



12805 Poway Road

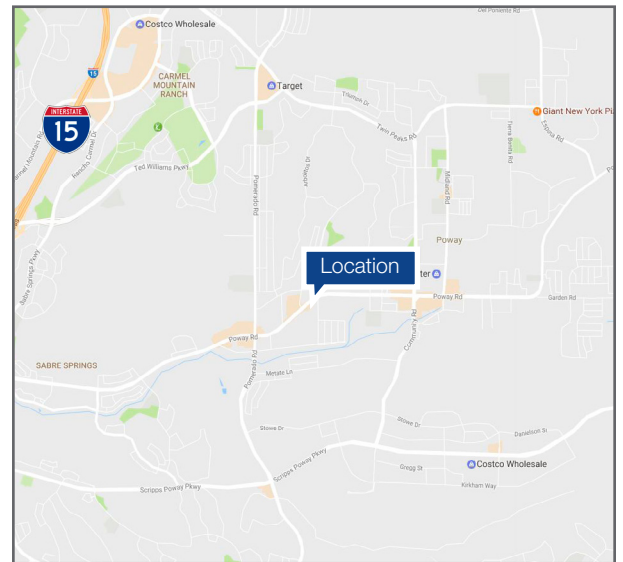
Poway, CA 92064

Property Features

- \$550,000 for the Business, Plus Inventory
- Offering New Long-Term Lease, \$16K per Month, NNN
- Or, Buy the Land and Business for \$3,495,000
- ARCO Fuel Supply and AMPM Agreements in Place until 2028
- Buyer Must be Approved by ARCO, Assume & Guarantee all Contracts
- 2016 - Avg. 228,000 Gallons p/m & \$71,000 C Store (X Lotto)
- Traffic Count 34,000 +/- Cars Per Day (CoStar)
- 4 Dispensers with 8 Fueling Positions - 3 POS Machines
- 3 – 12K Underground D/W Storage Tanks, Installed Circa 2001
- Veeder Root Tank and Monitoring System - EVR 2 Compliant
- Please Visit Site, but Do Not Disturb Employees!

Property Description

This high-volume ARCO AMPM, strategically located in the heart of Poway, is a well-established business. Features a recently modernized 2,400 square foot AMPM store with Beer & Wine. Owner retiring from Business. Please call agent or return NDA for more information.



For more
information

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