



LOS ANGELES COUNTY, CA

CONFIDENTIAL SALE

DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER.
DO NOT LOITER ON THE PROPERTY. YOUR COOPERATION IS APPRECIATED.

Address: 5500 South Street, Lakewood, CA 90713
Price: \$3,800,000 + Inventory
Includes Real Estate Valued at \$3,600,000 +/-

SALE HIGHLIGHTS:

- Close Proximity to 91, 605 & 405 Freeways; Near Lakewood Center Mall & Long Beach Airport
- High Traffic Signalized Intersection (+/- 50,000 Cars Per Day)
- Upgraded & Well Maintained Property
- Beer & Wine License Included
- New Hydrogen Facility In Permits & Approvals (See Details Below)

Building Size: +/- 915 SF **Property Size:** +/- 22,345 SF
Pumps: 6 MPDs | 12 Fueling Positions
Fuel Contract: Mobil "Circle K" - Buyer Must Assume Contract
Double-Wall USTs: Reg (1 - 12K) / Reg (1 - 10K) / Prem (1 - 10K)

REVENUE:

Gasoline: +/- 35,000 Gallons/month (\$0.60 - \$0.65 margin)
Market Sales: +/- \$20,000/month
Lotto Sales: +/- \$25,000/month
Hydrogen Lease: \$5,000/month (once installed - currently in Permitting Process)

Requires Qualified Buyer with 35% Down Payment

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Business. You and your advisors should conduct a careful, independent investigation of the Business to determine to your satisfaction the suitability of the Business for your needs.

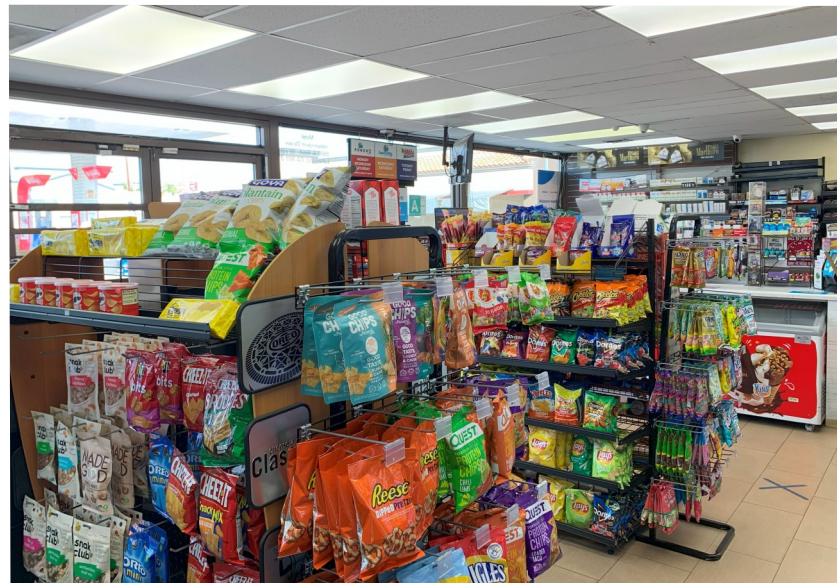
FOR LISTING INFORMATION
PLEASE CONTACT:



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