



PROPERTY DESCRIPTION

Do Not Visit Site Until You Speak With Broker. Please No Speaking with Employees/Ownership & Do Not Loiter on Property.

Exclusively Listed and Presented By: The Gas Broker™.

The Gas Broker is proud to offer a rare opportunity to acquire a high-margin business at a prime, signalized intersection of Colorado Boulevard and Eagle Rock Boulevard in Eagle Rock, CA, with impressive traffic counts of approximately 70,000 cars per day.

This existing Mobil-branded gas station comes with an approved Conditional Use Permit (CUP) and plans to transform the current building into a modern 1,791-square-foot convenience store, complete with a Type-20 Beer & Wine license.

This value-add investment offers the potential to develop a state-of-the-art convenience store outfitted with brand-new equipment while benefiting from alcohol sales authorization under the approved CUP. Furthermore, with the current Mobil fuel contract expiring in March 2030, the new owner has the strategic advantage of rebranding or negotiating incentive funds upon renewal.

Don't miss this chance to own a top-tier gas station in one of Los Angeles' most sought-after locations.

Chandler J. Kelley

CEO | Founder
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OFFERING SUMMARY

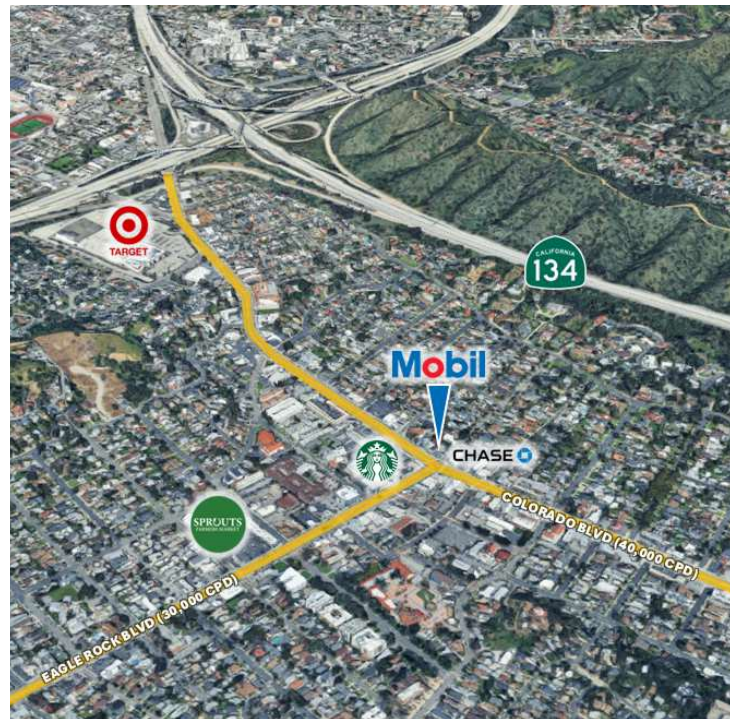
Sale Price	\$5,499,999
Estimated Inventory	\$50,000
Real Estate	Included in Sale
Fuel Brand	Mobil "Circle K Fuels"
Fuel Supply Expiration	March 2030
Store Brand	Unbranded
Property	± 19,073 SF
Building Size	± 1,791 SF
Operator Type	Absentee-Run
Seller's Discretionary Earnings	+/- \$750,000 (*Proforma Projections)

PROPERTY INFORMATION

Real Estate	Included in Sale
Street Address	2207 Colorado Boulevard
City, State, Zip	Eagle Rock, CA 90041
County	Los Angeles
APN #	5671-013-025
Zoning	LAC4
Lot Size	19,073 SF
Building Size	1,791 SF
USTs (Storage Tanks)	(3) 10,000 Gal / (1) 12,000 Gal
Lease Term	N/A - Property Included
Fuel Brand	Mobil "Circle K Fuels"
Fuel Contract Expiration	March 2030
Right of First Refusal	Yes
Store Brand	Unbranded
Alcohol License	Yes - Included in CUP
Tobacco License	Yes
Lottery License	Yes
# of Pumps (MPDs)	4 8 Fueling Positions
MPD Specifics	Gilbarco Encore 700
Point of Sale / Back Office	Gilbarco Passport
Hours of Operation	6AM - 10PM
# of Employees	3
Electric Vehicle (EV) Charging	No

