OFFERING MEMORANDUM

1002 Manhattan Beach Blvd

Manhattan Beach, California 90266

ARCO / AMPM · REAL ESTATE & BUSINESS

Property Overview

Aerial — subject property at Manhattan Beach Blvd

SITE DETAILS

Address	**1002 Manhattan Beach Blvd**
City	**Manhattan Beach, CA 90266**
Lot Size	**±17,000 SF**
Brand	**ARCO / ampm**
Fuel Contract	**ARCO, through 2033**
Fueling Positions	**3 MPDs**
Store	**Convenience store with liquor, beer & wine sales**
Offering	**Real estate & business**
List Price	**$9,750,000**

Financial Overview

2025 – YTD MAY 2026

EST. FUEL VOLUME	EST. FUEL MARGIN	EST. MARKET SALES
88,000	**$0.89**	**$72,000**
Gallons per month	Per gallon	Per month

ESTIMATED MONTHLY AVERAGES — BY PERIOD

ESTIMATED MONTHLY AVERAGE	2025	YTD MAY 2026	AVERAGE
Fuel volume (gallons)	**90,000**	**85,000**	**88,000**
Fuel margin per gallon	**$0.88**	**$0.91**	**$0.89**
Market sales	**$70,000**	**$77,000**	**$72,000**

Notes. All figures shown are estimates and are rounded. Figures are derived from station point-of-sale sales and receipts reports provided by ownership and have not been independently verified by Realty Investment Advisors. 2025 reflects an estimated twelve-month average (January–December 2025). YTD May 2026 reflects an estimated five-month average (January–May 2026). The Average column reflects the estimated blended seventeen-month period. Market sales are shown net of lottery, scratchers, CRV bottle deposits, bag fees and card activations. Estimated figures are provided for general reference only, are not a representation or warranty of past or future performance, and should not be relied upon. Buyer to verify all figures independently during due diligence. Full financial statements available to qualified buyers upon execution of a confidentiality agreement.

Offering Highlights

1 of 5	±17,000	2033	±88,000
STATIONS IN MANHATTAN BEACH	SF CORNER LOT	ARCO SUPPLY TERM	GALLONS / MONTH

Only Privately Owned Station in the City

The other four are corporate owned and will not trade.

01

Irreplaceable Coastal Corner

Hard corner on Manhattan Beach Blvd, minutes from downtown and the pier.

02

ARCO Supply Through 2033

Established ampm franchise in place. No near-term rebranding cost.

03

Strong Margins

Estimated fuel margin averaging $0.89 per gallon on ±88,000 gallons a month.

04

Redevelopment Upside

±17,000 SF of infill Manhattan Beach dirt with strong frontage and dual access.

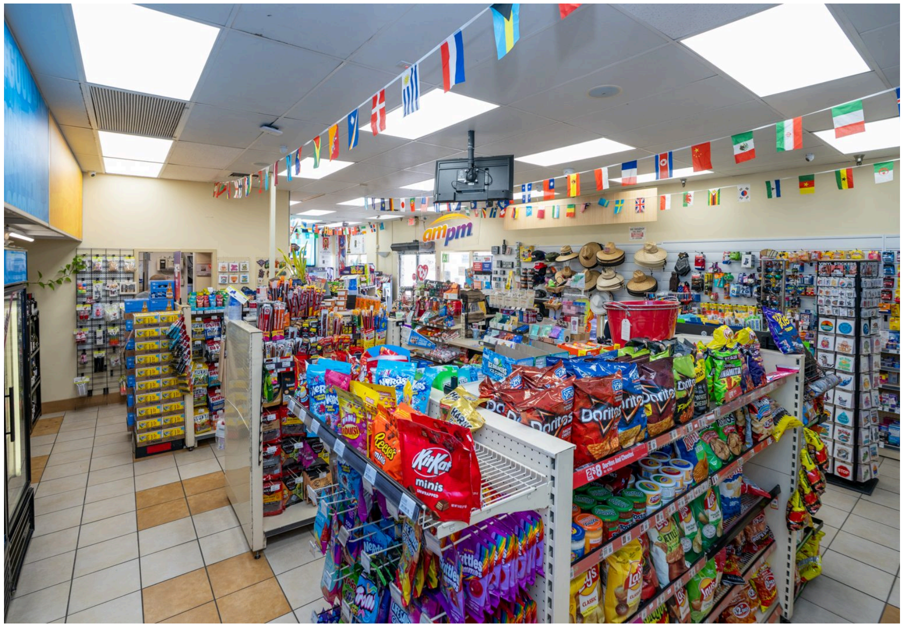
05

Real Estate and Business

Land, ARCO fuel operations, and convenience store business offered in a single transaction.

