

VALERO GAS + REAL ESTATE

Must Sell - Make an offer



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DRE# 01851484



OFFERING SUMMARY

Location

First Stop & Go Convenience Store

3044 Del Monte Blvd
Marina, CA 93933

Marina is in Monterey County, CA

San Francisco	112 miles	San Jose	65 miles
Los Angeles	314 miles	Santa Barbra	230 miles

Offering Summary

Price **\$3,850,000** **Business + Property**

Building Size	1,515 SF
Lot Size	11,761 SF
Year Built	1948 renovated over the years

Business Available for \$900,000 cash offer only

Seller reports 76 Gas has offered around \$300,000 for
New Fuel Agreement



INVESTMENT HIGHLIGHTS

GAS STATION + PROPERTY - C-STORE - LIQUOR LICENSE - TYPE 21 **PRIME LOCATION - CORNER LOT**

- **MUST SELL - MAKE AN OFFER - START NEW YEAR WITH NEW BUSINESS**
- Gas Station is operating as Semi-Absentee ownership
- Great protentional for hands-on operator and multi-station owners
- 2 Gas Tanks, 4 MPD with 8 fueling positions
- High Traffic, High Visibility Corner Lot. Daily Traffic over 30,000 Vehicles Per Day
- Average Household Income over \$104,000
- Over 10,300 daily employees work within 5 miles radius
- Business available for \$900,000 cash offer only



First Stop & Go Convenience Store



Del Monte Blvd

Reindollar Ave

First Stop & Go Convenience Store



Del Monte Blvd

VALERO GAS

Reindollar Ave

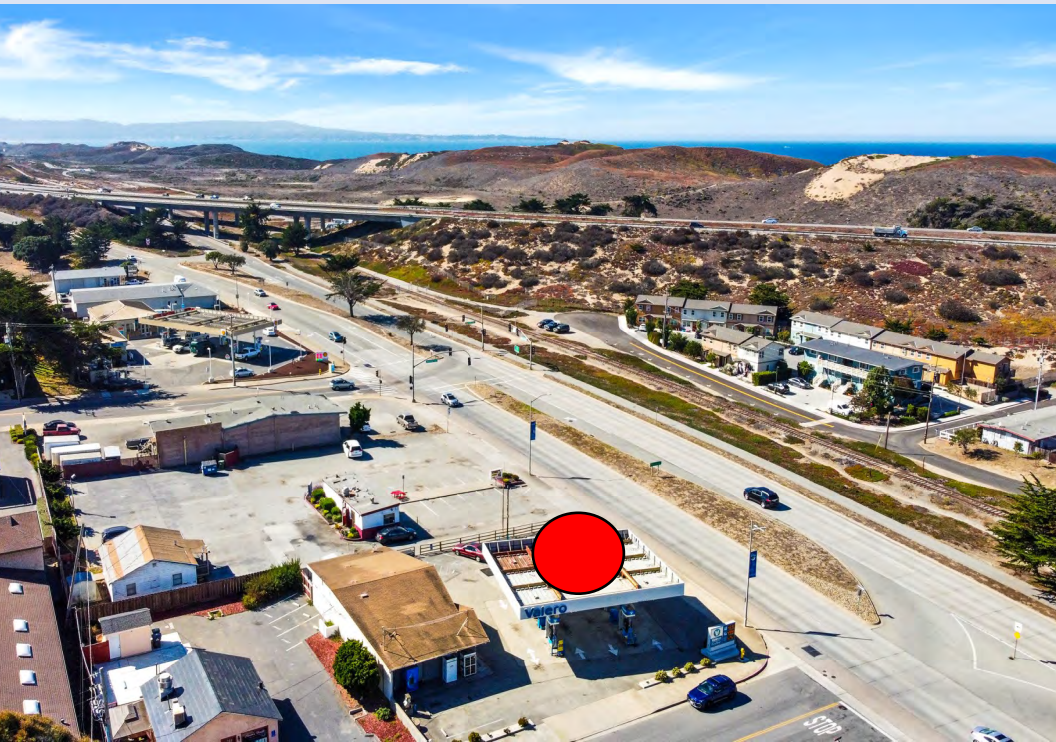
EXTERIOR - INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



