

HIGH-VOLUME ARCO AMPM

Fuel Station, C-Store, Express Car Wash & Rental Income

San Bernardino, CA | Branded Fuel + C-Store | High Traffic Corridor

Presented by

THE GAS BROKER®



\$15.9M

Asking Price



\$1,513,384

2025 EBITDA



214K

Avg. Monthly Gallons



Brand New

Rental Income



ARCO AMPM

2122 W Highland Ave, San Bernardino, CA 92407

High-volume fuel sales • Strong convenience store income • Prime corridor location



THE GAS BROKER®

MEET THE TEAM



CHANDLER J. KELLEY

FOUNDER & PRINCIPAL BROKER

- Orange County resident with 10+ years in retail petroleum and convenience store brokerage.
- Founded The Gas Broker to bring professionalism, transparency, and strategic expertise to California's gas station market.
- Led 35+ transactions totaling approximately \$125 million in sales volume between 2023 and 2025.
- Specializes in acquisitions, dispositions, fuel supply agreements, regulatory compliance, and operational strategy.



SHOEB IKRAM

GAS STATION SPECIALIST

- Specializes in gas station acquisitions, dispositions, and market analysis throughout California.
- Combines operator and industry experience to deliver insight into station performance, operational efficiencies, and growth opportunities.
- Works closely with buyers and sellers to support smooth transactions and maximize value throughout the acquisition process.

ABOUT THE GAS BROKER

The Gas Broker is California's leading brokerage specializing in gas stations, convenience stores, car washes, and retail-based assets. Built on integrity, reliability, and performance, the firm provides expert market knowledge, strategic guidance, and a client-first approach for both buyers and sellers across California.

With more than \$250 million in closed transaction volume and a strong track record representing both first-time buyers and experienced operators, The Gas Broker remains a trusted partner for gas station acquisitions and dispositions throughout California.



\$250M
PAST 3 YEARS



50+
TRANSACTIONS



10+
YEARS EXPERIENCE



#1
OWNER-USER
BROKERAGE IN
CALIFORNIA



CHANDLER J. KELLEY

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Gas Station Specialist



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CalDRE #02254341

PROPERTY OVERVIEW

ARCO ampm | 2122 W Highland Ave, San Bernardino, CA 92407

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PROPERTY HIGHLIGHTS



Built 2021

Newly Constructed
ARCO ampm



51,879 SF

1.19 AC
Lot Size



3,800 SF

Convenience Store



2,000 SF

Additional Retail Space



Car Wash

Included



24 Hours

Operation

MAJOR SAN BERNARDINO TRAFFIC CORRIDOR

PROPERTY DETAILS

Address	2122 W Highland Ave
City, State, ZIP	San Bernardino, CA 92407
Lot Size	51,879 SF 1.19 AC
Store Size	3,800 SF
Additional Retail Space	2,000 SF
Zoning	IL (Industrial Light)
Opened	June 11, 2021
Operating Hours	24 Hours
Real Estate	Fee Simple (Included in Sale)

PROPERTY FEATURES

Fuel Brand	ARCO
Store Brand	ampm
Car Wash	Included 9 Vacuum Stalls
Pumps / Fueling Positions	8 Pumps / 16 Fueling Positions
Fuel Products	87 / 89 / 91 / Diesel
Tank Configuration	2 Tanks
Total Tank Capacity	40,000 Gallons
Security Cameras	51
Cash Registers	3

This information has been obtained from sources deemed to be reliable; however, its accuracy has not been verified, and no guarantee, warranty, or representation is made regarding its completeness or reliability. Any statements, projections, opinions, assumptions, or estimates provided are for illustrative purposes only and do not constitute a representation of the actual or future performance of the business.

Prospective buyers are strongly encouraged to conduct their own thorough and independent investigation to assess the suitability and viability of the business for their specific needs and circumstances.

BUSINESS & INCOME SUMMARY

2122 W Highland Ave, San Bernardino, CA 92407

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ASSET SUMMARY

ARCO branded gas station, 3,800 SF state of the art ampm convenience store, express car wash. Brand New Lease commenced 6/8/2026 with Tacos El Primo (10 Year Lease, w/ 4% annual rent increases)



2025 EBITDA

\$1,513,383.61



12-MONTH AVG FUEL

214,358
gal



AVG STORE SALES

\$185,824
/mo



AVG CAR WASH SALES

\$17,709
/mo

2026 Additional Income

Tacos El Primo \$64,544/yr + CAM reimbursement



MONTHLY SALES SNAPSHOT (2025)

