



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability



MARATHON GAS STATION and CONVENIENCE STORE

1715 W. Irvington Road, Tucson, AZ 85746

Business & Real Estate – FOR SALE

Convenience Store - Krispy Krunchy Chicken – Gas – Lottery - Beer & Wine



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MARATHON Gas Station Business & Real Estate FOR SALE \$2,900,000



OFFERING

Tucson Realty and Trust Co. is pleased to offer for sale the Marathon Gas Station in Tucson, Arizona, a fully operational turn-key convenience store and branded gas station opportunity at a sales price of \$2,900,000. The Marathon Gas Station offer provides an owner/operator the unique opportunity to purchase real estate with multiple income streams. The current owner recently became a Krispy Krunchy Chicken franchisee, in addition to the inside convenience store sales, gasoline volume, and Lottery income.

The property was initially developed in 2000 and underwent a full re-branding renovation in late 2019 early 2020 that included a commercial kitchen build-out with an 8-foot Hood, 2 new EMV and PCI compliant cash registers, new Verifone POS system, LED lighting inside & out, counter, equipment and 6 newly installed EMV and PCI compliant multiple product dispensers with 12 fueling positions at the fuel island.

The sale includes the real estate, convenience store business, furniture, fixtures, and equipment (FF&E). The inventory will be included in the sale but is not included in the asking price. All transferable rights and licenses will be assigned or otherwise transferred to the purchaser at the close of escrow subject to federal, state, and local law.

Adjacent land is also available for development.
Contact broker for details.



Exclusively Marketed by:
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt it's accuracy, but do not guarantee it.

MARATHON Gas Station HIGHLIGHTS

- Convenience Store Owner- Operator Turn-Key Opportunity with multiple income streams: Gas, Krispy Krunchy Chicken, Lottery Sales, C-Store with Beer & Wine.
- Open/Essential Business operating as usual
- Sale includes the Business, Real Estate, and all equipment
- The station gas island is equipped with 6 newly installed EMV and PCI compliant multiple product dispensers with 12 fueling positions.
- 3 – Vaulted In-Ground Gas Tanks with 15,000 gallons per tank a storage capacity (two Regular tanks, One split tank for Premium and diesel)
- The property was initially developed in 2000 and underwent a full re-branding renovation in late 2019 early 2020 of all the pumps and related equipment. The remodel also included but was not limited to a new commercial kitchen with an 8-foot Hood, 2 new EMV and PCI compliant cash registers. new Verifone POS system, LED lighting inside & out, counter, equipment.
- Commercial kitchen designed for additional food concepts.
- The property is located at a hard-signalized intersection – SWC of West Irvington Road and Midvale Park Road.
- Within the immediate vicinity of a Major Retail Area.
 - Tucson Spectrum - an outdoor mall with tenants that include Home Depot, Michaels, Ross, PetsMart, Marshalls, Target, Best Buy, JC Penney, Old Navy, Bed Bath & Beyond, LA Fitness, Harkins Theatres, Party City, Food City Grocery Store, Red Lobster, McDonald's, Olive Garden, Five Guys, Starbucks, Discount Tire and other numerous shops and restaurants.
 - The Landing – an outdoor mall access the street from the Tucson Spectrum. The Landing is under development but currently has tenants operating: Hobby Lobby, Planet Fitness, Ulta, Taco Bell, Oregano's, Chipotle, Aspen Dental, MOD Pizza, Chick-fil-A, In & Out Burger, Red Robin, Habit Burger Grill, Jersey Mike Subs, SportsClips, T-Mobile and other numerous shops and restaurants.
- Its is located where the demographics show a densely populated area with over 47,587 people, and an average household income of \$49,317, within a 2-mile radius and a daytime population in excess of 8,994.
- Excellent access to Interstate I-19 that expedites traffic to downtown and interchanges with I-10. Interstate 19 is the direct highway to Mexico.

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PROPERTY SUMMARY

1715 W Irvington Road, Tucson, AZ 85746

Price:	\$2,900,000
Interest to be sold:	Real Estate, Convenience Store & Gas business and FF&E
Gross Building Area:	4,950 Square Feet
Land Area:	49,959 Square Feet
Canopy:	One (1) – 4,400 square feet
Year Built / Remodeled:	2000 / 2019
Parcel Number:	137-11-429H
Zoning:	C-1, City of Tucson
Fuel Supply:	Marathon Oil Company
Fuel Tanks:	3 - Vaulted In-Ground Gas Tanks with 15,000 gallons per tank a storage capacity (two Regular tanks, one split tank for Premium and diesel)
Fuel Dispensers:	Six (6) newly installed EMV and PCI compliant multiple product dispensers with Twelve (12) fueling positions.
Parking:	Twenty-Five (25) – Convenience Store / Twelve (12) Fuel
Vendor Delivery Area:	Yes
POS System:	Verifone POS and Two (2) new EMV and PCI compliant cash registers