AERIAL OVERVIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	29,187	45,664	241,612
	Median Age	34.3	34.4	37.1
	Bachelors' Degree Higher Education	31%	31%	30%
INCOME				
	Average House Income	\$101,279	\$104,966	\$108,500
HOUSING				
	Median Home Value	\$732,580	\$741,289	\$761,034
	Median Home Year Built	1979	1979	1972
HOUSEHOLDS				
	2024 Households	9,634	14,984	80,333
	Average Household Size	2.7	2.8	2.8
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	39%		
	Renter Occupied Households	61%		
TRAFFIC				
	Del Monte Blvd and Cypress Ave NE	30,134	2022	
	Del Monte Blvd and Reindollar Ave NE	33,147	2022	
DAYTIME EMPLOYMENT				
	Employees	7,275	10,310	110,659
	Businesses	932	1,294	14,353

SNAPSHOT



45,664

POPULATION 5 mile



\$104,966

INCOME 5 mile



\$741,289

HOME VALUE 5 mile



30,134

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

MARINA, MONTEREY COUNTY, CA

Marina is a city in Monterey County, California, United States. The city is located along the central coast of California, 8 miles (13 km) west of Salinas and 8 miles (13 km) northeast of Monterey. It is on California State Route 1 between Monterey and Santa Cruz and sits at an elevation of 43 feet (13 m). Marina was incorporated in 1975 and is the newest city in the Monterey area. It includes part of the California State University, Monterey Bay campus, the UC Santa Cruz UC MBEST center, and the Veterans Transition Center (VTC). In 2012, Marina was named one of the 100 Best Communities for Young People by America's Promise Alliance. The Fort Ord Station Veterinary Hospital, built in 1941 to provide healthcare for U.S. Army horses and mules, was listed on the National Register of Historic Places in 2014.

History: William Locke-Paddon founded the town on 1,500 acres (6.1 km²) of land he bought for the purpose. The Marina post office opened in 1916. Marina incorporated in 1975. The city's history is intertwined with that of Fort Ord. Fort Ord lands were used as an infantry training center since the Mexican–American War. Major growth took place in 1938 with the first joint Army and Navy maneuvers held in 1940.

Marina State Beach: is a windswept beach area between State Route 1 and Monterey Bay where water recreation, hang gliding and paragliding are popular. There is a boardwalk through the Marina Dunes Natural Preserves.

