

FOR SALE

# FORMER GAS STATION AVAILABLE

1100 S CALIFORNIA AVE, PARKER, AZ

Convenience store building size is  $\pm 1,032$  SF

Canopy area for gas tanks  $\pm 2,184$  SF

Lot is  $\pm 0.51$  Acres

Situated on a main commercial artery through Parker

Surrounded by established retail and service businesses

APN: 311-23-059, 060

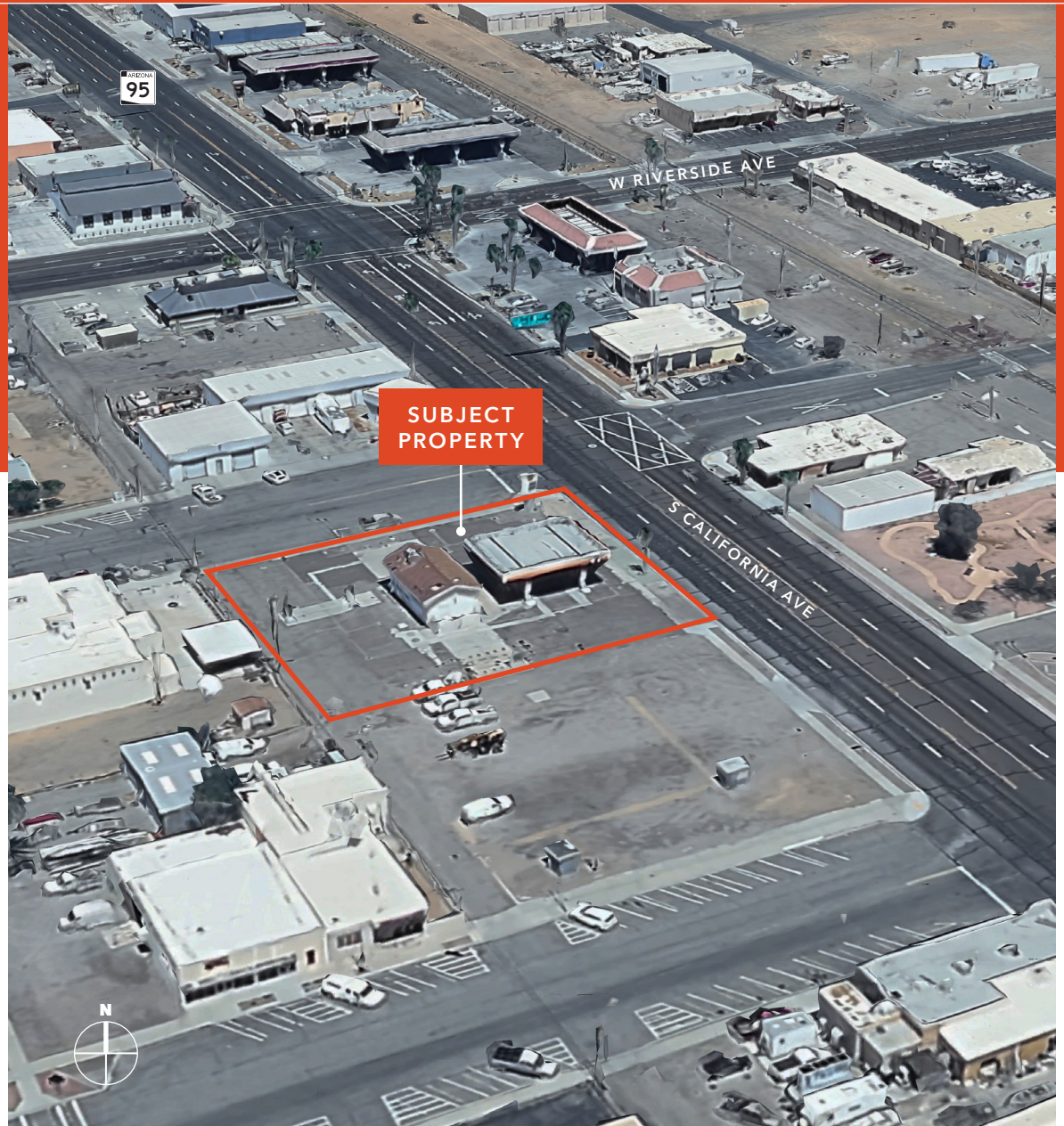
Purchase Price: \$1,250,000

*Exclusively listed by*

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# HIGH-DEMAND LOCATION

Parker, Arizona, is a thriving hub of recreation, tourism, and investment opportunity. Nestled along the Colorado River, Parker attracts thousands of visitors each year for boating, fishing, and outdoor adventure, fueling demand for storage, retail, and service businesses. The area benefits from steady population growth, strong seasonal tourism, and a vibrant local economy supported by recreation and hospitality. With its strategic location between major highways and proximity to California, Parker continues to expand as a destination for both visitors and residents. Investors are drawn to its unique combination of natural beauty, economic vitality, and growth potential.

4 MIN  
COLORADO RIVER

20 MIN  
LAKE HAVASU CITY



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