



ORON MAHER

Broker-Director, Esquire
Maher Commercial Realty
310.464.1453
oron@mahercr.com
BRE# 01299093



ARIAN ZEREHI

Maher Commercial Realty
562.888.2752
arian@mahercr.com
DRE #01987372

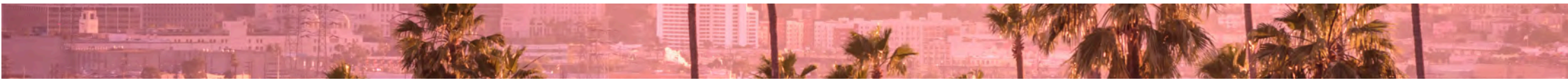


MAHER
COMMERCIAL REALTY



**TURNKEY CHEVRON GAS STATION AND C-STORE
ON BRAWLEY'S MAIN ST.**

977 MAIN ST
BRAWLEY, CA 92227



PROPERTY MAP



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS



LOCATION HIGHLIGHTS



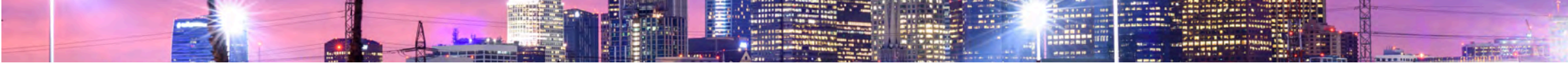
OPERATIONS AND FINANCIALS



PHOTOS



SALE COMPS



AREA OVERVIEW - YUMA & EL CENTRO



CONFIDENTIALITY & DISCLAIMER

WHAT'S INCLUDED IN THIS PRESENTATION

- **Prime Downtown Brawley Spot** – Situated right on Main Street in the historic commercial heart of Brawley, providing high visibility and foot traffic potential.
- **Convenient Everyday Amenities** – Located at an active commercial corner with services like Chevron and convenience offerings right at the address.
- **Close to Local Parks & Recreation** – Within easy reach of community parks and green spaces such as Central Park and Plaza Park – great for residents and visitors.
- **Historic & Cultural Attractions Nearby** – A short walk to the Brawley Historic District and Brawley Museum of History & Cultural Arts, offering local charm and cultural engagement.
- **Dining & Shopping on Main Street** – The surrounding area includes a variety of local eateries, specialty food shops and retail, reflecting Brawley’s community flavor.
- **Easy Regional Connectivity** – Main Street connects directly to major routes including State Route 78 and State Route 86, providing straightforward travel throughout the Imperial Valley and beyond.
- **Proximity to Outdoor Recreation** – Under 20 miles from prime natural destinations like the Salton Sea birdwatching areas and the Imperial Sand Dunes for outdoor enthusiasts.
- **Community Services & Schools Nearby** – A variety of schools, public facilities, and community services are within a short drive, contributing to stable long-term demand.



Brawley Municipal Airport

N Cesar Chavez Street

Main Street

PROPERTY SUMMARY

Maher Commercial Realty presents a turnkey, family-operated Chevron gas station and convenience store at 977 Main St in Brawley, California. This single-tenant, owner-operated business is a transformed and modernized retail destination, generating strong, consistent cash flow from its fuel operations and a high-margin convenience store. The property features a 1,728 SF building on a 0.41-acre lot and benefits from a current Chevron brand agreement, modern double-walled fuel tanks, and a valuable Type 21 liquor license. With an estimated annual gross income exceeding \$530,000, this asset offers a compelling opportunity for an owner-operator to acquire a well-established, profitable business in a stable Imperial Valley market.

KEY POINTS

- Turnkey Chevron gas station & c-store on 0.41 acres on Brawley's Main St.
- Strong profitability
- Modern assets: Chevron brand agreement, double-walled tanks, and Type 21 liquor license.
- Estimated ~\$532,800 in annual gross income.
- Ideal for a hands-on owner-operator seeking a modernized, cash-flowing business in a stable market.

This is a premier opportunity to acquire a modernized, high-margin essential business in a commanding Main Street location. 977 Main St is not just a gas station; it is a transformed, community-focused retail operation with strong financials and valuable licenses, offering a new operator a seamless transition into a profitable and respected enterprise.

977 Main St represents a solid investment in the essential retail sector of the Imperial Valley. The property's strong revenue metrics, modern infrastructure, and prime location create a low-risk, high-reward opportunity for a qualified operator. For an entrepreneur seeking a turnkey business with immediate cash flow and a clear brand identity, this Chevron station offers a proven platform for long-term success and community integration.