SALES / REVENUE

Fuel Volume	+/- 45,000 Gallons/month (Current)
Fuel Margin	+/- \$0.90 per Gallon (Current)
Store Sales	\$20,000/month (Current)
Store Margin	+/- 35%
Lotto Commission	\$4,000/month (Current)
ATM, Air/Water, Etc.	\$1,200/month (U-Haul, ATM, Billboard, etc.)
Auto Repair	Vacant
Rental Income	Billboard & Uhaul "Commission"
Annual Gross Profit	+/- \$1,292,000 (*Proforma Projections)
Annual Expense	+/- \$542,000 (*Proforma Projections)
Seller's Discretionary Earnings (SDE)	+/- \$750,000 (*Proforma Projections)



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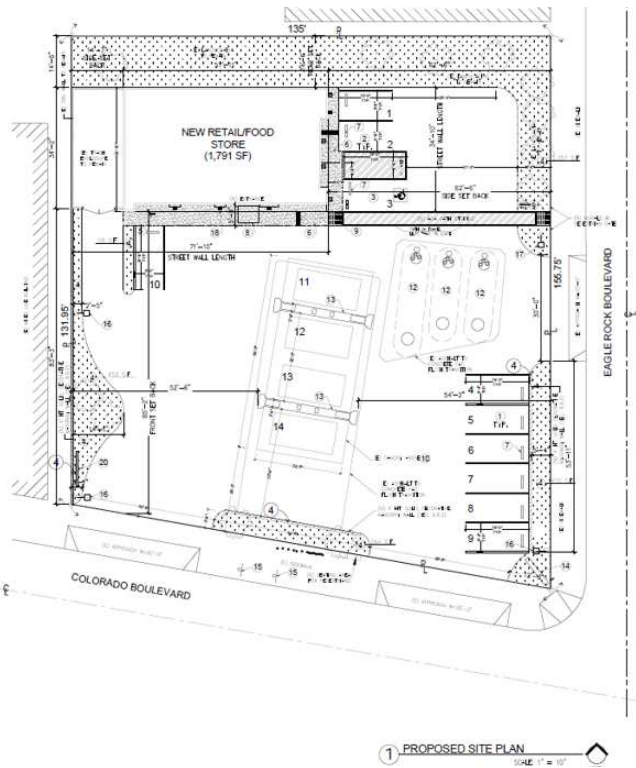
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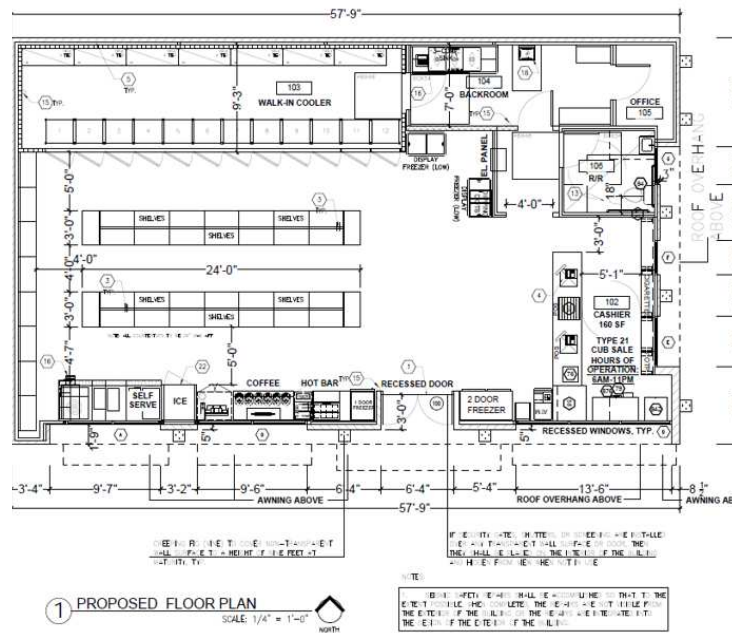
THE GAS BROKER™
 thegasbroker.com



**EAGLE ROCK
CONCEPTUAL RENDERING**



1 PROPOSED SITE PLAN
SCALE: 1" = 10'



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

- WALL LEGEND**
- MASONRY
 - 3" METAL WALL PANELS
 - INTERIOR PARTITION
 - (R) FURRED WALL FOR PIPING

NOTE:
DO NOT REMOVE WALLS OR PARTS THEREOF UNLESS SPECIFICALLY NOTED ON THE SET OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

