

SINCLAIR

3308 W Historic Hwy 66, Gallup, NM 87301

OFFERING MEMORANDUM

For Business Questions Contact:

MATTHEW PORTER

Senior Managing Director
mporter@newmarkmw.com
direct 801.852.8575

newmarkmw.com

Broker of Record:

MICHAEL RENEAU, NMREC

License: 19679

WESTERN STATES
COMMERCIAL REAL ESTATE



NEWMARK
MOUNTAIN WEST

FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800

OFFERING SUMMARY



INVESTMENT HIGHLIGHTS

- » Business & Real Estate Sale of Sinclair Gas Station & C-Store
- » Positioned Directly off Interstate 40 (Exit 16) Over 26k Vehicles Daily
- » Within 2 Hours of Albuquerque
- » Highly Visible Location with Direct Frontage on West Historic Highway 66

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

POPULATION

2026 EST. POPULATION	1,724	3,239	8,799
2026 AVERAGE HH INCOME	\$86,856	\$89,192	\$75,456

HOUSEHOLDS

TOTAL BUSINESSES	76	83	619
TOTAL EMPLOYEES	729	824	6,334

EXECUTIVE SUMMARY

FINANCIAL SUMMARY



PRICE \$800,000

LOCATION



SINCLAIR
3308 W HISTORIC HWY 66, GALLUP, NM 87301

BUILDING SIZE 1,392 SF

PUMPS 4

YEAR BUILT 1979

LOT SIZE 0.78 AC / 33,759 SF

SUPPLIER INFORMATION



JACKSON ENERGY

9 YEARS REMAINING

TANKS INFORMATION



UNDERGROUND STORAGE TANKS 3

PREMIUM 10,000

DIESEL 10,000

UNLEADED 10,000

MATERIAL Bare or Galvanized Steel

INSTALL YEAR 1985

2025 OPERATING DATA



ANNUAL INSIDE SALES \$8,884

ANNUAL GALLONS 177,890

PROPERTY OVERVIEW

LOCATION	3308 W Historic Hwy 66, Gallup, NM 87301
LAND AREA	0.78 Acres / 33,759 SF
BUILDING AREA	1 retail building / 1,392 SF
TRAFFIC COUNTS	W Main St/Hwy 6 – 1,567 ADT
FRONTAGE & ACCESS	Approximately 90 Ft of Combined Commercial Frontage Along W Historic Hwy 66
YEAR BUILT	1979