Sale Price
\$2,195,000



Commercial
Zoning



±17,859 SF
Land Area



1,728 SF
Building Size



1997
Year Built

PROPERTY HIGHLIGHTS

- **Prime Main Street Location in Brawley**
 - **Key Retail Corridor Presence:** Strategically positioned on Main St (Highway 86), the primary commercial thoroughfare in Brawley, ensuring high visibility and capture of both local and regional traffic.
 - **Established Community Anchor:** Operating as a transformed, family-style station, the business enjoys a strong reputation and loyal customer base within the community.
 - **Stable Imperial Valley Market:** Serves the steady agricultural and residential economies of the Imperial Valley, providing a resilient demand base for essential fuel and convenience goods.
- **Strong & Diversified Revenue Streams**
 - **High-Margin Fuel Operation**
 - **Robust Convenience Store Performance:** The store averages ~\$85,000 in monthly sales at an estimated 40% margin, contributing approximately \$34,000 in monthly gross profit as the core profit driver.
 - **Ancillary Income from U-Haul:** On-site U-Haul services provide additional monthly revenue, enhancing overall site utility and customer draw.
- **Modernized Operations with Valuable Assets**
 - **Current Chevron Branding:** Benefits from a Chevron brand agreement signed in 2019 with approximately 2.5 years remaining, ensuring brand recognition and supply stability through jobber RSI.
 - **Updated Environmental Infrastructure:** Equipped with two double-walled underground fuel tanks, representing a significant capital investment and reduced liability.
 - **Full Liquor License:** Includes a Type 21 liquor license, a high-value asset that drives significant in-store traffic and margin.
- **Ideal Owner-Operator Turnkey Business**
 - **Immediate, Substantial Cash Flow:** The business generates an estimated \$44,400 in monthly gross income (~\$532,800 annually), providing immediate and stable returns from day one.
 - **Recently Transformed & Efficient:** The site has been fully upgraded to operate as a modern, family-style station, reducing near-term capital needs for a new owner.
 - **Clear Path for Operational Enhancement:** An experienced operator can explore further upside through merchandise optimization, extended hours, or enhanced food service offerings.

LOCATION HIGHLIGHTS

IMMEDIATE AREA ASSETS (Within Brawley):

- **Government & Civic Anchors:**
 - **Brawley City Hall & Civic Center (0.2 mi)** – Local government hub.
 - **Imperial County Courthouse - Brawley Branch (0.3 mi)** – Legal and county services.
 - **Brawley Public Library (0.2 mi)** – Community center and resource.
- **Retail & Essential Services:**
 - **Main Street Commercial Corridor** – Historic downtown retail strip with local businesses, banks, and services.
 - **Food King (0.3 mi)** – Local grocery anchor.
 - **CVS Pharmacy (0.4 mi)** – Pharmacy and convenience retail.
 - **Multiple regional and community banks** including Wells Fargo and Bank of America.
- **Transportation & Access:**
 - **State Route 86 / 111 (Main St.)** – Primary north-south highway through the Imperial Valley.
 - **I-8 Freeway Access (5 mi)** – Direct connection to the major east-west interstate linking San Diego, Yuma, and Phoenix.
 - **Brawley Municipal Airport (3 mi)** – General aviation and agricultural aviation base.

REGIONAL SUBMARKET ASSETS (YUMA/EL CENTRO AREA):

- **Major Retail & Medical Destinations:**
 - **El Centro Marketplace & Mall (20 mi)** – Major regional shopping with big-box anchors.
 - **Yuma Palms Regional Center (25 mi)** – Premier shopping destination in Yuma, AZ.
 - **Pioneers Memorial Hospital (Brawley) & El Centro Regional Medical Center** – Key healthcare providers.
- **Economic & Cross-Border Drivers:**
 - **Imperial Valley Agricultural Industry** – Directly serves the local farming and ranching community.
 - **Mexicali, Mexico Border Crossing (15 mi)** – Facilitates cross-border commerce and shopper traffic.
 - **Winter Visitor Population** – Seasonal influx of "snowbirds" and agricultural workers.

OPERATIONS AND FINANCIALS

Branding and Supply:

- Chevron-branded gas station
- Brand agreement signed in 2019 with approximately 2.5 years remaining
- Fuel supplied by jobber RSI

Site and Improvements:

- Two double-walled underground fuel tanks
- Each tank has a capacity of 12,500 gallons
- Fuel blended for 89 octane
- No diesel offered
- Type 21 liquor license
- Site has been fully transformed and operates as a family-style station

Fuel Operations & Income:

- Fuel margin approximately \$0.80 per gallon
- Monthly gas gross profit approximately \$9,600

Convenience store income:

- Convenience store averages approximately \$85,000 per month in gross sales
- Estimated convenience store margin of approximately 40%
- Monthly convenience store gross profit approximately \$34,000

Additional Revenue:

- U-Haul services on-site
- Approximately \$800 per month in external revenue, subject to truck availability

Annual Gross Income Summary:

- Total estimated monthly gross income: approximately \$44,400
- Total estimated annual gross income: approximately \$532,800

Sale Price
\$2,195,000

Annual Gross Income
\$532,800 (Est.)



