

Smitty's Conoco
3508 Fruitvale Blvd.
Yakima, WA 98902

- Fully remodeled store and Log Cabin Café in Yakima reopened in early 2024, featuring a 27-door cooler and a Beer Cave.
- Since the remodel, store sales exceed \$85K/month with fuel volumes at 20K/month, and both are trending up.
- Adjacent 1.5-acre lots for sale offer expansion or income potential, including a 3-bedroom home for rental or employee use (these are optional and priced to be negotiated).
- Space available for an espresso business, with projected rent of \$1,100/month—an easy added profit center.
- Café sales are growing with DoorDash (late '24) and Uber Eats (early '25), plus a rising wholesale food contract with a local espresso business.

**JUST REMODELED
STRONG GROWTH TRENDS**



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View with discretion. Please do not speak to the owners or employees.

Property Address

3508 Fruitvale Blvd.
Yakima, WA 98902

Parcel Size

±0.95 Acres

Retail Store Size

±2,992 SF

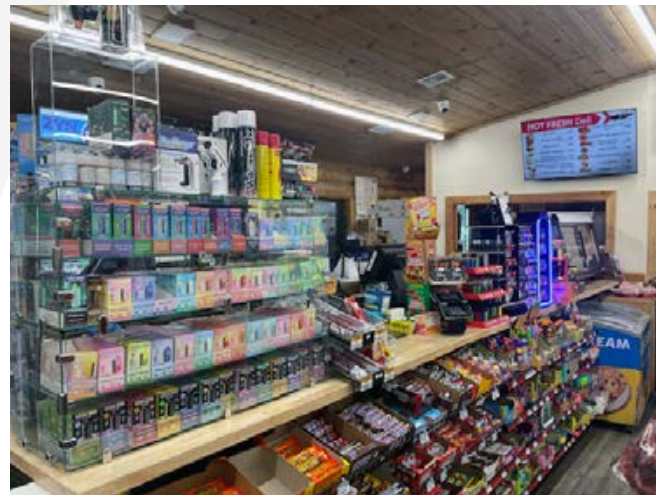
- ✓ ATM Yes
- ✓ Diesel Yes
- ✗ Espresso Easy profit center to add.
- ✓ Fuel Supply World Fuel, previously Associated Petroleum, through 8/33, with an amortization loan and negotiated payoff by the seller.
- ✗ Propane Easy profit center to add.
- ✓ Tanks/Environmental No known environmental issues. The property has four underground storage tanks: 12K, 10K, and two 6K, all fully compliant.

Listing Price	\$2,490,000
Avg. Gas Vol/Mo.	20,000
Fuel Margin	0.25-0.30/Gal
Avg. Store Sales/Mo.	\$85,000
Store/Cafe Margin	47%
Annual Gross Profit (2024)	\$477,396

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

Property Photos



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Parcel Map



Fruitvale Rd.

9,752 VPD

1

2

3

4

River Rd.

Parcel 1 Overview

Parcel ID	181315-11013
Address	3508 Fruitvale Blvd. Yakima, WA
Parcel Size	±0.95 Acres
Building Size	±3,048 SF
Year Built/Remodeled	1985/2023 & 2024

Optional Parcels

Parcel 2 Overview

Parcel ID	181315-12021
Lot Size	±0.24 Acres

Parcel 3 Overview

Parcel ID	181315-11011
Address	3507 River Rd. Yakima, WA
Parcel Size	±0.33 Acres
Building Size	±3,008 Acres

Parcel 4 Overview

Parcel ID	181315-11009
Parcel Size	±0.93 Acres
Total Optional Parcel Size	±1.50 Acres

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Trade Area

Aerial

Multi-Family
174 Units | Built 2023

Multi-Family
66 Units | Built 2024

Single-Family
Built 2023-2024

Fred Meyer

Catalyss Homes
119 Units | Under Construction

GROCERY OUTLET
Bargain Market

SAFeway

Evans Fruit Co
(200+ Employees)

MultiCare

Ace Distribution Center
(400+ Employees)

Northwest Harvest
(200+ Employees)

SAFeway

YAKIMA VALLEY COLLEGE

Washington Fruit & Produce
(3,000+ Employees)

Jeld-Wen Windows & Doors
(160+ Employees)

Michelsen Packaging
(180+ Employees)

Roche Fruit
(200+ Employees)

