE AGE	34	34	37
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	34	35	37

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,047	4,336	10,547
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$79,941	\$88,437	\$108,817
AVERAGE HOUSE VALUE	\$712,548	\$772,801	\$858,583

Demographics data derived from AlphaMap



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