



BUSINESS ADVISORS

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For Sale: Arco Direct Gas Station Business Only

Asking Price: \$1,699,000

Location: 7600 S Western Ave, Los Angeles, CA 90047

Property Overview:

This is a prime opportunity to own a profitable Arco gas station in a highly trafficked area of Los Angeles.

Contract: Less than 6 years remaining on Arco contract. Long Term Lease, starting base rent \$17,000/Month

Infrastructure:

Underground tanks, piping, and pumps were replaced in 2017

Two tanks with 20,000 gallons each

One split tank: 8,000 gallons for diesel and 12,000 gallons for premium fuel

Property Size: Approximately 11,000 sqft. **Building Size:** Approximately 1,100 sqft

Financial Highlights:

Fuel Volume: 120,000 gallons + per month at \$0.35 profit per gallon

Market Sales: \$60,000 per month

Additional Income: ATM, \$450

Operational Details:

Absentee Operated

Operating Hours: 5 AM to 11 PM

Potential Growth: Opportunity to increase revenue by adding lottery and beer/wine sales (new owner can apply for necessary licenses)

Next Steps:

To receive more detailed information, please provide:

A signed Non-Disclosure Agreement (NDA)

Proof of Funds

Please Note: Do not contact or speak to anyone at the location directly.

Capitalize on this exceptional investment opportunity in the heart of Los Angeles. Secure your future with a well-established business in a prime location.







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