TARGET

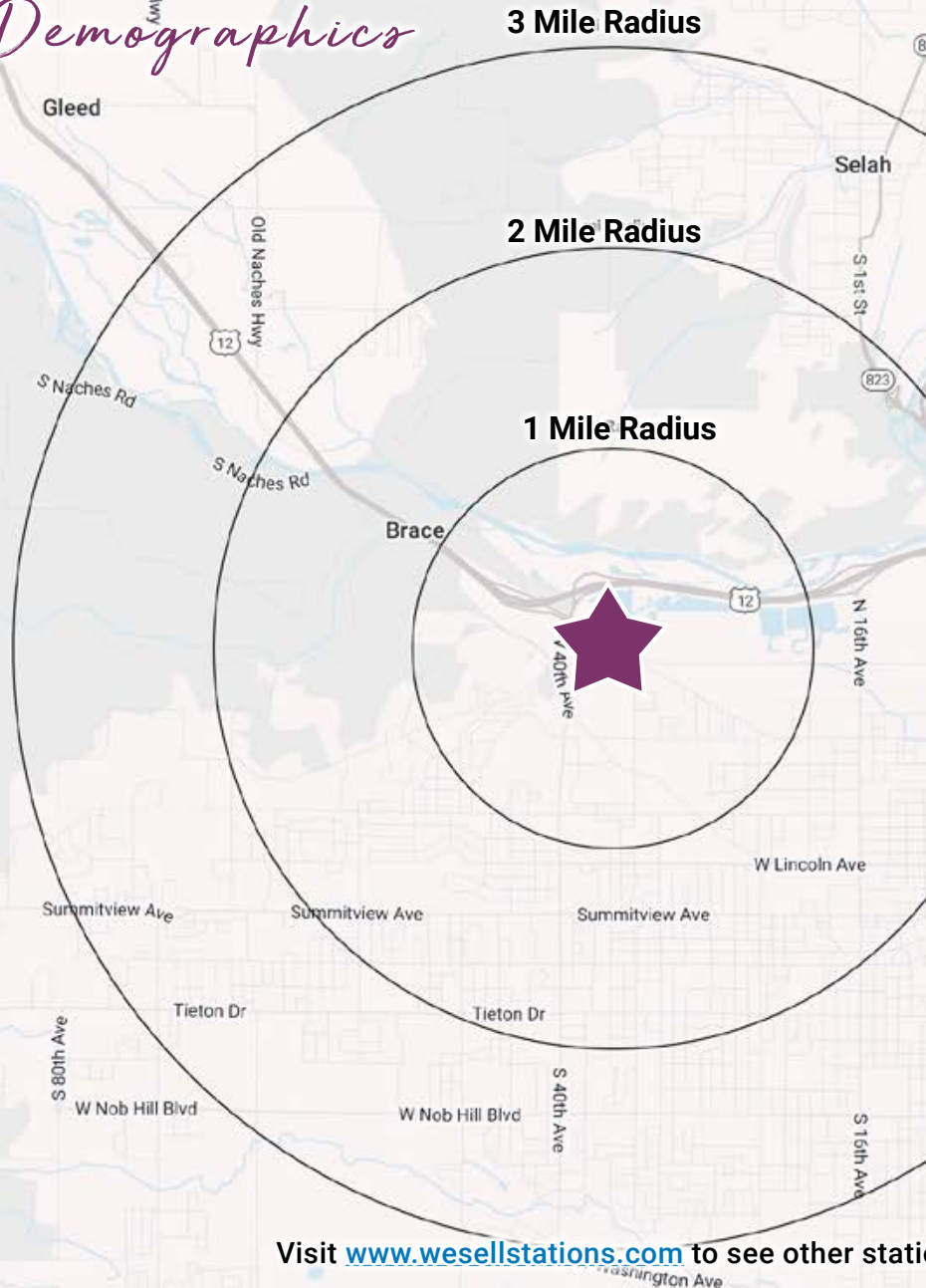
Multi-Family
192 Units | Built 2023

- Major Medical/Hospital
- New Residential (5 Years - Pipeline)
- Major Area Employer

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Trade Area Demographics



Population & Households

	1 Mile	2 Mile	3 Mile
2024 Estimated Population	6,025	30,588	70,404
2024 Est. Median Age	44.3	37.2	34.4
2024 Estimated Households	2,746	12,116	26,803
2024 Median Rent	\$1,090	\$1,015	\$949
2024 Median Home Value	\$282,658	\$328,250	\$319,076

Businesses & Employees

	1 Mile	2 Mile	3 Mile
2024 Average Household Income	\$84,398	\$94,495	\$90,733
2024 Est. Total Employees	3,240	11,110	29,444
2024 Est. Total Businesses	373	1,228	3,181
2024 White Collar Workers	50.1%	52.4%	51.3%
2024 Blue Collar Workers	49.9%	47.6%	48.7%

Household Expenditures

	1 Mile	2 Mile	3 Mile
2024 Total Household Expenditure	\$225.2 M	\$1.12 B	\$2.46 B
2024 Apparel	\$4.14 M	\$20.73 M	\$46.02 M
2024 Entertainment	\$12.83 M	\$64.33 M	\$142.85 M
2024 Food, Beverages, Tobacco	\$27.7 M	\$139.85 M	\$315.28 M
2024 Health Care	\$18.97 M	\$81.59 M	\$177.03 M
2024 Household Furnishings and Eq	\$5.92 M	\$29.57 M	\$65.38 M
2024 Household Operations, Shelter,	\$52.98 M	\$264.83 M	\$595.92 M

Visit www.wesellstations.com to see other station and convenience store opportunities listed for sale

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