



Mobil FOR SALE

Gas Station, C-store & Car Wash

12670 Ramona Blvd. | Baldwin Park, California

\$4,995,000

PROPERTY FEATURES

- Includes Property, Business & Inventory
- Lot Size: 39,500+ SF
- **2016 Sales:**
 - ✓ Fuel: Avg 100K gallons/mo (\$0.22 margins)
 - ✓ C-Store: Avg \$25K/mo (upside potential)
- Does not include Lotto
- ✓ Car Wash: Avg \$8K/mo (upside potential)
- Rollover RYCO Tunnel (70' x 25')
- 5 MPD's for Gas & Diesel | 10 Fueling Positions
- 3-sided Freeway Billboard sign (\$2,500/mo)
- 2 Service Bays w/ extra covered space in rear
- 3 DWF Tanks (10K, 10K, 12K)
- Traffic Counts: 220,000+ CPD (I-605 @ Ramona)
- Buyer must be approved by Exxon Mobil, and assume all agreements & contracts
- Please Visit Site, but **Do Not Disturb Employees**



PROPERTY DESCRIPTION

First time to the market in over 30 years! This is a rare opportunity to own a well-established, Mobil Gas Station, C-Store and Car Wash. With over 215' of frontage on Ramona Blvd. and high Freeway visibility this property is the perfect investment for an owner/user operator looking for a trophy property. The large lot can allow for additional expansion of the business, especially in regards to the Express Car Wash operation. Please call agent or return NDA for more information.