

# CIRCLE K C-STORE WITH GAS AND LAND

2734 Del Rosa Avenue North, San Bernardino, CA 92404  
Offered At: \$2,700,000



## Presented By



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# INVESTMENT SUMMARY

## THE OPPORTUNITY

Progressive Real Estate Partners are pleased to offer for sale a Circle K Convenience store with gas and land in the City of San Bernardino. The ±2674 SF Circle K is situated on approximately 0.4 AC of land. The gas station is equipped with 2 Multiple Product Dispensers with 4 fueling positions while the Circle K C-Store is equipped with an 11 Door walk-in cooler and a 4 door reach in cooler. The C-Store also holds a Type 20 liquor license Beer & Wine. The property is located on a hard signalized corner and directly off the 210 Freeway with over 251,000 Cars per Day. The area is densely populated with over 146,000 people in a 3-mile radius and a daytime population of in excess of 22,000.

## OFFERING SUMMARY

Sale Price:	\$2,700,000
Year Built:	1984
Land Size:	0.4 Acres
Building Size:	2,627 SF
Multiple Product Dispensers (MPDs):	2
Fueling Positions:	4
C-Store Sales:	Call Broker for Details
Gas Sales:	Call Broker for Details

**\*\*\*PLEASE DO NOT DISTURB THE EMPLOYEES\*\*\***





# PROPERTY DESCRIPTION



## PROPERTY OVERVIEW

- The 2627 SF C-Store is equipped with a modern 11 door walk-in cooler and a 4 door reach-in cooler. It also holds a Type 20 liquor license for the sale of beer and wine.
- The gas station is equipped with 2 Multiple Product Dispensers (MPDs) with 4 fueling positions. The new owner could add more Multiple Product Dispensers and diesel for additional profit.
- The business has less than 4 years left on the Franchise Agreement. The new owner has the option to renew the agreement or re-brand.
- Property is currently operated by totally absent owners. This is an incredible opportunity for the new owner to bring this operation to the next level.

## LOCATION OVERVIEW

- Property is located on a hard signalized corner and directly off the 210 Freeway with over 251,000 Cars per Day.
- Demographics show a densely populated area with over 146,000 people within a 3-mile radius and a daytime population of close to 22,495 people.



