

ARCO AMPM SALE OF PROPERTY + BUSINESS

4421 FLORIN ROAD, SACRAMENTO, CA 95823



FOR SALE

KW COMMERCIAL | SACRAMENTO

2901 K St. Suite 120
Sacramento, CA 95816



Each Office Independently Owned and Operated

PRESENTED BY:

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4421 FLORIN ROAD

Section Page 1

1

PROPERTY SUMMARY	3
PROPERTY PHOTOS	4
LOCATION & HIGHLIGHTS	5
FINANCIAL STRUCTURE/FUEL OPERATIONS	6
DEMOGRAPHICS	7
MARKET OVERVIEW	8
DISCLAIMER	9

PROPERTY SUMMARY

4421 FLORIN ROAD



Property Description

Located at 4421 Florin Road in Sacramento, this Arco gas station is a prime opportunity for anyone looking to invest in a well-established, profitable business. The turn-key operation is fully equipped and ready for immediate use, and operates 24 hours a day to accommodate customers' needs. In 2019, the station underwent a complete remodel and added a car wash, which opened its doors in June 2020. The facility is fully compliant with ADA standards, ensuring access for all customers. Recently, in October 2020, new pumps were installed to provide efficient and reliable service. The location is easily accessible, being within a half-mile of Highway 99 and in a high traffic area with 30,500 vehicles passing daily. The gas station serves a population of over 196,000 residents within a 3-mile radius, with an average household income of \$60,500. The area also boasts a high concentration of national retailers, including Ross, Home Depot, 99 Cents Store, FoodMaxx, Starbucks, Krispy Kreme, Wing Stop and many more, providing a solid customer base for the business. This Arco gas station is a smart investment for anyone looking to enter the retail industry.

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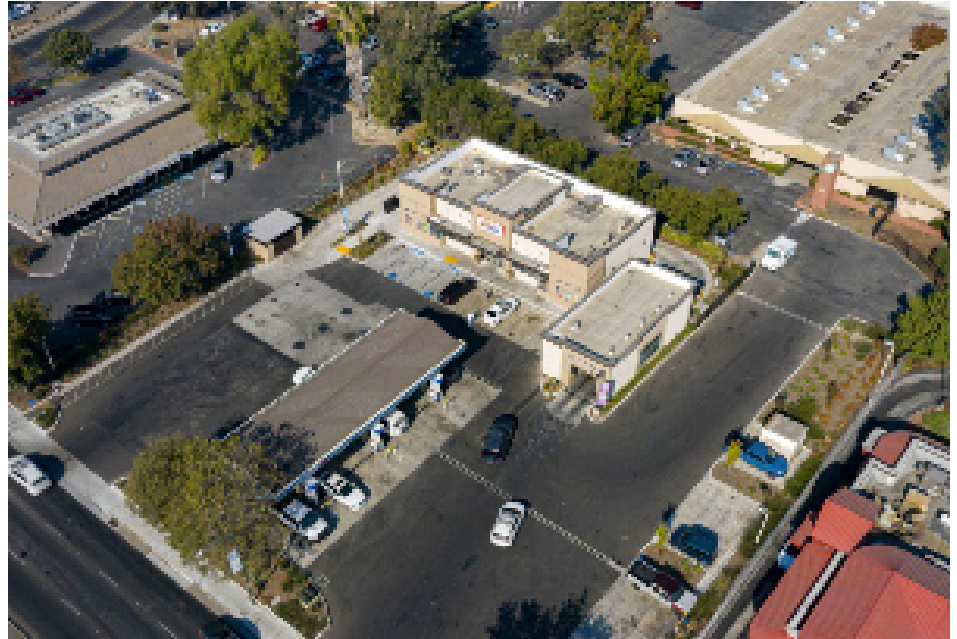
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PROPERTY PHOTOS