LAND OVERVIEW

APN #	ACRES
2-110-086-483-506	0.78
TOTAL	0.78

SITE PLAN

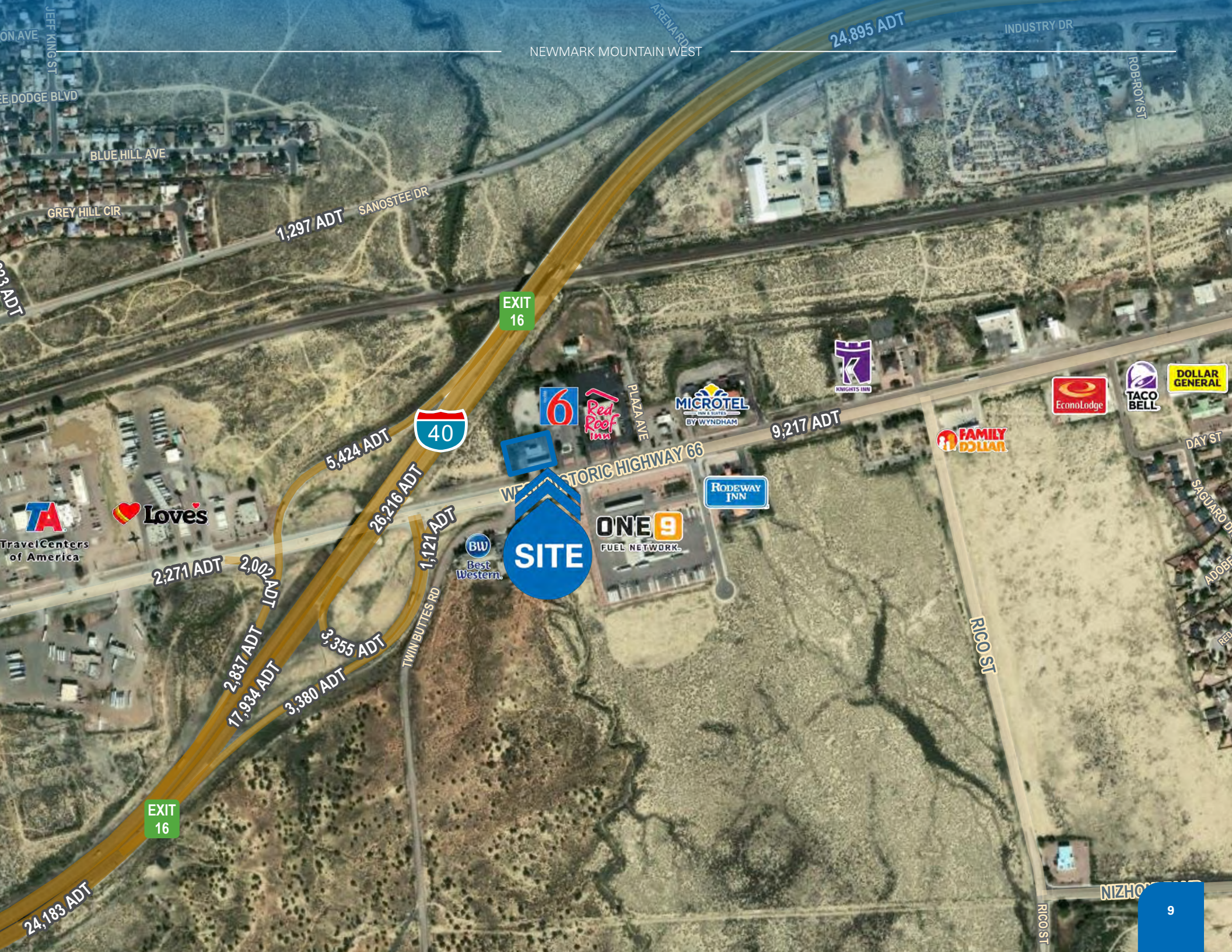


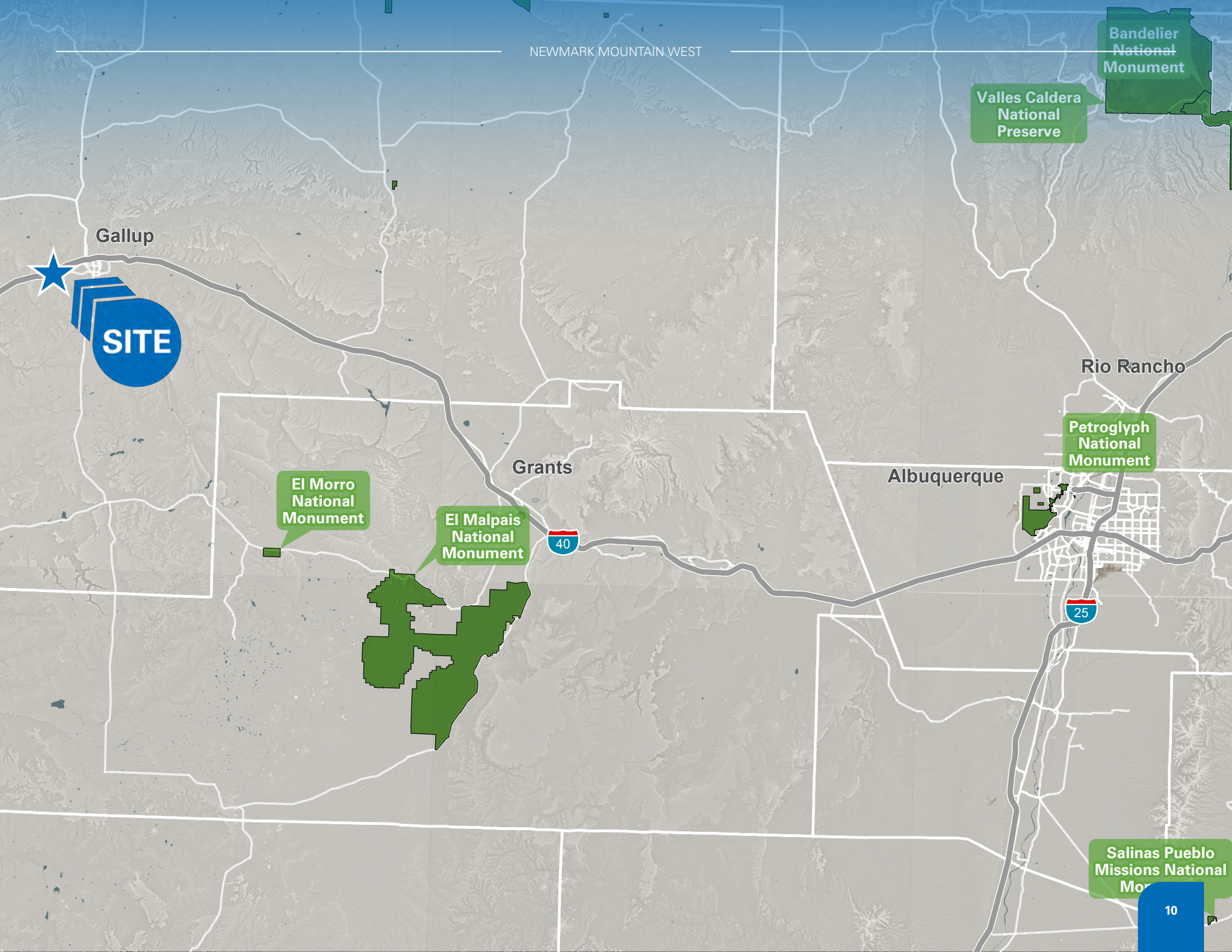






SITE





NEWMARK MOUNTAIN WEST

Bandelier
National
Monument

Valles Caldera
National
Preserve

Gallup



SITE

El Morro
National
Monument

El Malpais
National
Monument

Grants

40

Albuquerque

Petroglyph
National
Monument

Rio Rancho

25

Salinas Pueblo
Missions National
Monument



National Petroleum

REAL ESTATE ADVISORS

Combined they have over 25 years of experience selling commercial real estate. Collectively they have closed over 200 transactions totaling over \$630,000,000. They are passionate about serving the needs of their clients, building strong relationships, and navigating the ever-changing commercial real estate industry.