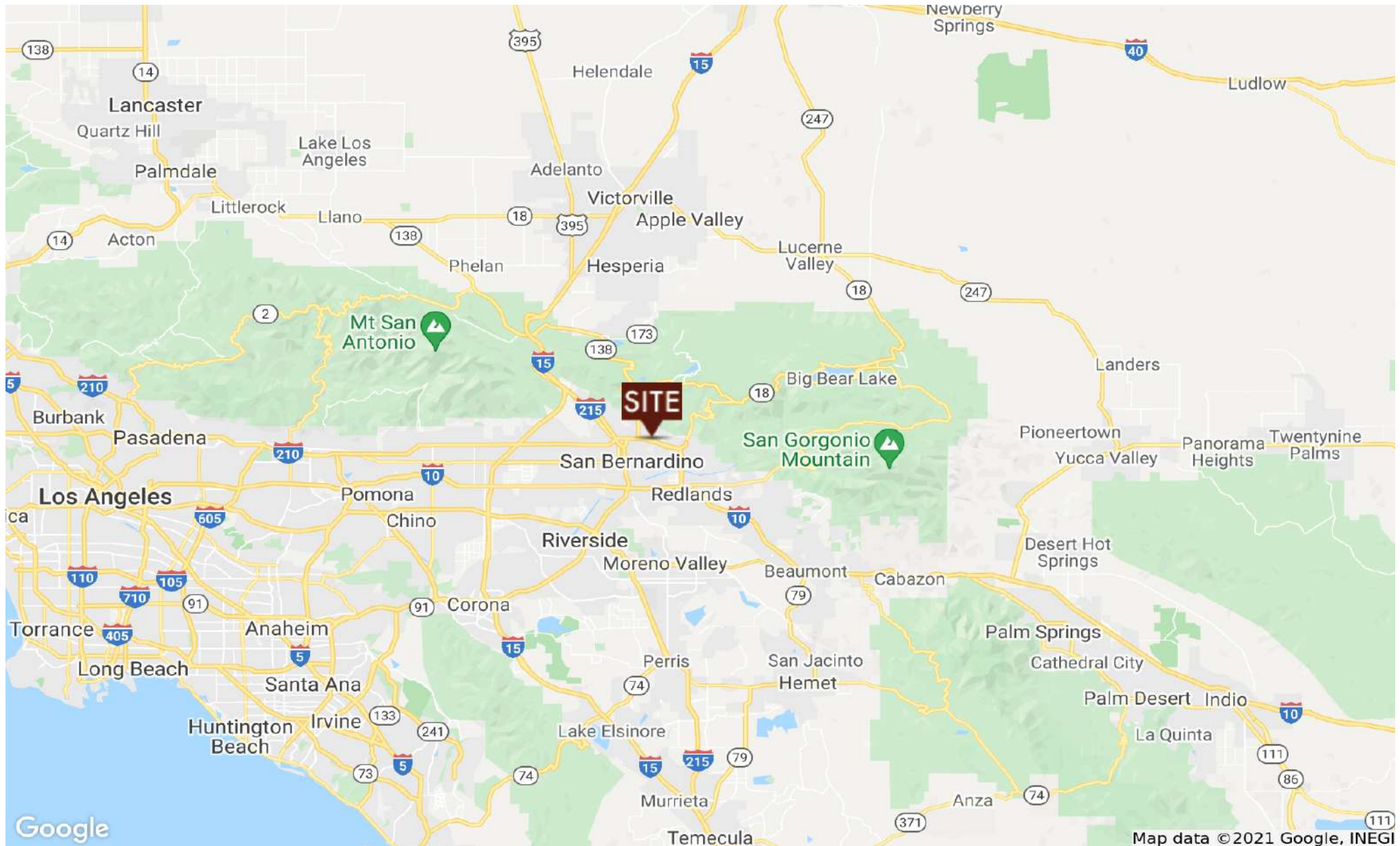