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**12 Month Pro-Forma
Profit and Loss
with C-Store Built**

MOBIL - 2207 Colorado Blvd, Eagle Rock, CA 90041													
INCOME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	ANNUAL
GAS VOLUME	60,000	60,000	65,000	65,000	70,000	70,000	75,000	75,000	65,000	65,000	65,000	65,000	800,000
GAS MARGIN	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65
GAS INCOME	\$39,000	\$39,000	\$42,250	\$42,250	\$45,500	\$45,500	\$48,750	\$48,750	\$42,250	\$42,250	\$42,250	\$42,250	\$520,000
DIESEL VOLUME	10,000	10,000	10,000	12,000	12,000	12,000	12,000	12,000	10,000	10,000	10,000	10,000	132,000
DIESEL MARGIN	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80	\$ 0.80
DIESEL INCOME	\$8,000.00	\$8,000.00	\$8,000.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$105,600
E-85 VOLUME	12,500	12,500	12,500	15,000	15,000	17,500	17,500	17,500	12,500	12,500	12,500	12,500	170,000
E-85 MARGIN	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45	\$ 0.45
E-85 INCOME	\$5,625.00	\$5,625.00	\$5,625.00	\$6,750.00	\$6,750.00	\$7,875.00	\$7,875.00	\$7,875.00	\$5,625.00	\$5,625.00	\$5,625.00	\$5,625.00	\$76,500
C-STORE SALES	\$115,000	\$115,000	\$120,000	\$120,000	\$125,000	\$125,000	\$130,000	\$130,000	\$125,000	\$125,000	\$125,000	\$125,000	\$1,480,000
C-STORE MARGIN	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
C-STORE INCOME	\$40,250	\$40,250	\$42,000	\$42,000	\$43,750	\$43,750	\$45,500	\$45,500	\$43,750	\$43,750	\$43,750	\$43,750	\$518,000
LOTTERY COMMISSION	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
ATM / OTHER INCOME	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
TOTAL INCOME	\$98,875	\$98,875	\$103,875	\$106,600	\$111,600	\$112,725	\$117,725	\$117,725	\$107,225	\$105,625	\$105,625	\$105,625	\$1,292,100
EXPENSES	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	ANNUAL
PAYROLL MART	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$240,000
PAYROLL TAXES	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$19,200
RENT (REAL ESTATE OWNED)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POS CHARGES	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
UTILITIES	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$42,000
ADVERTISING / PROMOTIONS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
ACCOUNTING / LEGAL FEES	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
REPAIRS AND MAINTENANCE	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$14,400
INSURANCE	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
TELEPHONE & INTERNET	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
PROTECTIVE SERVICES	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
STORE / OFFICE SUPPLIES	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
PERMITS / LICENSES	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$13,200
BANK CHARGES	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
CREDIT CARD FEES	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$90,000
NEW REAL ESTATE TAXES	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$52,200
TOTAL EXPENSES	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$541,800
ESTIMATED NET PROFIT / LOSS	\$53,725	\$53,725	\$58,725	\$61,450	\$66,450	\$67,575	\$72,575	\$72,575	\$62,075	\$60,475	\$60,475	\$60,475	\$750,300

This proforma is provided for informational purposes only to assist prospective buyers in evaluating the potential financial performance of the business. The financial projections, revenue estimates, expense forecasts, and other figures contained herein are based on assumptions and historical data but are not guarantees of future performance. The information in this proforma has been compiled from sources believed to be reliable; however, neither the seller, broker, nor any of their representatives make any representations or warranties, express or implied, as to the accuracy, completeness, or reliability of the information provided. Actual results may vary significantly due to market conditions, operational factors, economic changes, and other unforeseen circumstances. Prospective buyers are encouraged to conduct their own independent due diligence, including consulting with financial, legal, and tax professionals, before making any investment or business decisions. This proforma does not constitute an offer to sell or a solicitation of an offer to buy, and no legal obligations shall arise from its review. By accepting and reviewing this proforma, the recipient acknowledges and agrees that they assume full responsibility for their evaluation of the business and its financial outlook.

PROFORMA MODEL BASED ON CONVENIENCE STORE DEVELOPMENT

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