

Gas Station for Sale – “Patriot Gas”

690 South Cloverdale Boulevard, Cloverdale, CA



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

Kevin Doran, Partner
Marshall Kelly, Broker/Associate

1355 N Dutton Ave., Santa Rosa, CA 95401

(707) 528-1400 • Fax: (707) 524-1419

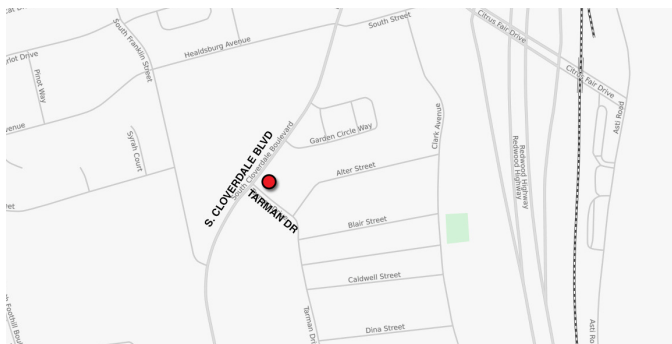
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Vicinity Map

Cloverdale Demographics	5 Mile
Population	12,801
Income	\$91,231

FEATURES

- Near downtown Cloverdale, with no immediate competition
- Est. population 12,801 in a 5 mile radius
- Strong convenience market sales
- Double-lined gas storage tanks
- Lottery sales and U-Haul rentals are a plus for the service station
- The license to sell beer and wine will be transferred to the new owner/operator

SALE PRICE

\$1,550,000

The offering includes both the business and the real property

OFFERING SUMMARY

Sale Price: \$1,550,000

Price/sf: ±\$119 psf

Lot Size: ±13,000 sf/.29 Acres



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690 South Cloverdale Boulevard, Cloverdale, CA

CITY

Cloverdale

ADDRESS

690 South Main Street

ZONING

R-3 Residential

APN#

001-241-008

TOTAL BUILDING SF

1,600± sf

LOT SIZE

Approx. 13,000± sf

DESCRIPTION OF PREMISES - FEATURES

This gas station was originally developed back in 1955 and under current ownership since 1995 when the Highway 101 traffic was funneled through downtown Cloverdale. This location is just south of the downtown area and adjacent to ACE Hardware, Anytime Fitness and Zini's Restaurant. It is directly across the street from the Del Web residential development and next to a “do it yourself” car wash business.

FEATURES

Two gas pump islands with 2 pumps per island. Four tanks with 10,000 gallons each.

DESCRIPTION OF LOCATION - AREA

Cloverdale is a growing community with an expanding retail base that is seeing a growing residential and tourist market. Thousands of visitors travel to this town to enjoy the “Friday Night Live” music event weekly throughout the summer in the downtown area.



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Pop-Facts Demographics

Description	690 S CLOVERDALE BLVD, CLOVERDALE, CA, 95425- 4008: Radius Analysis Area Group: Radius 1.0 mile(s)		690 S CLOVERDALE BLVD, CLOVERDALE, CA, 95425- 4008: Radius Analysis Area Group: Radius 3.0 mile(s)		690 S CLOVERDALE BLVD, CLOVERDALE, CA, 95425- 4008: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	8,316		12,036		12,801	
2017 Estimate	7,621		11,185		11,904	
2010 Census	6,616		9,972		10,619	
2000 Census	4,601		8,437		9,083	
Growth 2017 - 2022		9.12%		7.61%		7.53%
Growth 2010 - 2017		15.20%		12.16%		12.10%
Growth 2000 - 2010		43.80%		18.20%		16.90%

Households						
2022 Projection	2,937		4,398		4,711	
2017 Estimate	2,720		4,113		4,405	
2010 Census	2,431		3,724		3,983	
2000 Census	1,672		3,084		3,322	
Growth 2017 - 2022		7.97%		6.93%		6.94%
Growth 2010 - 2017		11.92%		10.42%		10.62%
Growth 2000 - 2010		45.37%		20.77%		19.89%

Family Households						
2022 Projection	2,079		3,063		3,276	
2017 Estimate	1,925		2,862		3,062	
2010 Census	1,716		2,590		2,766	
2000 Census	1,160		2,149		2,324	
Growth 2017 - 2022		8.03%		7.01%		7.00%
Growth 2010 - 2017		12.15%		10.53%		10.67%
Growth 2000 - 2010		47.93%		20.49%		19.02%

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	Total	%	Total	%	Total	%
2017 Est. Households by HH Income	2,720		4,113		4,405	
Income < \$15,000	226	8.29%	363	8.83%	396	8.99%
Income \$15,000 - \$24,999	144	5.29%	231	5.62%	248	5.64%
Income \$25,000 - \$34,999	183	6.74%	289	7.03%	311	7.06%
Income \$35,000 - \$49,999	356	13.10%	580	14.09%	624	14.17%
Income \$50,000 - \$74,999	453	16.66%	719	17.47%	772	17.53%
Income \$75,000 - \$99,999	397	14.60%	569	13.84%	600	13.62%
Income \$100,000 - \$124,999	279	10.24%	388	9.44%	410	9.30%
Income \$125,000 - \$149,999	216	7.95%	290	7.04%	305	6.92%
Income \$150,000 - \$199,999	292	10.73%	397	9.65%	418	9.49%
Income \$200,000 - \$249,999	116	4.28%	167	4.07%	179	4.06%
Income \$250,000 - \$499,999	50	1.85%	95	2.31%	109	2.48%
Income \$500,000+	8	0.28%	25	0.61%	33	0.75%
2017 Est. Average Household Income	\$91,265		\$90,604		\$91,231	
2017 Est. Median Household Income	\$74,879		\$70,643		\$70,175	

2017 Median HH Inc. by Single-Class. Race or Eth.	
White Alone	\$72,754
Black or African American Alone	\$32,296
American Indian and Alaska Native Alone	\$69,699
Asian Alone	\$98,544
Native Hawaiian and Other Pacific Islander Alone	\$88,649
Some Other Race Alone	\$78,235
Two or More Races	\$115,589
Hispanic or Latino	\$71,530
Not Hispanic or Latino	\$75,857

2017 Est. Family HH Type by Presence of Own Child.	1,925	2,862	3,062
Married-Couple Family, own children	621	32.27%	884
Married-Couple Family, no own children	923	47.98%	1,399
Male Householder, own children	75	3.89%	115
Male Householder, no own children	63	3.30%	102
Female Householder, own children	139	7.22%	205
Female Householder, no own children	103	5.34%	158