## ADDITIONAL PHOTOS



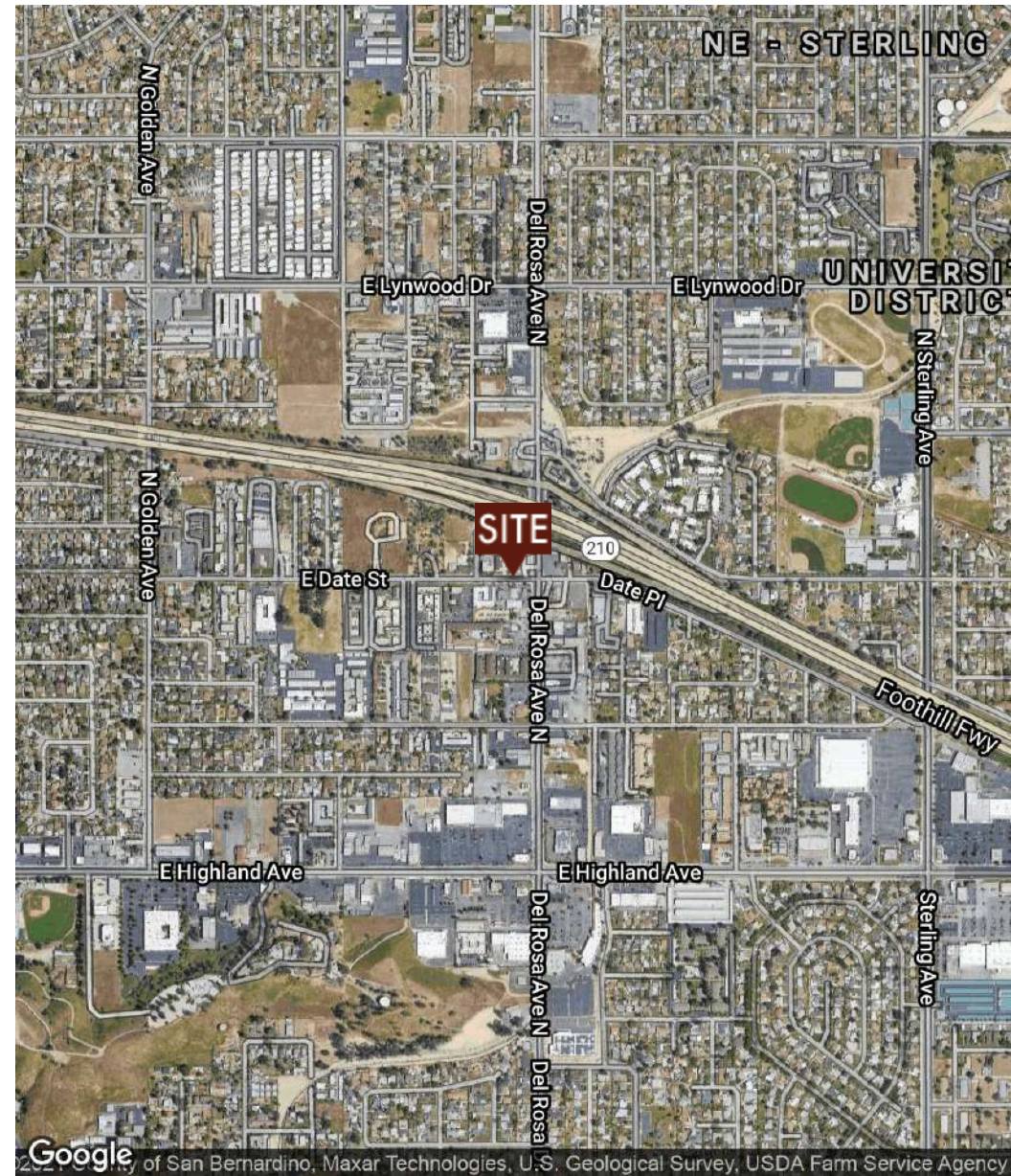
