

ARCO - FOR SALE

1015 Main Street
Ramona, CA 92065



PROPERTY & BUSINESS FEATURES

- **Offered at \$8,595,000, Plus Inventory**
- Averaged 165.7k gallons pm, \$.485 PM Jan. 2023-June 2025
- Store Sales averaged \$143,672 PM at 45% GP Jan. 2023-June 2025
- Jan. 2023-June 2025, averaged \$1.79 Million GP Per Year
- Arco Agreements Expire 2033
- ADT --- Hwy 78, 23K, cross street, Hwy 67, 27K (CoStar)
- 4 Fuel Dispensers with 8 fueling positions with E-85 & Diesel
- 4 DW USTs – 3-12K & 1-10K, EVR 2 & SB 445 Compliant
- Contact Broker for NDA and more information.
- **If you visit the site - PLEASE DO NOT SPEAK TO EMPLOYEES!**



For More Information

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BUSINESS DESCRIPTION

NAI San Diego is pleased to offer this established, well maintained, profitable, ARCO ampm gas station, located in North Inland County San Diego. The station is situated on hard corner on a 22,215 s/f lot with easy ingress and egress, modern convenience store and regarded as the best gas station location in Ramona. Good Books and Records for financing. For more information, Buyer must return NDA and show proof of 35% down payment. Please contact agent for more information.