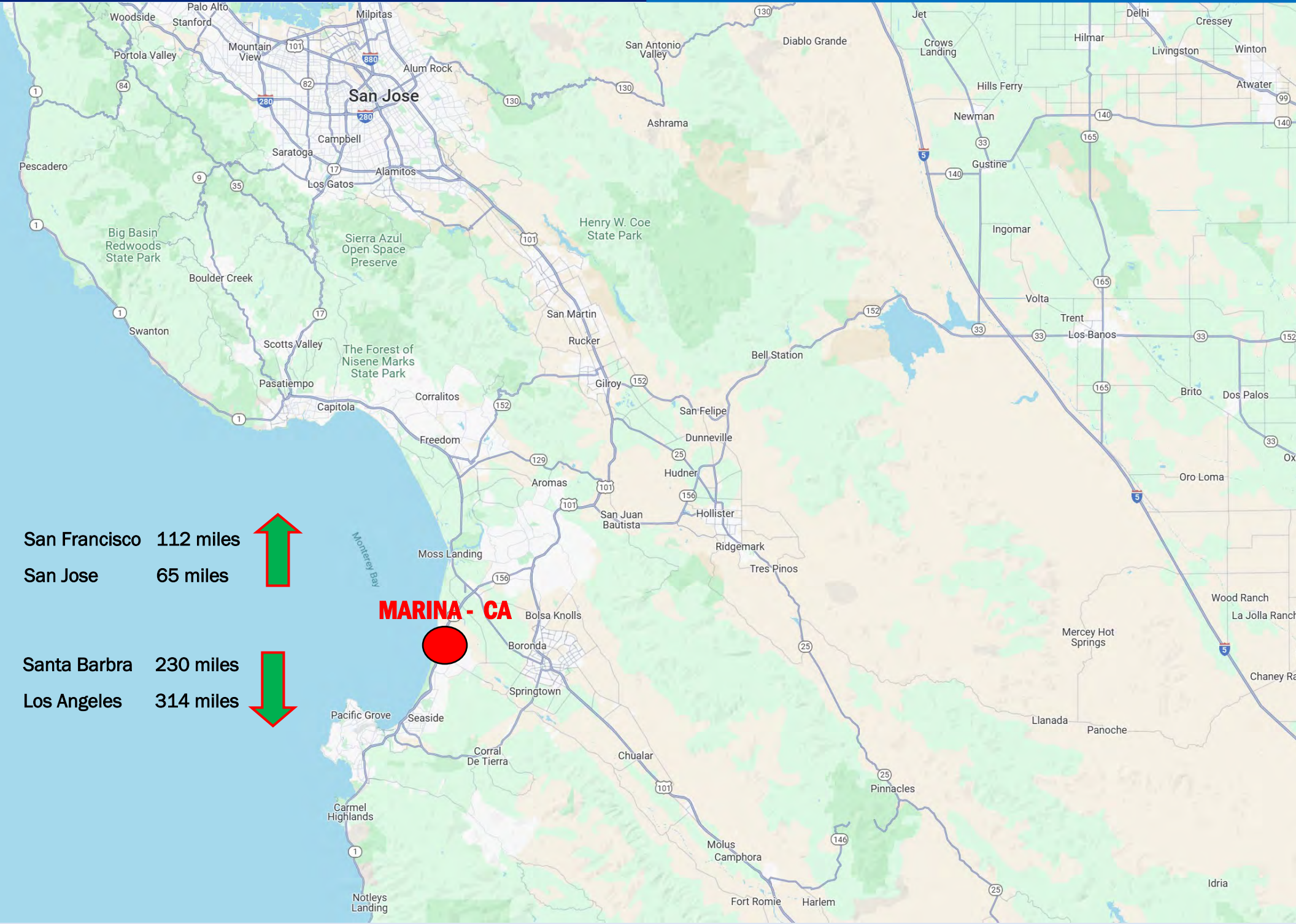
Fort Ord Dunes State Park: opened in March 2009 and was formerly an Army practice firing range. Much of the park is located in the neighboring town of Seaside, California. Access for the park is located in Marina. Fort Ord Dunes State Park is a popular place for horseback riding, hiking, fishing and cycling. Fort Ord Dunes State Park abuts Marina State Beach.

Air Sports: Marina is a popular destination for air sports enthusiasts. The tall sand dunes at Marina beaches provide optimal conditions for paragliding and hang gliding. A Marina based skydiving center has become a popular attraction because of its high altitude skydives and proximity to the beach.

Infrastructure: Marina Municipal Airport is a general aviation airport that is owned by the City of Marina. Skydive Monterey Bay conducts skydiving and parachuting activities on the south east side of the airport.^[15] In 2021, a manufacturing facility for Joby Aviation was approved at the airport. Joby Aviation is a California-based venture-backed aerospace company, developing an electric vertical takeoff and landing (eVTOL) aircraft that it intends to



REGIONAL MAP



REGINAL MAP



Presented By:



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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

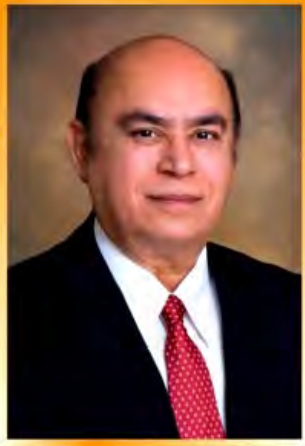
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**AWARD
WINNING
AGENT**



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