4421 FLORIN ROAD

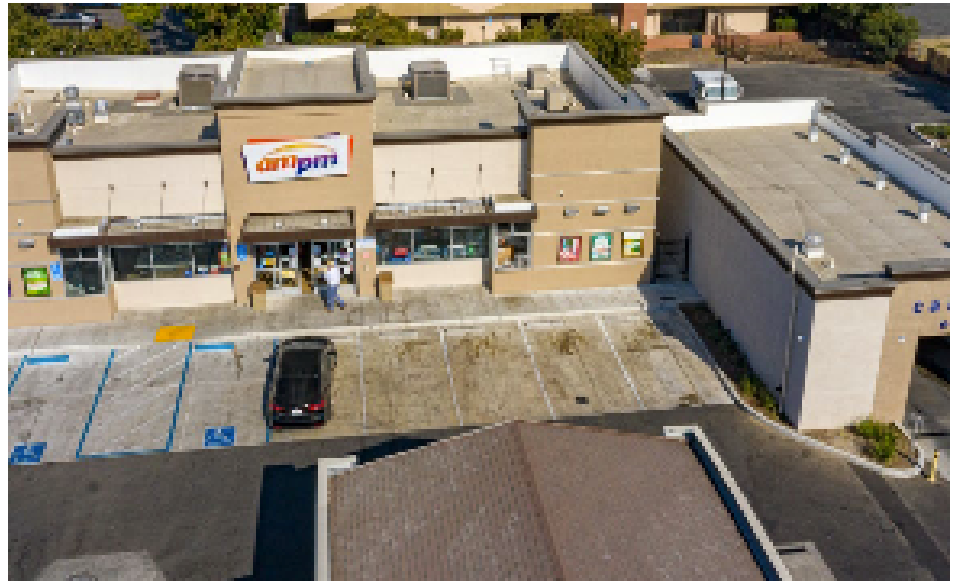


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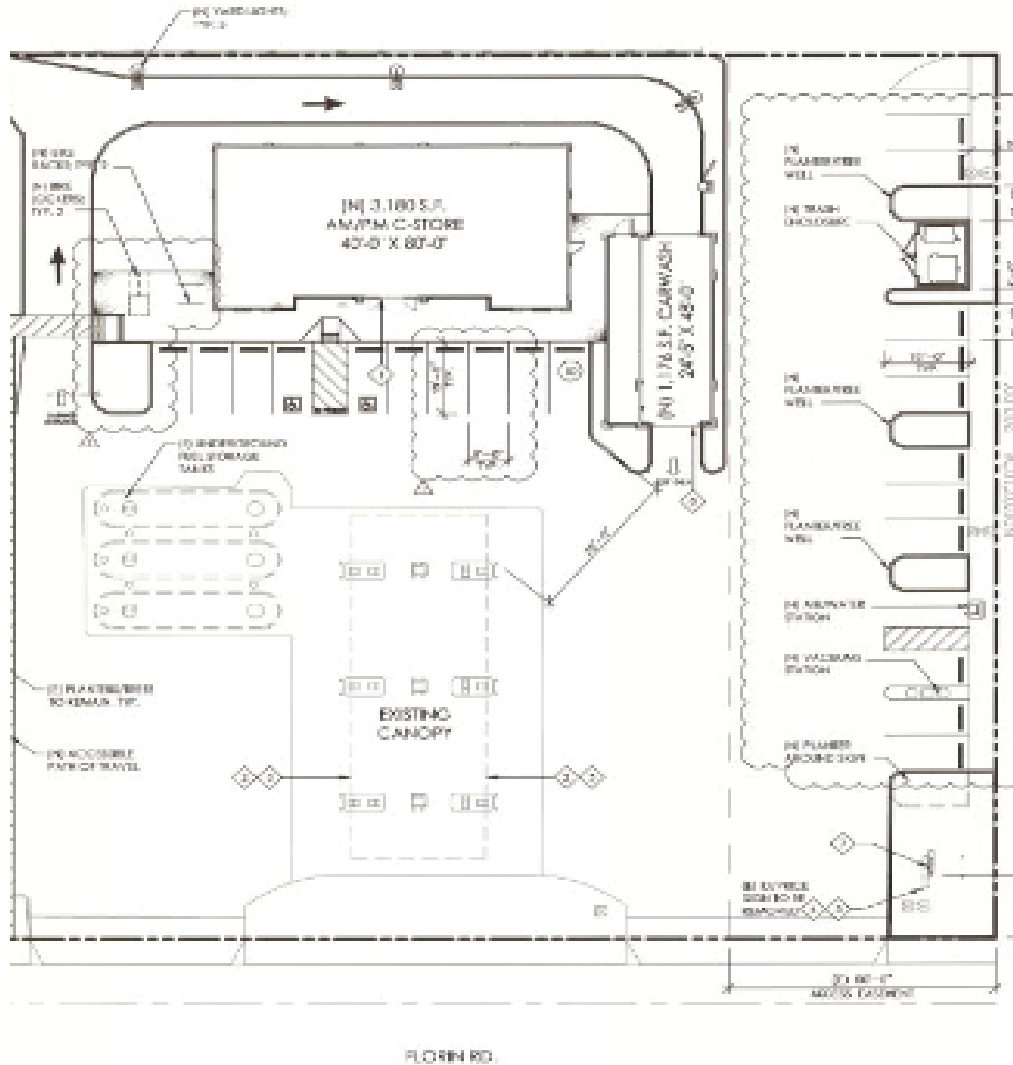