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MARATHON Gas Station

Financial Summary 2020 Annualized

Investment Summary

Price \$2,900,000

Price Per Square Foot \$585.86

Income Summary (2020 Annualized)

Gross Schedule Income \$4,085,600

Convenience Store Sales Details Call Broker

Fuel Sales Details Call Broker

Food Sales (Krispy Krunchy Chicken) Details Call Broker

Lottery Sales Commission Details Call Broker

Expense Summary (2020 Annualized)

Operating Expenses \$3,500,500

Cost of Goods Sold Detail Call Broker

Operational Expenses Detail Call Broker

Net Operating Income (2020 Annualized) \$585,100

Pre-Tax Cash Flow (2020 Annualized) \$585,100



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MARATHON Gas Station

Property Demographics & Traffic Counts

Population	1-Mile	2-Mile	3-Mile
Total Population	12,229	47,857	92,952
Median Age	29.1	31.2	31

Daytime Employment	1-Mile	2-Mile	3-Mile
Total Daytime Employment	2,584	8,994	21,397

Households & Income	1-Mile	2-Mile	3-Mile
Total Households	3,378	15,141	29,303
Owner Occupied	2,614	9,916	17,861
Avg Household Size	3.1	3.1	3.2
Avg Household Income	\$50,006	\$49,317	\$48,131

Source Demographic data derived from CoStar - 2020

Traffic Counts

Irvington Road	31,098
Midvale Road	11,032

Source Pima Association of Government - 2019



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Subject Property Photos



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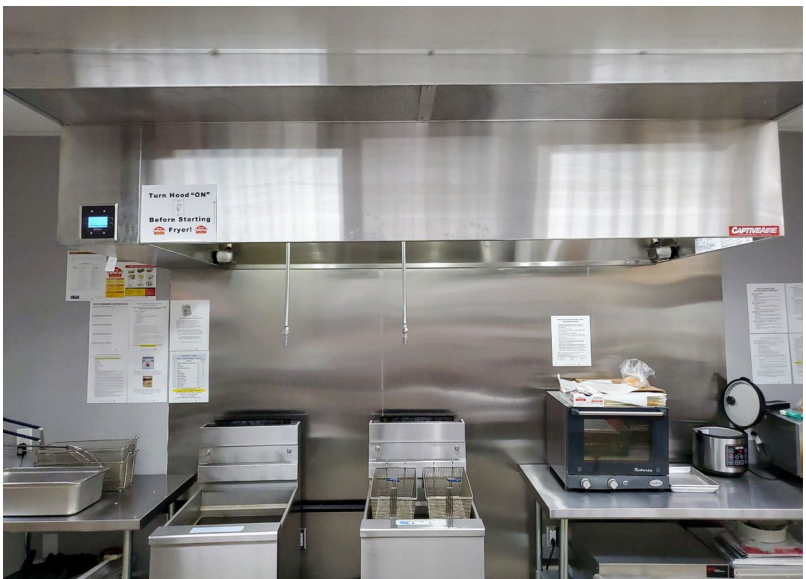
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Pima Community College
Mountain Vista Mobile Home Community
Rincon Vista West RV Resort

The Landing

W Irvington Road

S Mission Road

Midvale Park Road



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CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and Real Estate of the Marathon Gas Station & Convenience Store at 1715 West Irvington Road, Tucson, Arizona 85746. It has been prepared by Tucson Realty & Trust Co. This Offering Memorandum may not be all-inclusive or contain all the information a prospective purchaser may desire. The information contained in this Offering Memorandum is proprietary and strictly confidential and furnished solely for a review by a prospective purchaser of the business and real estate. It is not to be used for any other purpose or made available to any other person without the consent of Seller or Tucson Realty & Trust Co.

The Offering Memorandum is based in part upon the information provided by the Seller and in part upon financial information obtained from sources, we deem to be reliable. Seller, nor their officers, employees, agents, or Tucson Realty & Trust Co. makes any representation or warranty, express or implied as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The information contained herein is not a substitute for a thorough due diligence investigation. Prospective Purchasers should make their own projections and form their own conclusions without the reliance upon the information contained herein and conduct their own due diligence. This Offering Memorandum has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property that leads to a fully executed and delivered purchase agreement.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Seller. You also agree that by accepting this Offering Memorandum, you agree to release Tucson Realty & Trust Co. and hold it harmless from any claim, cost, expense, or liability arising out of Purchaser's investigation and/or purchase of this business and real estate.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE DO NOT DISTURB THE EMPLOYEES WHEN VISITING THE PROPERTY.**

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