±17,859 SF
Land Area



1,728 SF
Building Size



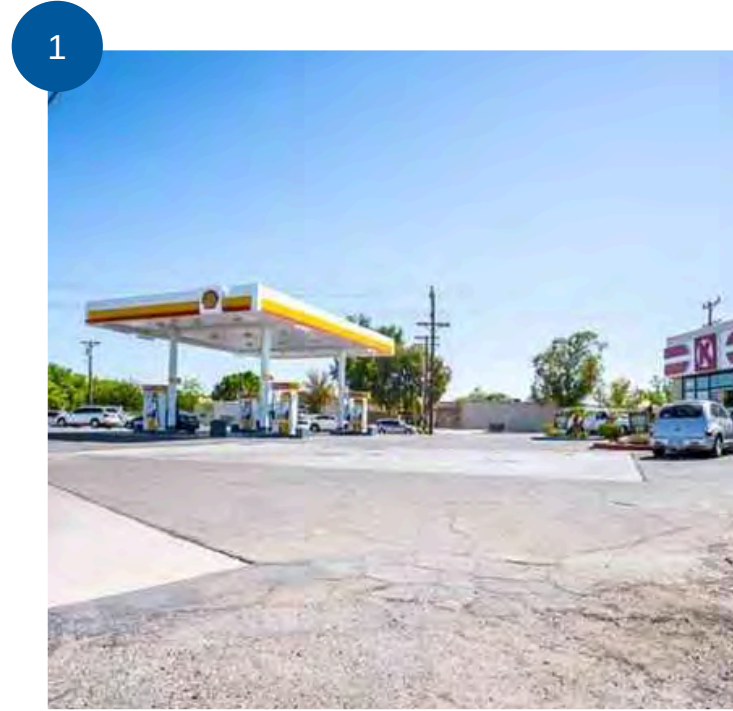
1997
Year Built

PROPERTY PHOTOS



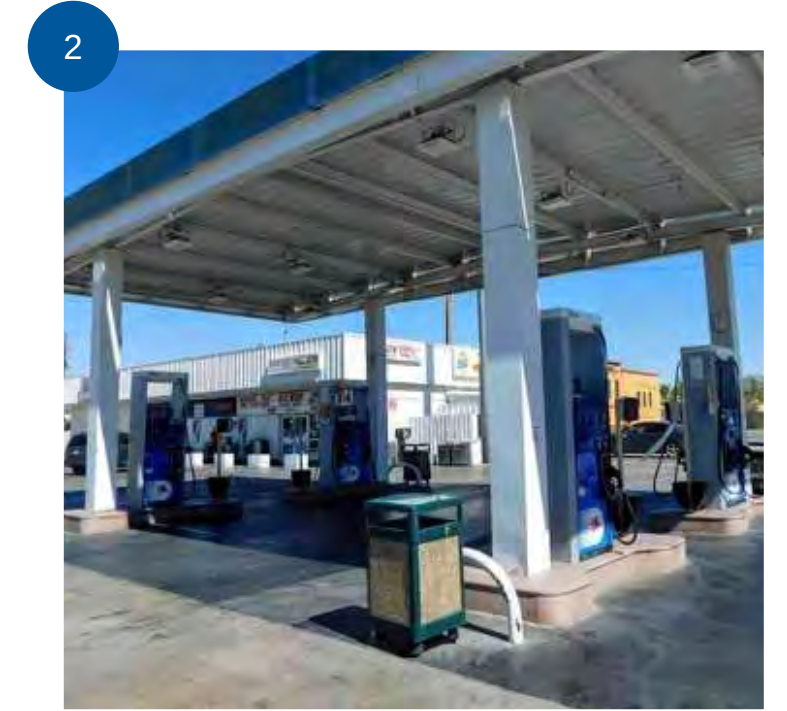
ACTIVE SALE COMPS

	Property Address	Sale Price	Building size	Lot Size	Year built	Zoning	Sold Date
★	977 Main St Brawley, CA 92227	\$ 2,499,000	1,728 SF	0.41 AC	1997		
1	12030 E Rosecrans Ave, Norwalk, CA 90650	\$ 5,000,000	3,881 SF	0.66 AC	N/A	N/A	11/25/2025
2	210-220 S Lovekin Blvd Blythe, CA 92225	\$ 3,000,000	4,015 SF	0.44 AC	1977	C2	06/05/2024



