



# *For Sale*

ARCO AMPM Sale of Property + Business

4421 Florin Road | Sacramento, California 95823



Investment Sales | Leasing | Asset Management





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# Property Information

## Sales Price:

## Contact Broker

Building Size:	± 3,180 Sq Ft
Parcel Size:	± 40,976 Sq Ft
APN:	042-0162-009
Zoning:	General Commercial
Tenant:	ARCO
Year Remodeled:	2019
Traffic Counts:	Florin Rd - 30,500 ADT Bowling Dr - 7,100 ADT

- Turn-Key Business
- Business is open 24 hrs
- Complete Remodel in 2019 plus addition of car wash
- Car Wash addition opened June 2020
- Fully ADA Compliant
- New pumps installed October 2020
- Within a ½ mile of Highway 99
- High traffic location with 30,500 vehicles daily
- Site serves a population of over 196,000 residents in a 3-mile radius with an average household income of \$60,500
- High concentration of national retailers, including Ross, Home Depot, 99 Cents Store, FoodMaxx, Starbucks, Krispy Kreme, Wing Stop and many more.

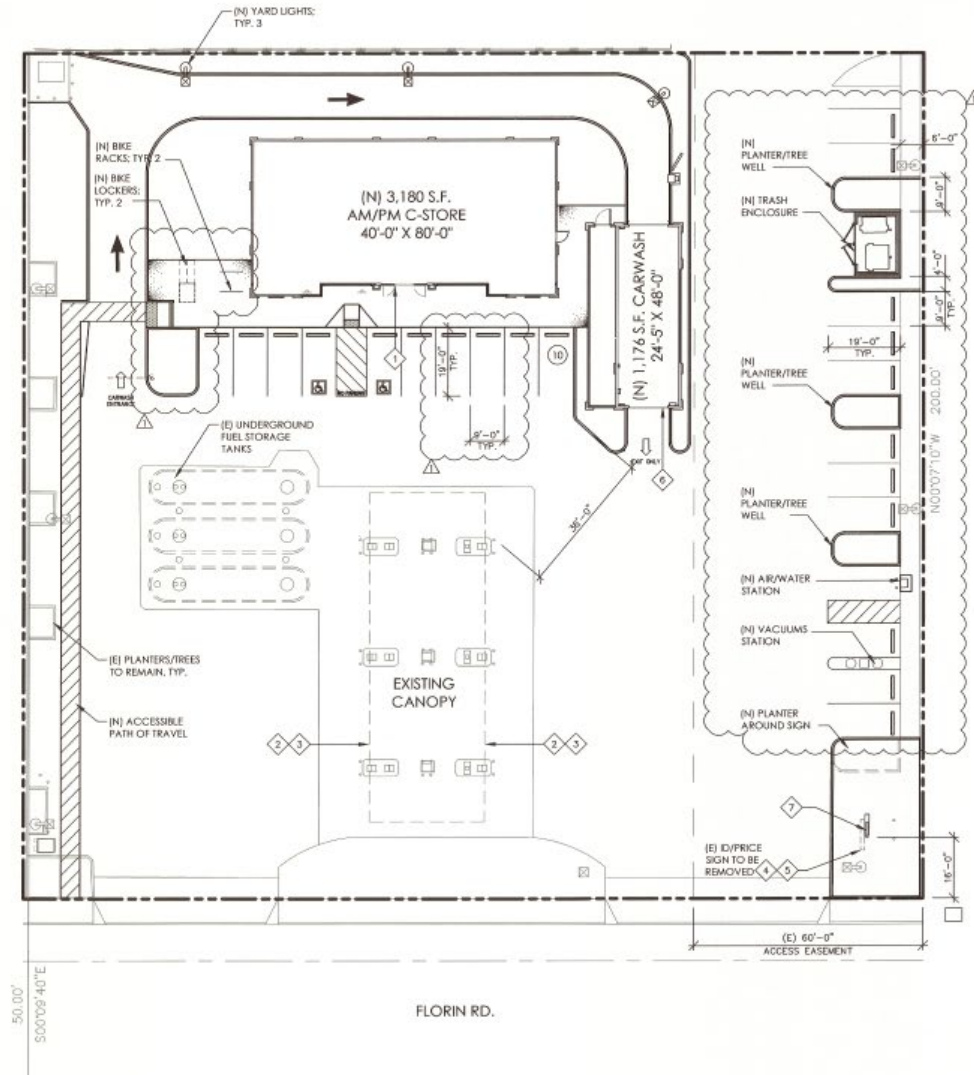