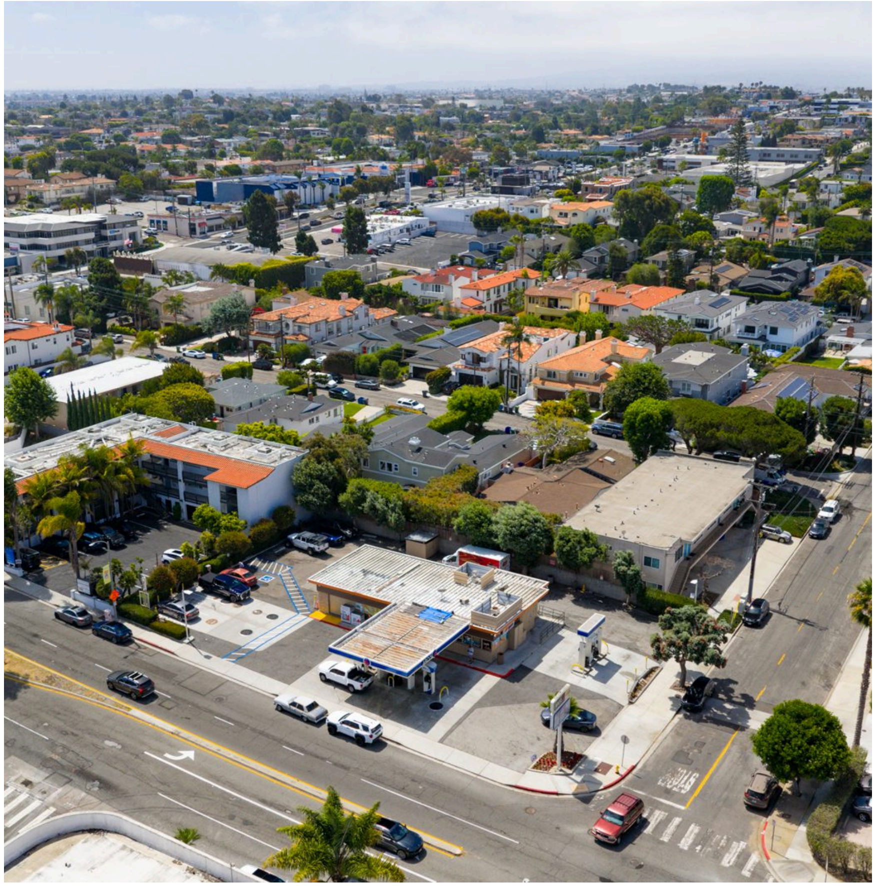
06

Property Photos



Location

MANHATTAN BEACH, CALIFORNIA



Aerial — Manhattan Beach Blvd corridor looking west toward the coast

SUBMARKET

Manhattan Beach is one of the most affluent and supply-constrained coastal cities in Los Angeles County. The subject sits on Manhattan Beach Blvd, the city's primary east-west commercial corridor between Sepulveda Blvd and the pier.

COMPETITIVE SET

1002 Manhattan Beach Blvd	**Subject — Private**
1865 Manhattan Beach Blvd	**Circle K — Corporate**
2301 N Aviation Blvd	**Chevron — Corporate**
3633 N Sepulveda Blvd	**Chevron — Corporate**
2121 Highland Ave	**76 — Corporate**

Five stations serve the entire city. The subject is the only one in private ownership.

Benjamin Lalezari

REALTY INVESTMENT ADVISORS

(818) 448-2262

blalezari@realtyinvadvisors.com

CA BRE# 01987941

This Offering Memorandum has been prepared by Realty Investment Advisors for informational purposes only and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require. The information contained herein has been obtained from sources believed to be reliable; however, Realty Investment Advisors has not verified, and will not verify, any of the information contained herein, and makes no guarantee, warranty or representation as to its accuracy or completeness. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Realty Investment Advisors and the Owner. Prospective purchasers are advised to conduct their own independent investigation and to consult with their own legal, tax, environmental and financial advisors. The Owner reserves the right to withdraw the property from the market, to reject any and all offers, and to modify or terminate discussions at any time without notice. This Offering Memorandum is confidential and is delivered subject to the terms of an executed confidentiality agreement. It may not be reproduced or distributed without the prior written consent of Realty Investment Advisors.