

# OFFERING MEMORANDUM

## GAS STATION, C-STORE & CAR WASH FOR SALE WITH REAL ESTATE

**PLEASE BE DISCREET WHEN VISITING THE SITE - DO NOT DISTURB EMPLOYEES**

43411 Monroe St, Indio, CA 92201

Offered At: \$5,900,000



## Presented By



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### BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

## Confidentiality & Disclaimer

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

# INVESTMENT SUMMARY

## THE OPPORTUNITY

Progressive Real Estate Partners is pleased to offer for sale a Gas Station, C-Store, and express car wash in City of Indio. The C-Store and car wash were built in 2018. It has a very new  $\pm 4,000$  SF C-Store, 6 Multiple Product Dispensers with 21 fueling positions that sits on a  $\pm 0.73$  acre lot. The site features a state-of-the-art touchless express car wash to ensure a premium wash with no risk of damage to cars. The c-store generates additional revenue from an existing QSR and "Krispy Krunchy Chicken". It has a full kitchen for an additional QSR. The C-Store has a Type 21 Liquor License which is very difficult to obtain and provides for high margins. The location is right off the 10 Freeway with freeway visible signage and is in close proximity to the famous Coachella Festival.

## OFFERING SUMMARY

Sale Price:	\$5,900,000
Building Size:	$\pm 4,000$ SF
Lot Size:	$\pm 0.73$ AC
Year Built:	2018
Gas Station Sales:	Contact Broker for Details
C-Store Sales:	Contact Broker for Details



# PROPERTY OVERVIEW



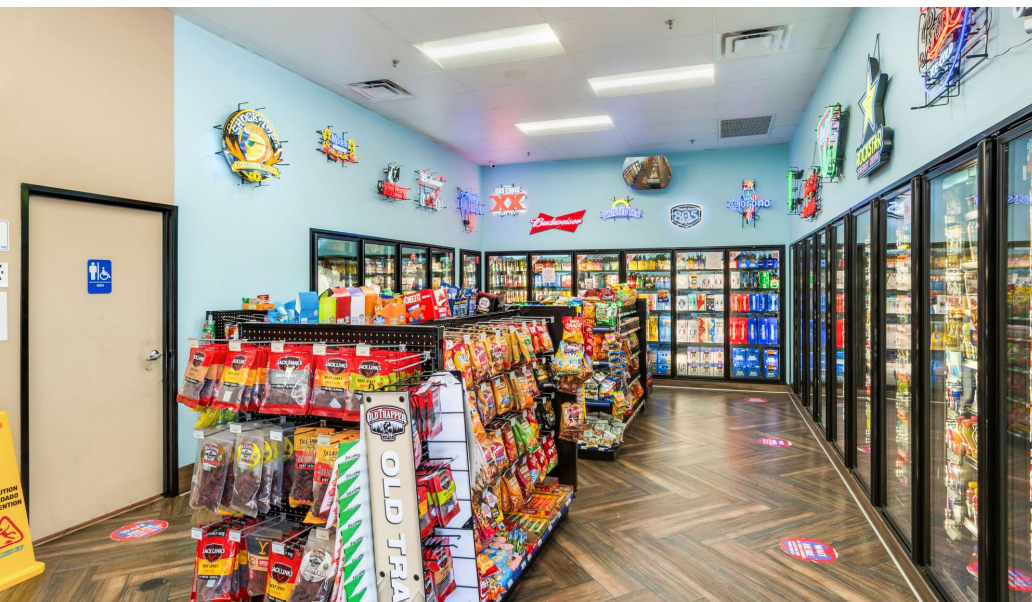
## HIGHLIGHTS

- The nearly new  $\pm 4,000$  SF C-Store maintains a Type 21 Liquor License for the sale of hard liquor, wine, and beer, which is extremely difficult to obtain and yields high margins. It is equipped with a full kitchen, jumbo walk-in cooler and walk-in freezer. It generates additional revenue from an existing QSR called Krispy Krunchy Chicken and has hookups for another QSR tenant. The C-Store is currently independent and has additional storage space upstairs.
- The gas station's fuel agreement with Mobil expires this coming January which will allow the new owner to re-brand and possibly collect some cash incentives. The new owner may also be able to obtain much better gas pricing which will enable him to be able to decrease his price and increase sales exponentially both in fuel sales and C-Store sales. It currently is equipped with 6 MPDs with 21 fueling positions.
- The property is located in a prime position as it sits right off the 10 Freeway with freeway visible signage to over  $\pm 68,410$  cars per day daily. Traffic counts on Monroe Street are in excess of  $\pm 23,750$  and the property receives a surge of traffic due to the famous Coachella Festival and Stagecoach Festival. The area shows minimal competition and demographics show a population of 42,370 with an average household income of \$80,564 within a 5-minute drive. Daytime population numbers show in excess of 24,500 employees.

