

OFFERING MEMORANDUM

Unbranded Fuel with Circle K Convenience Store

6290 Mission Blvd
Jurupa Valley, CA 92509

Asking Price

\$5,500,000

Business and Real Estate



Broker Contact & Site Visit Protocol

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Important Confidentiality & Site Visit Instructions

Do not visit the property without first contacting the broker. Please refrain from speaking with employees or ownership, and do not loiter on the premises.

This Offering Memorandum is provided solely for preliminary review by qualified prospective purchasers. The information contained herein has been supplied by ownership and other sources believed to be reliable; however, no representation or warranty is made as to its accuracy or completeness. Prospective purchasers are responsible for conducting their own independent investigation, including but not limited to financial, physical, environmental, governmental, licensing, zoning, and permit matters. Fuel redevelopment, CUP approval, fuel dispenser count, sales volume, margins, and future store performance are subject to governmental approvals, market conditions, operational decisions, and other factors outside the brokers' control. This presentation is not an offer to sell securities and may be modified or withdrawn without notice.

Fuel Redevelopment Plan

The Owner has removed the existing single-walled underground storage tanks and is currently in the process of obtaining a Conditional Use Permit (CUP) for the installation of new underground storage tanks and two new fuel dispensers.

Subject to governmental approval, the Buyer may have the opportunity to modify the CUP application to request two additional dispensers, which would provide a total of eight fueling positions and could potentially increase future fuel sales volume.

The station has not been selling fuel since the end of December 2025 due to the tank removal and redevelopment process. As a result, convenience store sales have also been adversely affected by the absence of fuel-related customer traffic. Accordingly, the current store sales should not necessarily be viewed as representative of the property's potential sales volume once fuel operations resume.

Prior to the fuel shutdown, the station averaged approximately 16,000 gallons per month in 2025 with only two MPDs (four fueling positions).



Opportunity Snapshot



A rare business + real estate offering on a signaled Jurupa Valley corner, with fuel operations positioned for restart after tank replacement and CUP approval.

±27,443 SF

Property size

±2,600 SF

Building size

\$192,000

2025 Store Sales Monthly Avg.

16,000 gal

2025 Fuel Monthly Avg.

Current store sales have been adversely affected by the absence of fuel-related customer traffic since the fuel shutdown.

Established Licenses & Revenue Centers

Circle K

Convenience store brand

Type-20

Beer & wine license

Tobacco

Tobacco license



Lottery

Lottery license



Note: Circle K agreement expires on November 4, 2026



High-Visibility Corner Location



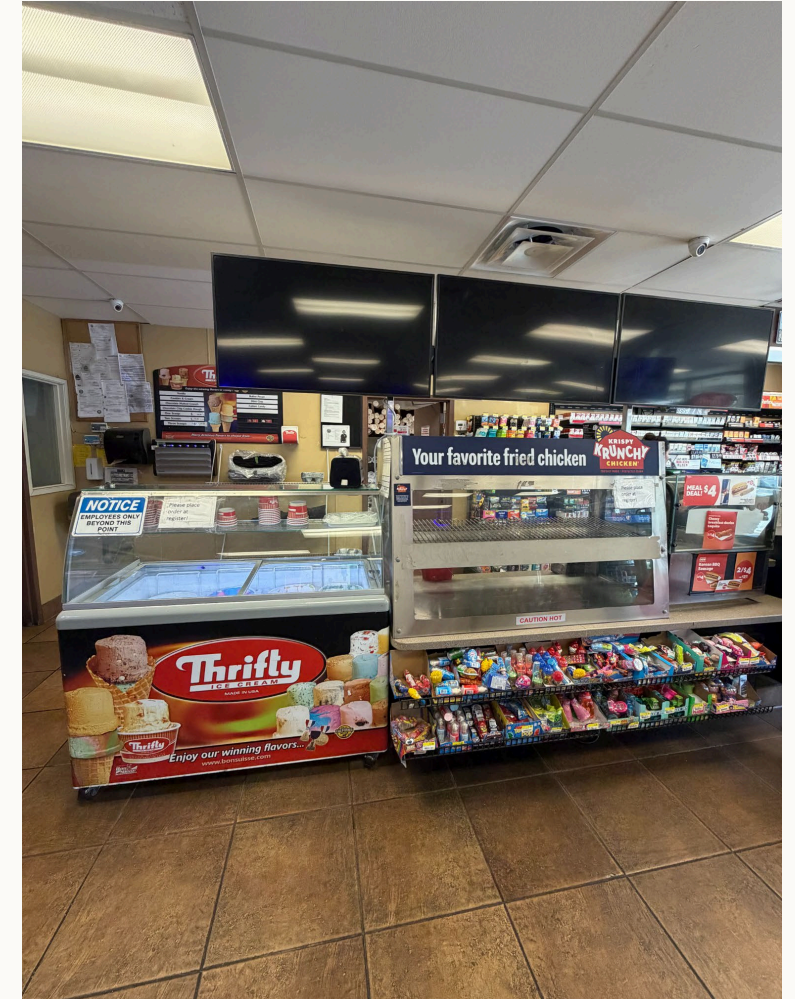
Signalized Jurupa Valley corner with strong street visibility and multiple surrounding traffic drivers.

- **Mission Blvd / Opal St. corner location**
- **Daily swap meet across the street**
- **One of Southern California's remaining drive-in theaters directly across the street**
- **In the path of two schools; strong student traffic**
- **Established Circle K convenience store presence**
- **Business + real estate with fuel redevelopment upside**

ADDRESS

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Circle K Convenience Store Overview



Interior categories include beverages, snacks, tobacco, beer, coffee, frozen foods, ice cream, and prepared food equipment.