

## OFFERING MEMORANDUM



## AM/PM C-STORE WITH ARCO GAS & LAND

298 S Sanderson Ave., Hemet, CA 92545  
Offered At: \$5,900,000

PROGRESSIVE

REAL ESTATE PARTNERS





# PRESENTED BY



## VICTOR BUENDIA

Business & Commercial Real Estate Sales

9471 Haven Avenue, Suite 110 | Rancho Cucamonga, CA 91730

T 909.230.4500 | C 714.863.5650

Victor@ProgressiveREP.com

CalDRE #01869089

### BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/ principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

### Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

# INVESTMENT SUMMARY | AM/PM C-Store with ARCO Gas & Land

**PLEASE DO NOT DISTURB THE EMPLOYEES WHEN VISITING THE PROPERTY**

## THE OPPORTUNITY

Progressive Real Estate Partners are pleased to offer for sale an AM/PM Convenience store with ARCO gas including land in the City of Hemet. The ±2718 SF AM/PM and ARCO station are situated on approximately 0.78 AC of land. The gas station is equipped with 8 Multiple Product Dispensers with 16 fueling positions while the Circle K C-Store is equipped with an 14 Door walk-in cooler. The C-Store also holds a Type 20 liquor license Beer & Wine. The property is located on a prime hard signalized corner with a traffic count of approximately 30,257 cars per day on Sanderson Ave and is surrounded by excellent national retailer activity. The area is densely populated with over 156,000 people in a 5-mile radius and a daytime population of in excess of 27,000.

## OFFERING SUMMARY

Asking Price:	\$5,900,000
Total Land Area:	0.78 Acres
Building Size:	3,000 SF
Multiple Product Dispensers (MPDs):	8
Fueling Positions:	16
C-Store Sales:	Average of \$180,000/mo
Gas Sales:	Average of 2 Million Gallons for 2019





# INVESTMENT HIGHLIGHTS | AM/PM C-Store with ARCO Gas & Land



## PROPERTY OVERVIEW

- The AM/PM C-Store is a 3000 SF building with a 14 -door walk in cooler that sits on .78 AC of land. Current profits for the C-Store averages at \$180,000/mo at 27% margins.
- The ARCO gas station features 8 Multiple Product Dispensers (MPDs) with 16 fueling positions. It averaged just over 2 million gallons in 2019 at a .19 pool margin.
- There is 9 years left on the Franchise Agreement and the business is in full environmental compliance.
- The business is operated by total absentee ownership which gives the new owner an incredible opportunity to increase sales and profits
- Bank financing available with a 20-30% down payment

## LOCATION OVERVIEW

- The property is located on a prime hard signalized corner with a traffic count of over 30,257 cars per day on Sanderson Ave.
- It is located in an region where demographics show a densely populated area with over 156,000 people in a 5-mile radius and a daytime population of in excess of 27,000.
- It is surrounded by excellent national retailer activity from names such as Home Depot, Stater Bros., Target, Ross Dress for Less, and Petco which will help drive traffic past the site and increase its exposure.



# ADDITIONAL PHOTOS | AM/PM C-Store with ARCO Gas & Land





# REGIONAL MAP | AM/PM C-Store with ARCO Gas & Land



# LOCATION MAPS | AM/PM C-Store with ARCO Gas & Land

## VISIT INTERACTIVE MAP





# RETAILER MAP | AM/PM C-Store with ARCO Gas & Land





# CITY INFORMATION | AM/PM C-Store with ARCO Gas & Land



## HEMET

Hemet is a growing city located in the San Jacinto Valley in Riverside County. With a 44% increase since 2010, the population of 86,574 spans across 28 square miles. The City of Hemet has a significant residential base with an average household income of \$54,574 across 32,005 households. Hemet has four high schools, five middle schools, and 12 elementary schools.

Top employers in Hemet are Hemet Unified School District, Valley Health System, TE Connectivity, County of Riverside, and Walmart Supercenter. The City has a total of 19,968 employees and has seen a 3.4% increase in job growth in the past year.

The City of Hemet is currently seeking to develop Hemet's Downtown. The core of this will be a downtown transit village, a mixed-use project that consists of residences, shops, and parks. The center of this development will be a Metrolink station, to provide easy access to and from the City. This development will also include the Downtown Village, the historic core of Downtown Hemet that is home to retail, restaurant, and entertainment venues.



# DEMOGRAPHICS MAP & REPORT | AM/PM C-Store with ARCO Gas & Land

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,598	88,311	156,361
Median age	45.7	40.8	36.7
Median age (Male)	41.6	38.9	35.4
Median age (Female)	48.5	43.3	38.4

  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,337	26,918	48,084
# of persons per HH	2.2	2.5	2.8
Average HH income	\$52,526	\$53,642	\$58,851
Average house value	\$165,796	\$146,336	\$187,756

\* Demographic data derived from 2010 US Census