# AERIAL



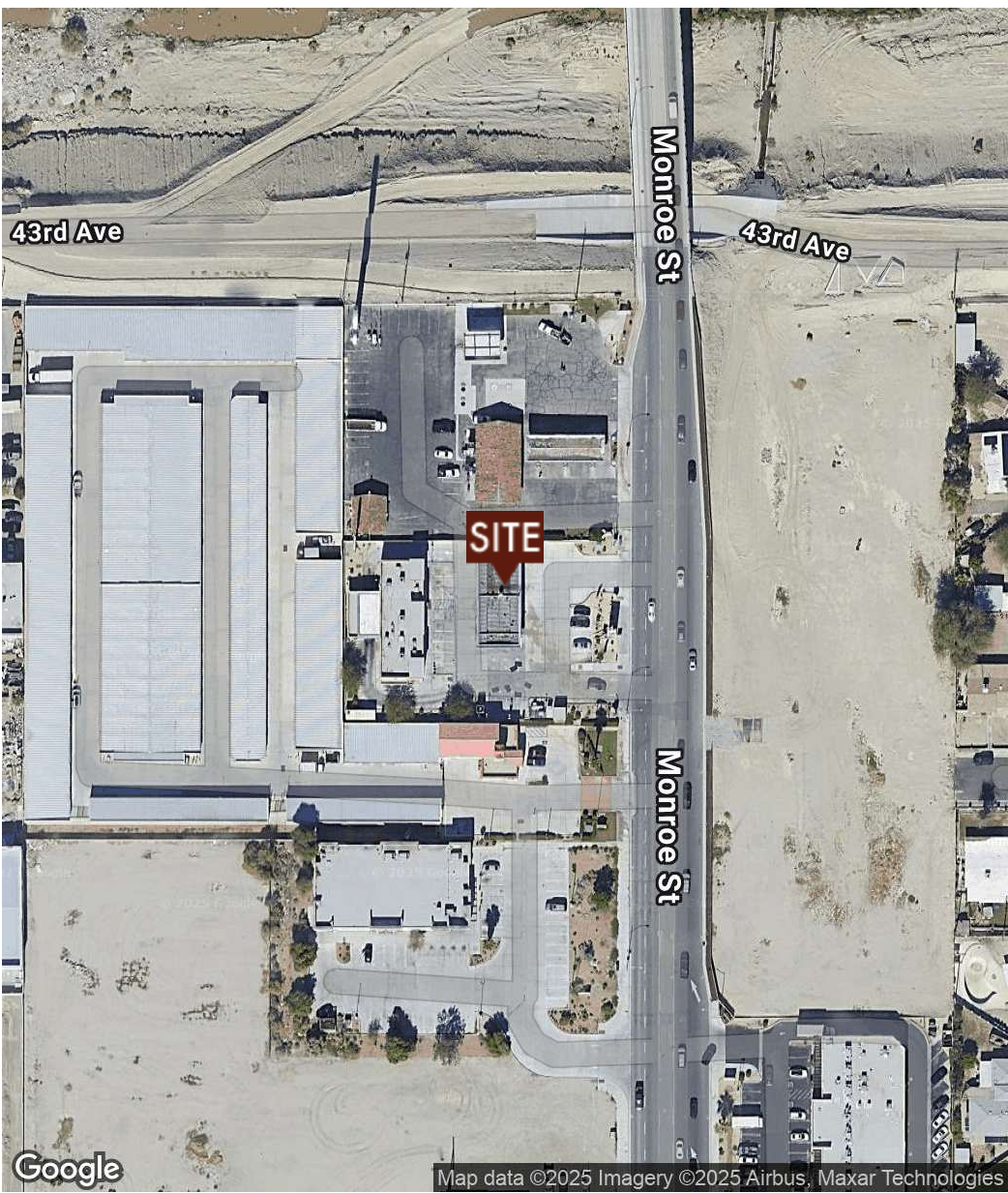
# INTERIOR PHOTOS



# RETAILER MAP



# LOCATION MAPS



# DEMOGRAPHICS

	5 min	10 min	15 min
<b><u>POPULATION</u></b>			
2024 Total Population	42,370	173,231	329,678
2024 Median Age	38.2	36.6	37.5
2024 Total Households	19,583	75,462	142,447
2024 Average Household Size	2.2	2.2	2.3
<b><u>INCOME</u></b>			
2024 Average Household Income	\$80,564	\$77,966	\$80,515
2024 Median Household Income	\$62,935	\$59,359	\$61,644
2024 Per Capita Income	\$37,297	\$34,185	\$34,961
<b><u>BUSINESS SUMMARY</u></b>			
2024 Total Businesses	1,955	6,987	11,825
2024 Total Employees	24,505	88,638	146,035