# Photo Collage

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# Site Plan





# Market View





# Market View







# Financial Structure/Fuel Operations

## Store Sales

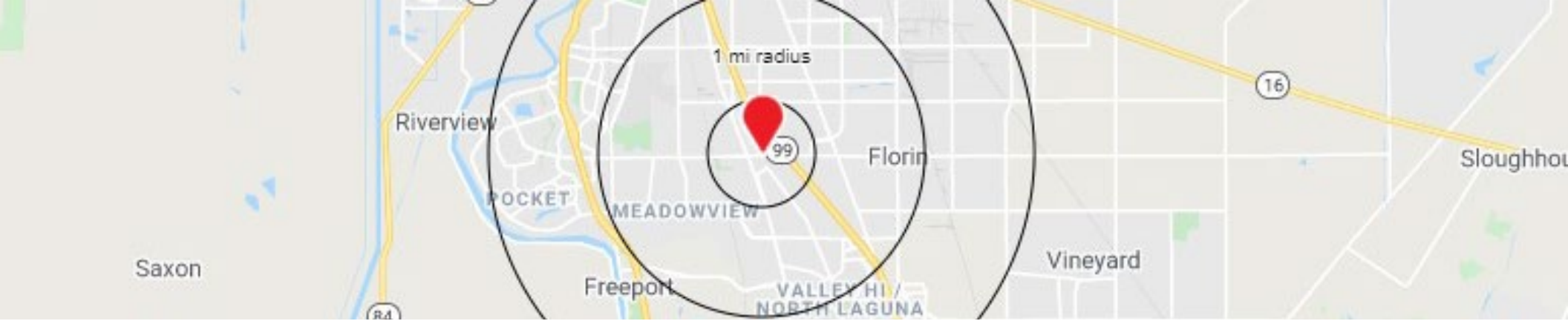
Monthly Usage:	±215,000 Gallons of Fuel
Monthly Sales:	±\$135,000 Inside Store Sales ± \$36,000 Lottery Sales ± \$8,500 Car Wash Sales
Margins:	.25-.32 Cents

## 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

The above information has been obtained from the owner of the respective business, and while it is deemed reliable, it is not warranted as to its accurateness or completeness. Buyer must make his/her own independent investigation of the business. THIS INFORMATION IS PROVIDED TO YOU WITH THE UNDERSTANDING YOU WILL NOT DISTURB OR TALK TO THE OWNER, CUSTOMERS, EMPLOYEES WHILE VISITING THE BUSINESS.





# 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

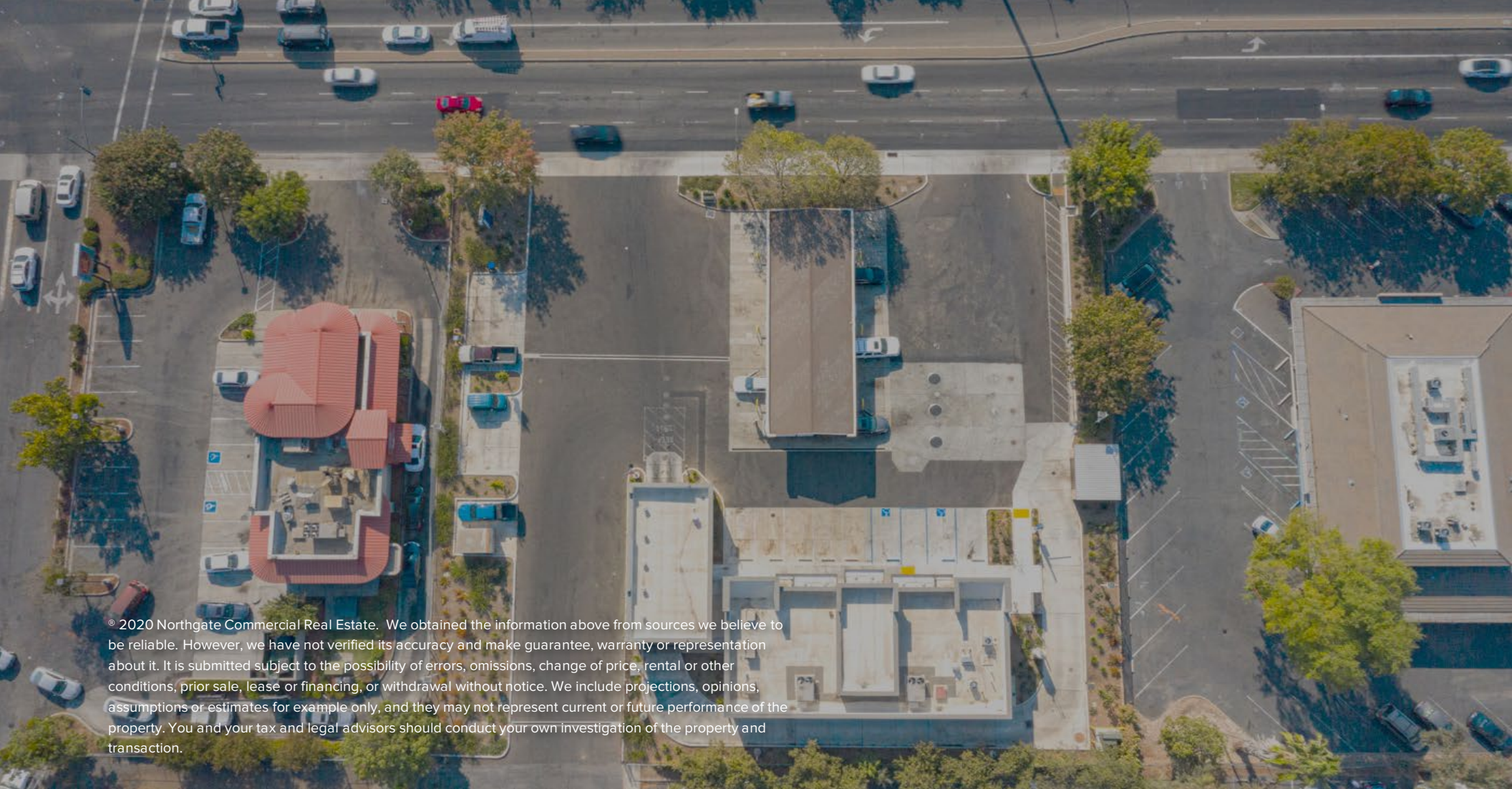
## Income

	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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