



**CONFIDENTIAL SALE**

**DO NOT SPEAK WITH ANY EMPLOYEES OR BUSINESS OWNER.  
DO NOT LOITER ON THE PROPERTY. YOUR COOPERATION IS APPRECIATED.**

**Address:** 3689 N Indian Canyon Dr., Palm Springs, CA 92262

**Price - Business + Real Estate:** \$4,900,000 + Inventory

**SALE HIGHLIGHTS:**

- Highly Profitable Business with Clean Financials (\$534,000 +/- Net Income Past 3 Years)
- Business Includes Liquor (Type-21) License / Unbranded Liquor Store
- 1,150 Homes In Development Across the Street [Miralon]
- New Light Signal Installation to Drive Traffic into Site [Completed Aug/Sept. 2023]
- New Bridge Planned on Indian Canyon Rd. [\$50M Grant Approved]

<b>Building Size:</b>	+/- 1,660SF	<b>Property Size:</b> +/- 16,988 SF (0.39AC)
<b>Pumps:</b>	4 MPDs   Gilbarco 700S Pumps w/ EMV Upgrade & Credit Cards	
<b>Fuel Contract:</b>	'Marathon Petroleum' - Buyer Must Assume Contract	
<b>Double-Wall Fiberglass USTs:</b>	Reg (2 - 20K) / Prem (1 - 12K) / Diesel (1 - 8K); Installed in 2014	

**REVENUE:**

<b>Gasoline:</b>	90,000 Gallons/month (+/- \$0.50 CPG)
<b>Market Sales:</b>	+/- \$90,000 - \$100,000/month
<b>Income:</b>	2021 \$793,000 (Gross Profit) - <b>\$553,000</b> (Net Profit)
	2022 \$961,000 (Gross Profit) - <b>\$633,000</b> (Net Profit)
	2023 \$678,000 (Gross Profit) - <b>\$417,000</b> (Net Profit)**

**\*\* (2023 - Current) Construction Road Closures on Indian Canyon Dr.**

**SBA Approved or Conventional Financing - Must Commit 35% + Down Payment**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Business. You and your advisors should conduct a careful, independent investigation of the Business to determine to your satisfaction the suitability of the Business for your needs.

FOR LISTING INFORMATION  
PLEASE CONTACT:



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- ✓ **GAS STATION SALES**
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**SUBJECT SITE**  
 3689 INDIAN CANYON DR.  
 PALM SPRINGS, CA 92262

**MIRALON**  
 PALM SPRINGS  
 309 Acres  
 Master Planned Community  
 - 752 single-family homes  
 - 398 multi-family homes

Project designed to decrease the number of road closures along Indian Canyon Rd. due to significant flooding and blow sand events.

Project Scope:  
 2 all-weather bridge systems with under crossings  
 2 miles of sand fencing  
 2-mile active transportation pathway  
 Solar-shaded pathway

\$50 M  
 Grant Approved

**palm springs**  
 INTERNATIONAL AIRPORT

**DOWNTOWN  
 PALM SPRINGS**  
 [2.28 miles from ARCO site]



# MIRALON

PALM SPRINGS



Miralon is a brand new master planned community set on 309 acres, directly on Indian Canyon Drive adjacent to ARCO. The community includes **1,150** Modernist-inspired homes, pools, fitness and amenities center. The development also includes a 45 acre olive grove & community garden.

ARCO 



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