MATTHEW PORTER



MCSEAN THOMPSON



VIVIAN PONCE
EXECUTIVE ASSISTANT

STAFF SUPPORT



ALLEN GREENWELL
Head of Marketing



JORDYN KANEKO
Marketing Specialist



KAYCEE BARLOW
Head of Graphics



CAROLYN LOUIE
Graphic Designer



AI MITTON
Motion Graphics Designer



EM TEBAY
Graphic Designer



RICH LACHOWSKY
Chief Technology Officer



SAUNDRA FIFE
Director of Research



AMELIA WOLFE
Director of Research Analysis



DILLON MIMITZ
Research Specialist

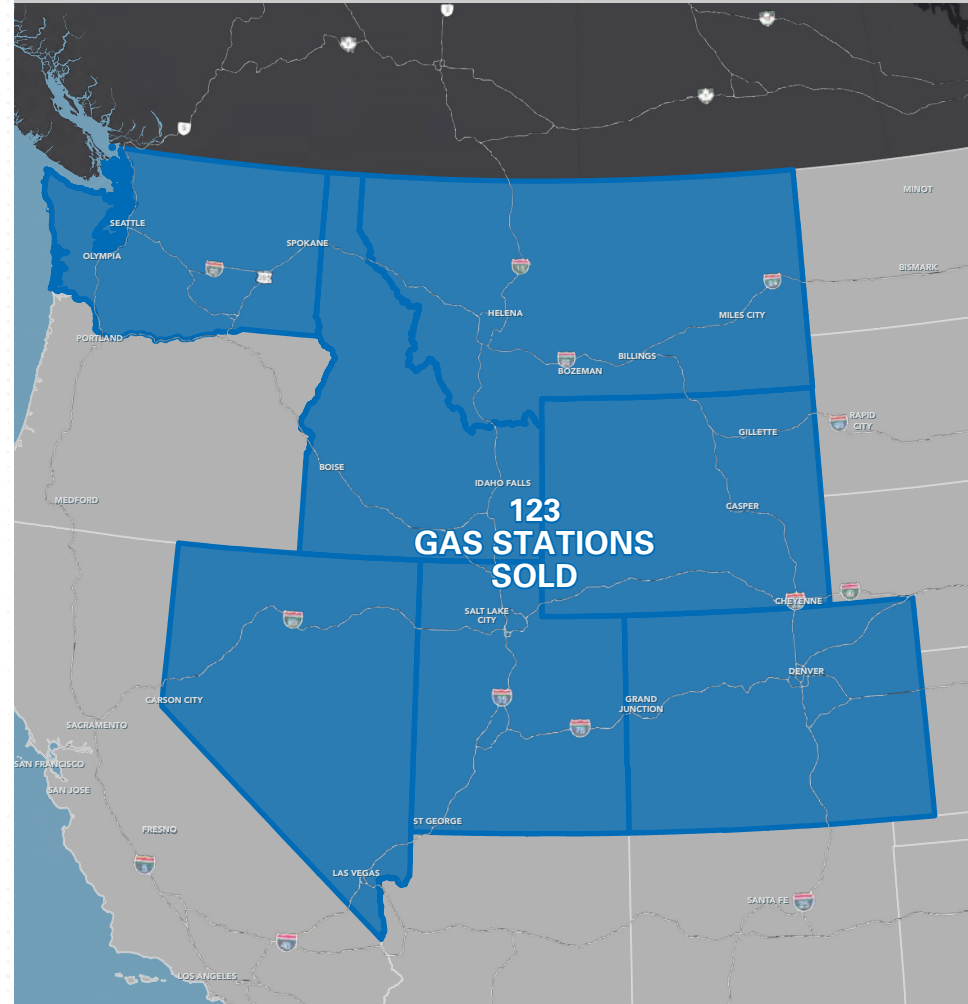


MATT LIAPIS
Head of GIS



SAMANTHA SPRATT
GIS Analyst

SELECT CLIENT LIST

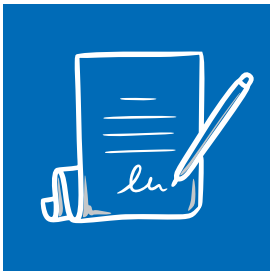


NEWMARK



MOUNTAIN WEST

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



30,580+
TRANSACTIONS COMPLETED



328.2
MILLION
SF TRANSACTED



\$37.5
BILLION
TRANSACTIONS COMPLETED



77K+
ACRES TRANSACTED



\$13.0+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

SINCLAIR

3308 West Historic Hwy 66, Gallup, NM 87301

Confidentiality & Disclosure

Newmark Mountain West has been retained on an exclusive basis to market the property described as 3308 West Historic Hwy 66, Gallup, NM 87301. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a

prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Exclusively Listed By:

MATTHEW PORTER

Senior Managing Director
mporter@newmarkmw.com
direct 801.852.8575

**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800

newmarkmw.com

NEWMARK



MOUNTAIN WEST