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LOCATION & HIGHLIGHTS

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FINANCIAL STRUCTURE/FUEL OPERATIONS

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Financial Structure/Fuel Operations

Store Sales

Monthly Usage:	±215,000 Gallons of Fuel
Monthly Sales:	±\$135,000 Inside Store Sales ± \$36,000 Lottery Sales ± \$8,500 Car Wash Sales
Margins:	.25-.32 Cents

Fuel Operations

Number of Pumps:	6
Type of Pumps:	Wayne Dispensers w/Apple Pay
UST Type:	3 x 12,000 Gallons Dual Walled Fiberglass 2x Regular 1x Premium Midgrade is mixed at the pump
Fuel Contract Expiration:	June 1, 2028

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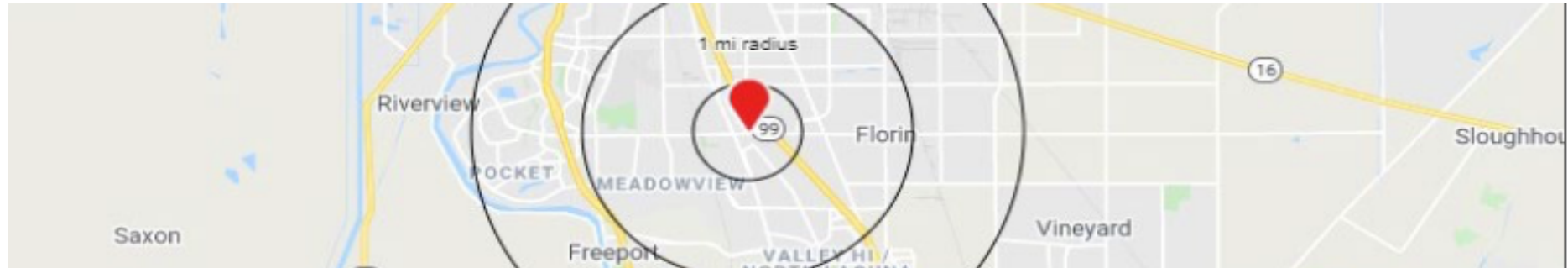


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DEMOGRAPHICS

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Demographics

Population

	1 mi	3 mi	5 mi
2020 Estimated Population:	22,597	195,304	388,508
2025 Projected Population:	23,376	204,982	406,172
2010 Census Population:	20,911	180,385	358,238
2025 Projected Growth:	0.7%	1.0%	0.9%

Households

	1 mi	3 mi	5 mi
2020 Estimated Households:	6,985	58,712	133,013
2025 Projected Households:	7,157	60,872	137,245
2010 Census Households:	6,505	54,529	123,152
Projected Growth:	0.5%	0.7%	0.6%

Businesses

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	851	4,674	13,577
2020 Estimated Total Employees:	6,264	39,694	123,558

Income

	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$55,439	\$60,416	\$83,588
2020 Estimated Median Household Income:	\$46,724	\$48,370	\$65,300
2020 Estimated Per Capita Income:	\$17,183	\$18,260	\$28,709

Race & Ethnicity

	1 mi	3 mi	5 mi
2020 Estimated White:	26%	26.4%	34.4%
2020 Estimated Black/African American:	21%	18.7%	16.1%
2020 Estimated Asian/Pacific Islander:	24.1%	27.7%	26.9%
2020 Estimated American Indian/Native Alaskan:	1.1%	1.1%	1%
2020 Estimated Hispanic:	37.5%	36.5%	29.2%
2020 Estimated Other Races:	27.1%	26.1%	21.6%

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MARKET OVERVIEW

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Overview

The business is a turn-key operation, fully equipped and ready for immediate operation.

- The business operates 24 hours a day, providing convenience for customers.
- The business underwent a complete remodel in 2019 and added a car wash, which opened in June 2020.
- The facility is fully ADA compliant, ensuring accessibility for all customers.
- New pumps were installed in October 2020, ensuring efficient and reliable service.
- The location is within half a mile of Highway 99, providing easy access for customers.
- The business is located in a high traffic area with 30,500 vehicles passing daily, providing excellent visibility and accessibility for customers.
- The site serves a population of over 196,000 residents in a 3-mile radius with an average household income of \$60,500
- The area boasts a high concentration of national retailers, including Ross, Home Depot, 99 Cents Store, FoodMaxx, Starbucks, Krispy Kreme, Wing Stop, and many more, providing a strong customer base for the business.



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DISCLAIMER

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