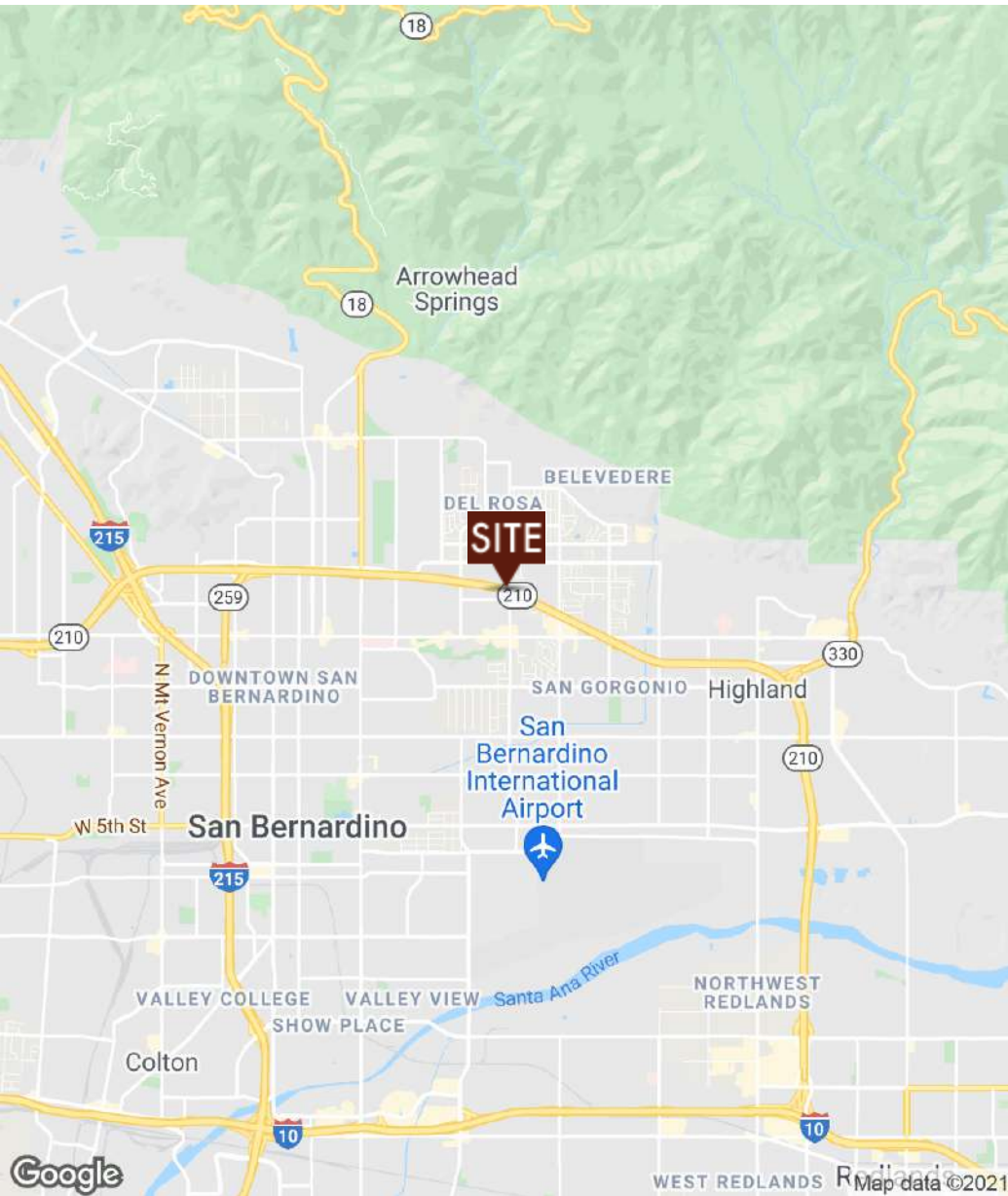


