

FOR SALE

UNION 76 GAS STATION

~~\$900,000~~
\$395,000

PACIFIC BEACH, CA
REDUCED!!!



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
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All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

This high profile Union 76 Gas Station business opportunity is located in the Pacific Beach submarket of San Diego. This Station is situated next to a McDonalds and Chase Bank at the lighted intersection of Garnet Ave and Mission Bay Drive. This high profile corner lot displays average daily traffic counts of 62,100. The Station is situated with 12 covered pumps, a convenience store, and 3 service bays. An average of the yearly production displays monthly gallon sales of 92,165 with an average profit margin of \$0.357 per gallon, monthly store sales total \$15,503 and monthly service bay sales total \$37,363. Due to the limited number of Stations in Pacific Beach, an opportunity such as this rarely comes available.

PROPERTY SPECIFICS

Property Type	Gas Station	Type	Union 76
Gallons Per Month	92,165	Gasoline Profit Margin	\$0.357
Monthly C-Store sales	\$15,503	Monthly Service sales	\$37,363
Pumps	12	Service Bays	3
Monthly Rent	\$14,547.50	Lease termination	July 31, 2015
Lease options	2 x 5 years	Average Daily traffic	62,100

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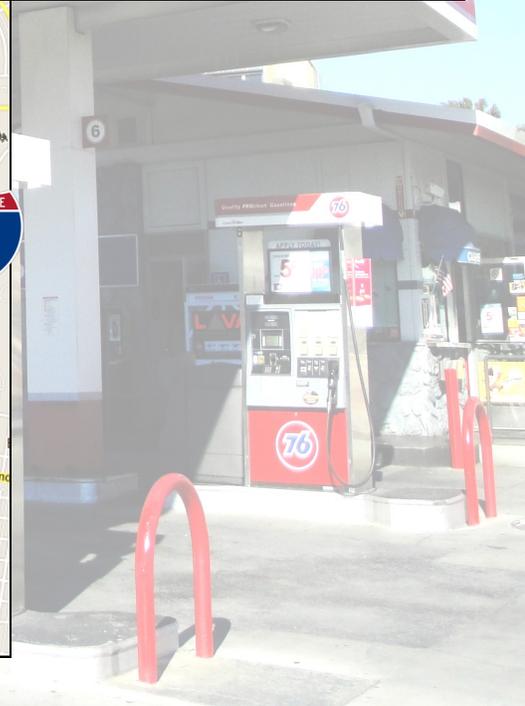
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**MAPS/
AERIAL**



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