

NEW TURNKEY GAS STATION FOR SALE

13240 PERRIS BLVD, MORENO VALLEY, CA

BREAKING GROUND IN DECEMBER 2025



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PROPERTY PROFILE

This is an opportunity to step into a new turnkey build to suit gas station at a high traffic intersection next to a planned express car wash. The Developer plans to break ground in December 2025.

PARCEL SIZE	±45,359 ^{SF} (±1.04 ^{AC})
C-STORE SIZE	±4,000 ^{SF}
# OF MPD'S	6
HOURS OF OPERATION	APPROVED FOR 24 HOURS
LIQUOR LICENSE	TYPE 20 ABC LICENSE
FUEL BRAND	SHELL
FUEL SUPPLIER	MARATHON
FUEL SUPPLY AGREEMENT	10 YEARS
C-STORE BRAND	UNBRANDED
TRAFFIC COUNT	33,000 ADT



ASKING PRICE

\$12,000,000.00

ESTIMATED COMPLETION DATE

JULY 2026

KALIBRATE PROJECTIONS



FUEL VOLUME:

197,000 GAL./MO.*



C-STORE SALES:

\$111,000/MO.*

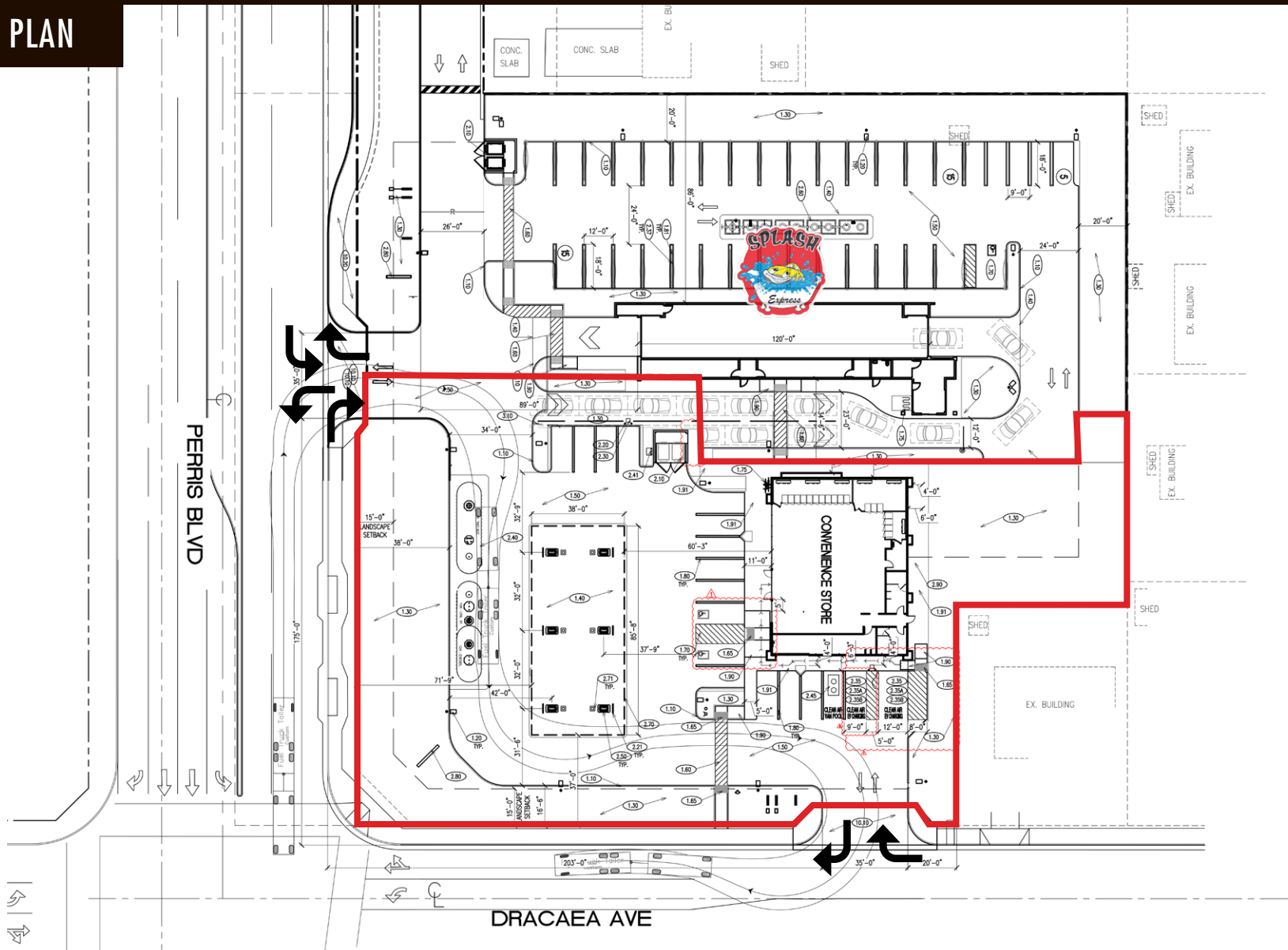
*Based on a case study where you:

- » Build a Shell branded station with 6 pumps/12 fueling positions of gasoline, sharing space with 4 pumps/8 fueling positions of diesel
- » Set the fuel prices to match the Shell market average price within a 3 miles trade area radius, and offer a 10¢ per gallon cash discount
- » Set the hours of operation to 24 hours a day, 7 days a week

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SITE PLAN



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C-STORE ELEVATIONS



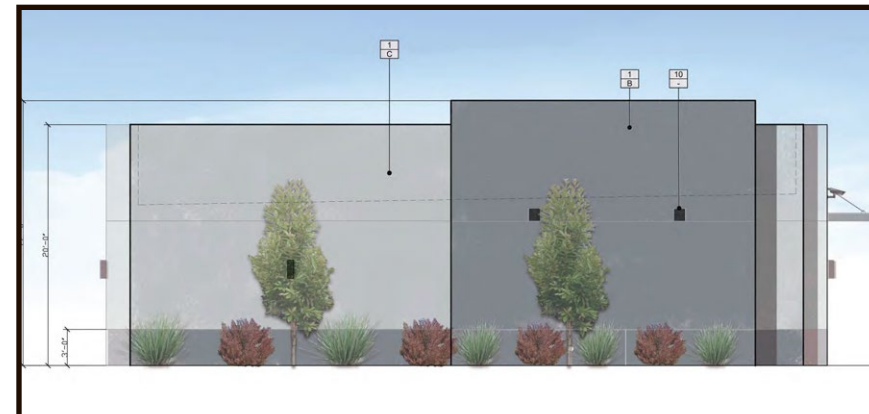
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

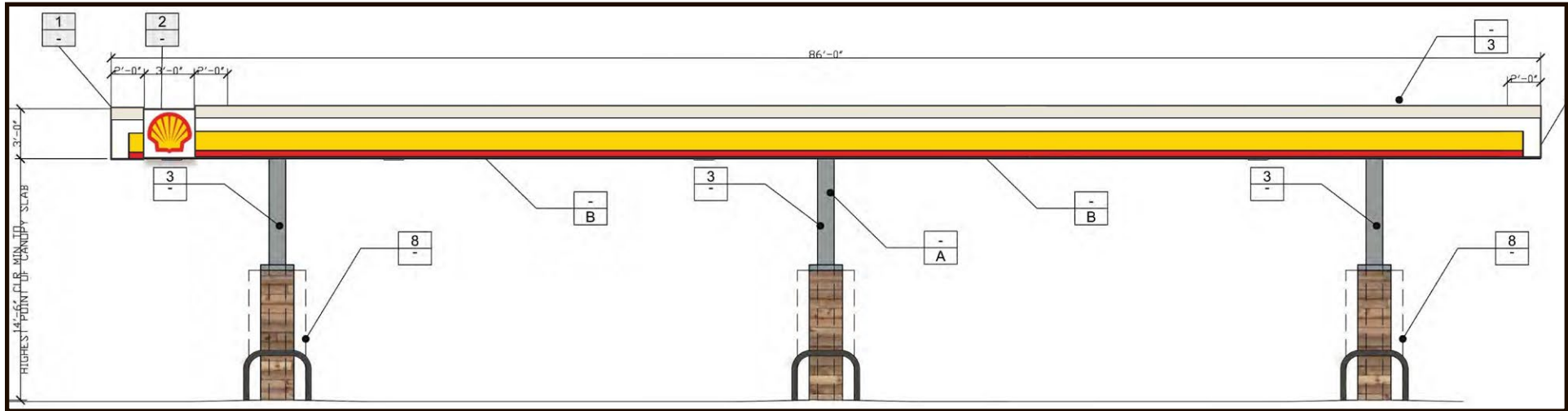


NORTH ELEVATION

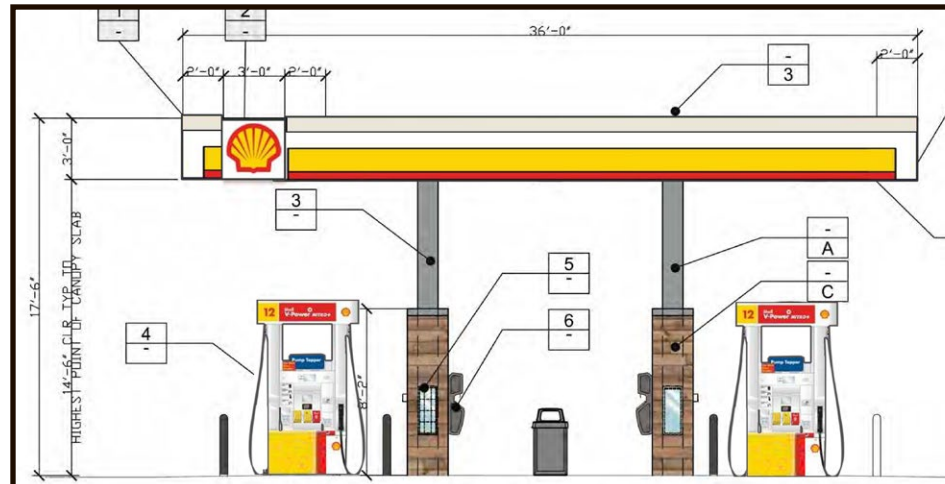
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CANOPY ELEVATIONS