METRIC	JAN 2025	FEB. 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025	OCT 2025	NOV 2025	DEC 2025	12-MONTH AVG
FUEL (GAL)	201,061	193,356	220,991	225,353	237,847	211,632	206,489	224,119	215,742	223,222	204,424	208,061	214,358
STORE \$	160,409	163,725	183,795	192,328	213,350	196,700	197,417	206,906	182,656	186,825	169,416	171,355	185,824
CAR WASH \$	18,788	13,273	14,624	17,938	19,201	21,747	21,724	23,316	18,610	17,920	12,923	12,438	17,709



GASOLINE DETAIL

Dispenser Types	87, 89, 91, Diesel
Gas Dispensers	8
UL Dispensers	8
UL+ Dispensers	8
Super Dispensers	8
R99 Diesel Dispensers	4
E85 Dispensers	none



TANK CONFIGURATION

No. of Tanks	2
Installed	4-27-20
Total Capacity	40K
UL Tank	20K
UL+	none
Diesel	12K
Super	8K



STORE & OPERATIONS

Security System	Yes	Food Stamps	Yes
Cameras	51	Lottery	Yes
Operating Hours	24 Hours	EBT	Yes
Store Size	3,800 SF	ATM	Yes
Alcohol/Beer Sales	Yes	Cash Registers	3
Sunday Alcohol/Beer	Yes	Register Model	C-18

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Prospective purchasers are strongly encouraged to conduct their own independent investigation of the business for suitability and viability of the business for any and all contemplated uses and circumstances.

PROPERTY PHOTOS

ARCO ampm | 2122 W Highland Ave, San Bernardino, CA 92407

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EXTERIOR



FULL SITE



STOREFRONT

PROPERTY PHOTOS

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INTERIOR



MAIN SALES FLOOR



SNACK & BEVERAGE AREA



STORAGE / BACK ROOM

PROPERTY PHOTOS

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ARCO ampm | 2122 W Highland Ave, San Bernardino, CA 92407

CAR WASH



ENTRY SIGN



WASH TUNNEL



VACUUM AREA

DEMOGRAPHICS & TRADE AREA ANALYSIS

2122 W HIGHLAND AVE, SAN BERNARDINO, CA 92407



285K+
POPULATION
WITHIN 5 MILES



86K+
HOUSEHOLDS
WITHIN 5 MILES



\$92K+
AVG. HOUSEHOLD INCOME
WITHIN 5 MILES

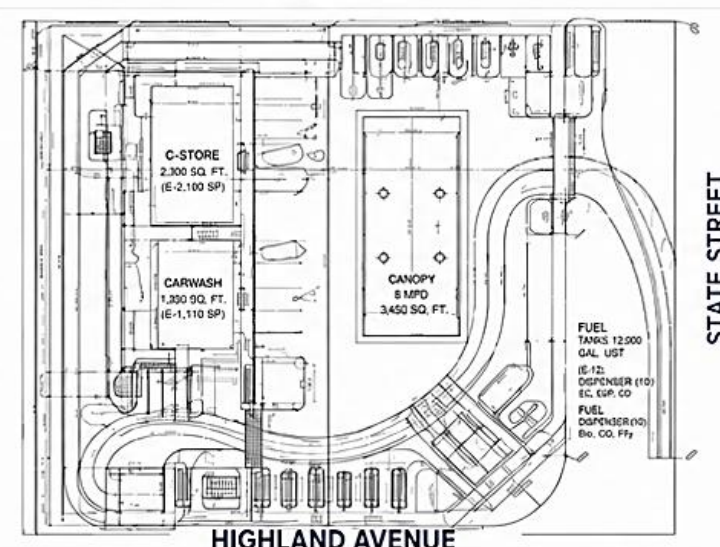
TRADE AREA MAP



KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,500	122,000	285,000
HOUSEHOLDS	5,900	38,400	86,200
AVG. HOUSEHOLD INCOME	\$78,000	\$84,500	\$92,300
DAYTIME POPULATION	17,900	107,500	246,800
MEDIAN AGE	32.8	33.6	34.1

SITE PLAN



KEY TRADE AREA HIGHLIGHTS

- State Street is highly trafficked**
A key commuter thoroughfare connecting between I-215 and the 210 Freeway.
- Major Employment Centers Nearby**
Proximity to logistics, distribution, healthcare and government employment hubs.
- Strong W Highland Ave Traffic Corridor**
High visibility location on W Highland Ave with excellent access and traffic counts.
- Regional Retail Destinations**
Surrounded by national retailers, restaurants, and daily needs services.
- Growing Inland Empire Market**
Continued population growth and economic expansion drive long-term demand.

NEARBY DEMAND DRIVERS

TRAFFIC COUNTS

210 Freeway	136,793 CPD
State Street	28,333 CPD
Highland Avenue	28,070 CPD

LOCATION ADVANTAGES