



BUSINESS ADVISORS

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Asking Price: \$8,499,000 Property & Business

Gas Station Investment Opportunity in San Dimas, CA

Property & Business Package

1790 S San Dimas Ave, San Dimas, CA 91774

Asking Price: \$7,777,000.00

Key Highlights:

◆ **Prime Location:** Strategically positioned off the 57 Freeway with convenient access to I-10 via Via Verde, boasting a captive market with no competition within a 2-mile radius.

◆ **Thriving Business:** Over the past 3 years (2021-2023), the property has consistently generated impressive monthly revenues:

Gross Profit: \$89,000

C Store Sales: \$78,000 at a remarkable 35% margin

Fuel Sales: 77,500 gallons at \$0.61 per gallon

Lotto Sales: \$27,000

◆ **Additional Income Potential:** The property features a mechanic bay that could be rented out for an additional \$5,000 to \$6,000 per month, offering further revenue streams.

◆ **Ample Amenities:** Situated near Bonelli Park and Raging Waters, attracting both local residents and tourists to the area.

◆ **Property Specifications:** The property comprises a spacious 3,308 sq ft building set on a generous 35,000 sq ft lot, providing ample space for business operations and potential expansion. Building has been completely renovated in 2010. The Fuel canopy was renovated in 2017, and diesel underground tank was installed in 2018.

◆ **Modern Infrastructure:** Equipped with 6 Gilbarco dispensers (only 5 years old), featuring 12 gasoline and 4 renewable diesel positions, alongside 3 double-wall USTs (2 x 12,000-gallon gas and 1 x 10,000-gallon renewable diesel).

◆ **Licensing and Contracts:** Includes a valuable Beer & Wine License, with a 76 Contract in place until July 31st, 2029, ensuring stability and revenue continuity.

Confidentiality Notice:

To safeguard the integrity of this transaction, please refrain from engaging with personnel at the location. Kindly provide a signed Non-Disclosure Agreement (NDA) and Proof of Funds to access further information.

Serious Inquiries Only. Contact Us Today for More Details!







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