**12030 E ROSECRANS AVE
NORWALK, CA 90650**

SALE PRICE	\$ 5,000,000
BUILDING SIZE	3,881 SF
LOT SIZE	0.66 AC
YEAR BUILT	N/A
ZONING	N/A
SALE DATE	11/25/2025



**210-220 S LOVEKIN BLVD
BLYTHE, CA 92225**

SALE PRICE	\$ 3,000,000
BUILDING SIZE	4,015 SF
LOT SIZE	0.44 AC
YEAR BUILT	1977
ZONING	C2
SALE DATE	06/05/2024



Imperial Valley's Strategic Agricultural & Cross-Border Trade Corridor

977 Main St. is strategically positioned within the Yuma and El Centro commercial submarket, a vital economic region anchored by agriculture, international trade, and consistent cross-border commerce. This area serves as a critical hub in the Imperial Valley, leveraging its unique position at the intersection of major interstate highways, international borders, and some of North America's most productive agricultural land.

Key Characteristics:

- **Agricultural Powerhouse:** Heart of the winter lettuce capital and a year-round agricultural production region
- **International Trade Nexus:** Strategic position serving cross-border commerce between the U.S. and Mexico
- **Transportation Crossroads:** Located at the convergence of Interstate 8 and State Route 86/SR 111
- **Essential Services Market:** Serves a large geographic area with limited competing retail centers

Area Highlights:

- El Centro Metropolitan Area (20 mi) - Commercial and government center of Imperial County
- Yuma, Arizona Metropolitan Area (25 mi) - Regional retail and services hub
- U.S./Mexico Border Crossings (Calexico/Mexicali: 15 mi; San Luis: 30 mi) - Vital international trade portals
- Imperial Valley Agricultural Region - \$2+ billion agricultural industry with year-round production

Why the Yuma & El Centro Submarket?

- Captive market dynamics with limited retail competition across a large service area
- Dual metropolitan area draw from both Yuma and El Centro populations
- International trade advantages from proximity to multiple border crossings
- Agricultural economic stability from a multi-billion dollar year-round industry
- Strategic transportation position on major interstate corridors serving Southern California and Arizona



REAL ESTATE SNAPSHOT

Yuma and El Centro, California offer compelling real estate opportunities driven by affordability, steady population growth, and strong cross-border commerce. Both markets benefit from a diverse economic base anchored by agriculture, logistics, military presence, and healthcare, providing consistent demand for residential and commercial properties. Compared to major coastal metros, pricing remains accessible, attracting investors seeking higher yields and value-add opportunities. Proximity to major highways and international trade routes further supports industrial and retail activity. As demand for lower-cost housing and business-friendly markets continues to rise, Yuma and El Centro remain well-positioned for long-term growth.

LIFESTYLE

Life in Yuma and El Centro is defined by a relaxed, close-knit community feel and a lower cost of living compared to California's larger metros. Residents enjoy abundant sunshine year-round, with easy access to outdoor activities like desert hiking, off-roading, and nearby recreational areas along the Colorado River. The pace of life is slower and more family-oriented, making both cities appealing for those seeking simplicity and space. Local culture is shaped by strong agricultural roots and vibrant cross-border influences, reflected in food, festivals, and daily life. Overall, Yuma and El Centro offer a warm-weather lifestyle that blends affordability, outdoor living, and small-town charm.

TRANSPORTATION

Yuma and El Centro benefit from convenient regional transportation networks that support both daily commuting and cross-border commerce. Each city is served by major highways, including Interstate 8, providing direct connections to San Diego, Phoenix, and other key Southwestern markets. Regional airports in both Yuma and Imperial County offer commercial flights and general aviation services, enhancing accessibility for business and travel. Rail service supports freight movement tied to agriculture, military operations, and international trade. Overall, transportation infrastructure in both markets is efficient and well-suited for logistics, tourism, and local mobility.

SCHOOLS & EMPLOYMENT

Yuma and El Centro offer a range of public and private school options, supported by local school districts and nearby community colleges that focus on workforce development. Higher education and vocational programs in both areas emphasize agriculture, healthcare, skilled trades, and technical training aligned with local employment needs. Employment is anchored by agriculture, military installations, healthcare, government, and logistics, providing stable job opportunities. Cross-border trade and regional distribution centers also contribute to steady employment growth. Together, schools and employers in Yuma and El Centro play a key role in supporting long-term economic stability and community growth.

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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