WEST ELEVATION



NORTH ELEVATION

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2 MI GAS AERIAL



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DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	25,314
2 mile	90,724
3 mile	153,459

DAYTIME POPULATION

1 mile	3,202
2 mile	12,351
3 mile	23,758

ETHNICITY

	WHITE	BLACK	HISPANIC
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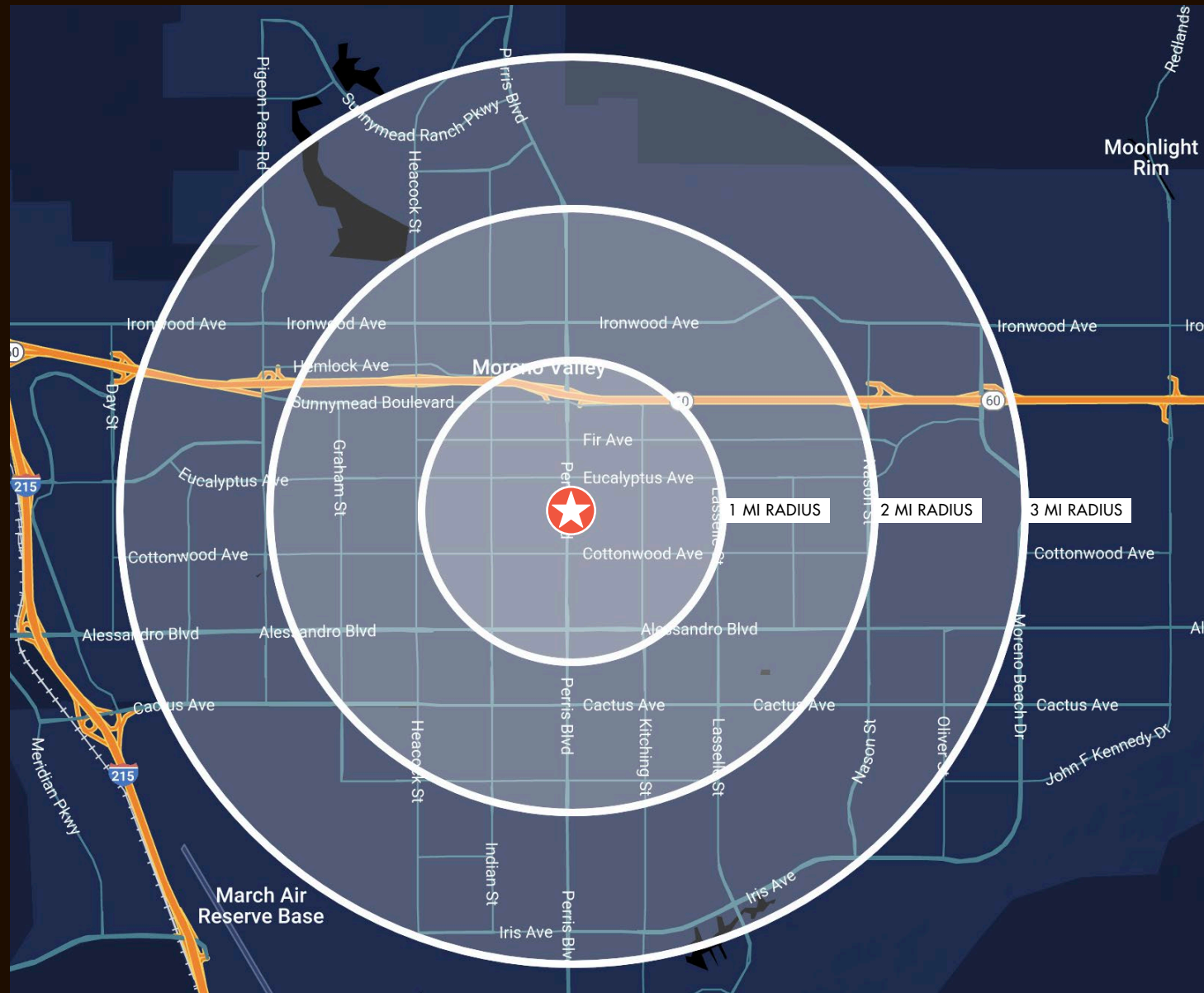
1 mile	24.1%	13.4%	66.9%
2 mile	25.1%	14.2%	63.5%
3 mile	25.7%	15.5%	60.7%

AVERAGE HOUSEHOLD INCOME

1 mile	\$93,432
2 mile	\$98,497
3 mile	\$103,388

TRAFFIC

Perris Blvd	28,989 ADT
Dracaea Ave	4,079 ADT
Total	33,068 ADT



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com