# REGIONAL MAP



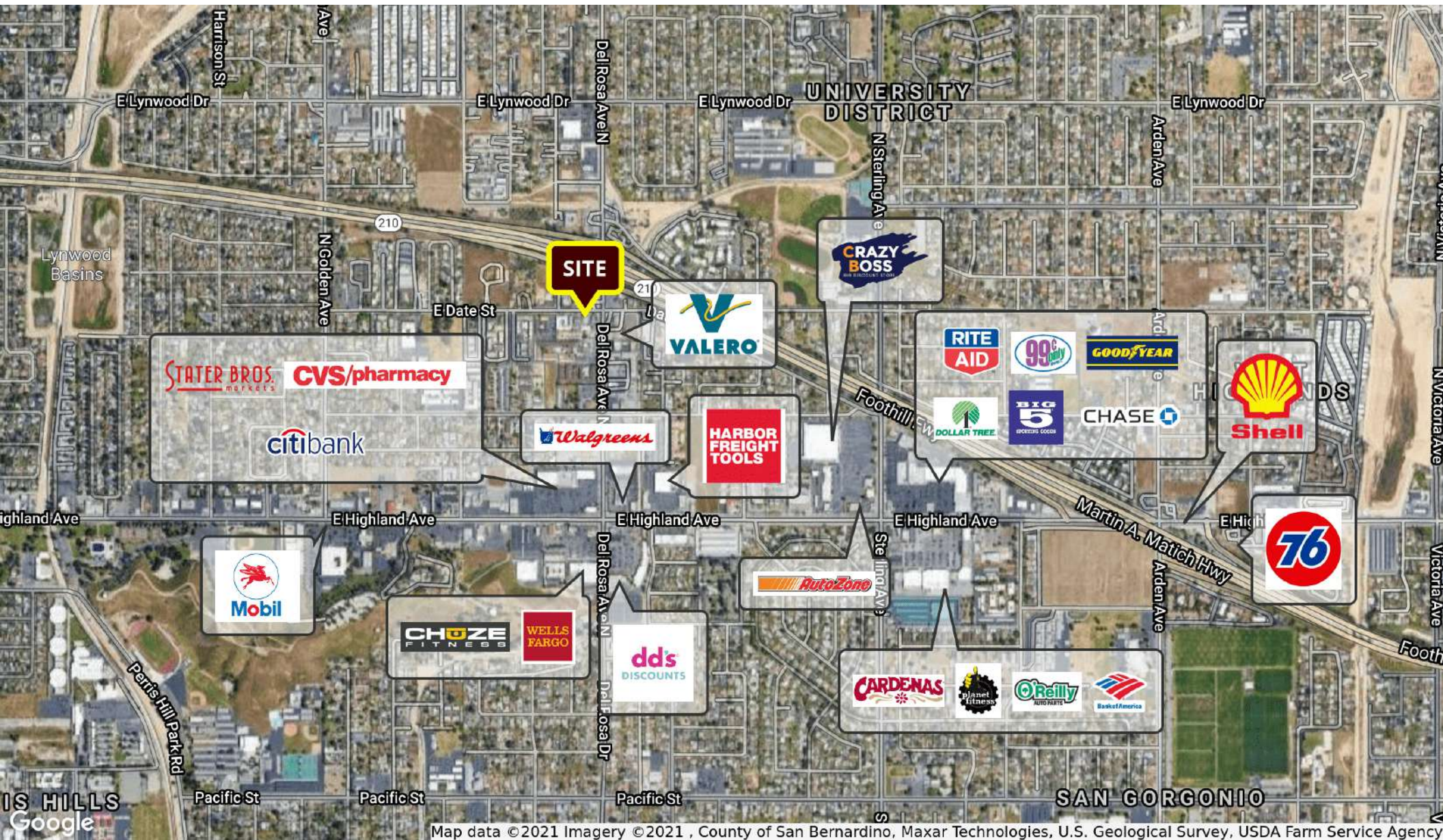


# LOCATION MAP





# RETAILER MAP



Map data ©2021 Imagery ©2021, County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



# AERIAL







# TRADE AREA INFORMATION

## CITY OF SAN BERNARDINO

- The City of San Bernardino is located approximately 60 miles east of Los Angeles, and for more than 100 years, it has been a major transportation link between the east and west coasts. With rail, freeway, both the San Bernardino International and Ontario International Airports as well as the Port of Los Angeles within an hour's drive, San Bernardino is the link to national markets.
- City residents can expect quality, cost effective city services and amenities. The two hospitals within the City limits, Community Hospital of San Bernardino and St. Bernardine's Medical Center are both state of the art facilities. With 35 parks and 11 community centers, residents can enjoy playgrounds, swimming, youth sports, adult sports, senior activities, and special interest classes. The City's menu of programs and services includes a public library system comprised of one main and three library branches which provide life-long learning to the world of ideas, information and creative experience for all citizens of San Bernardino.
- The City of San Bernardino has a population of 216,995 and a labor force of 84,400 with major employers including BNSF Railway Company, California State University San Bernardino, Community Hospital - San Bernardino, the San Bernardino Sheriff Department and the California Department of Transportation.
- The arts and entertainment scene continues to thrive in San Bernardino. There are multiple art, performing art and concert venues in the City such as, the historic California Theater, Sturges Center for the Arts, Roosevelt Bowl, National Orange Show Events Center, Glen Helen Amphitheater and the Garcia Center for the Arts.
- California State University, San Bernardino is a preeminent center of intellectual and cultural activity in inland Southern California. The university serves more than 20,000 students each year, graduates about 4,000 students annually, and offers more than 70 traditional baccalaureate and master's degree programs, education credential and certificate programs, and a doctoral program.
- San Bernardino is, now more than ever, a city of opportunity. As the City rests in the heart of inland Southern California it offers affordable housing, a pathways-focused public education system, an innovative Cal-State university, low-cost of doing business, a large labor force, and a multifaceted transportation hub. Opportunities for first time home buyers, entrepreneurs, investors and employers are vast; one only needs to see the potential.



City of  
**San Bernardino**  
California

**216,995**

Population

**5.02%**

Employment Growth  
From New Businesses

**\$45,834**

Median Household  
Income



# DEMOGRAPHICS

	<u>3 mi</u>	<u>5 mi</u>
<b><u>POPULATION</u></b>		
2021 Total Population	146,741	242,837
2021 Median Age	30.9	31.5
2021 Total Households	43,182	71,175
2021 Average Household Size	3.3	3.3
<b><u>INCOME</u></b>		
2021 Average Household Income	\$61,541	\$65,626
2021 Median Household Income	\$51,576	\$55,346
2021 Per Capita Income	\$18,444	\$19,559
<b><u>BUSINESS SUMMARY</u></b>		
2021 Total Businesses	2,512	5,572
2021 Total Employees	22,495	58,617