



5033

W ADAMS BLVD

LOS ANGELES, CA 90016

OFFERING MEMORANDUM - BUSINESS & REAL ESTATE
DO NOT DISTURB EMPLOYEES ON SITE



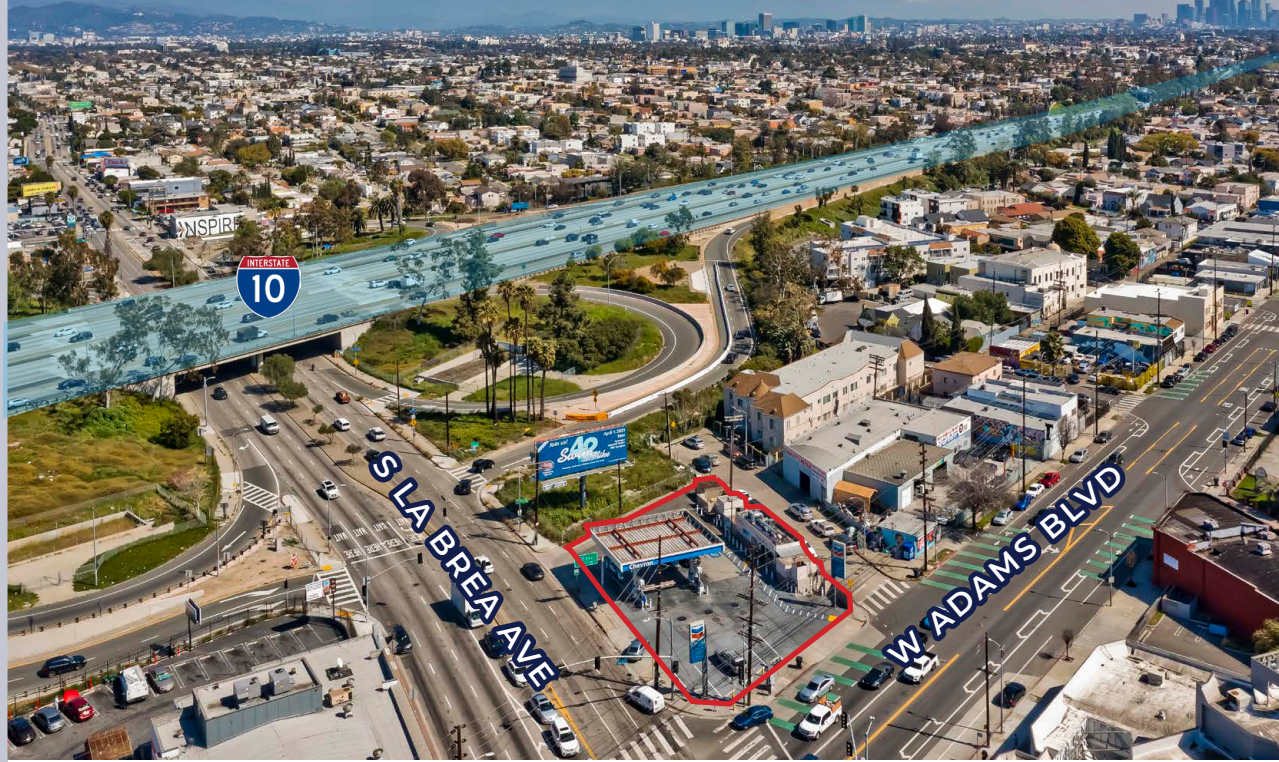
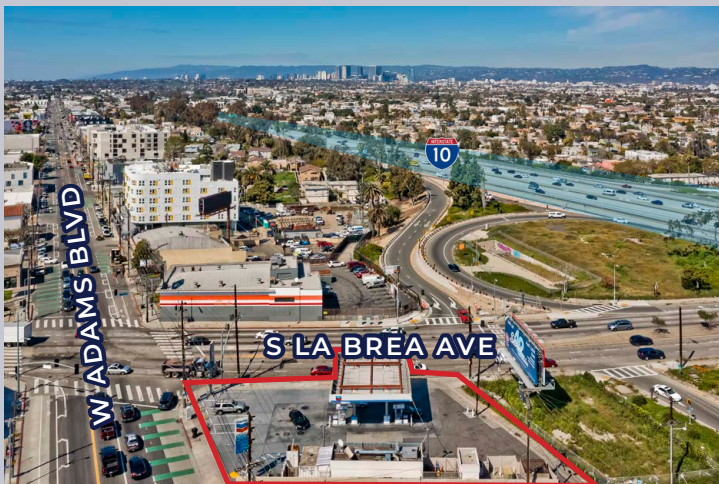
**COLDWELL
BANKER
COMMERCIAL
REALTY**

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property HIGHLIGHTS



PROPERTY HIGHLIGHTS

Price -Business + Real Estate

\$7,900,000

Address:

5033 W Adams Blvd., Los Angeles, CA 90016

Parcel ID:

5049-008-031

Lot Size:

12,111SF

- ❑ 4 Wayne dispensers with 8 fueling positions
- ❑ 3 UST's each with a capacity of 12,000 gallons
- ❑ Tanks are double wall fiberglass tanks & tank/pipe monitoring system is up to date.
- ❑ Average monthly gallon sales: between 110,000 and 120,000 gallons.
- ❑ 2022 Total gallon: 1,335,413 with an average of \$0.80 per gallon margin; \$7.44MM Gross
- ❑ 2022 Food mart sales: \$983,824
- ❑ Beer and Wine license: "OFF-SALE BEER AND WINE" license
- ❑ Supply contract w/ Chevron; renews every 3 years. Current supply contract expires 2026.

location map



traffic count



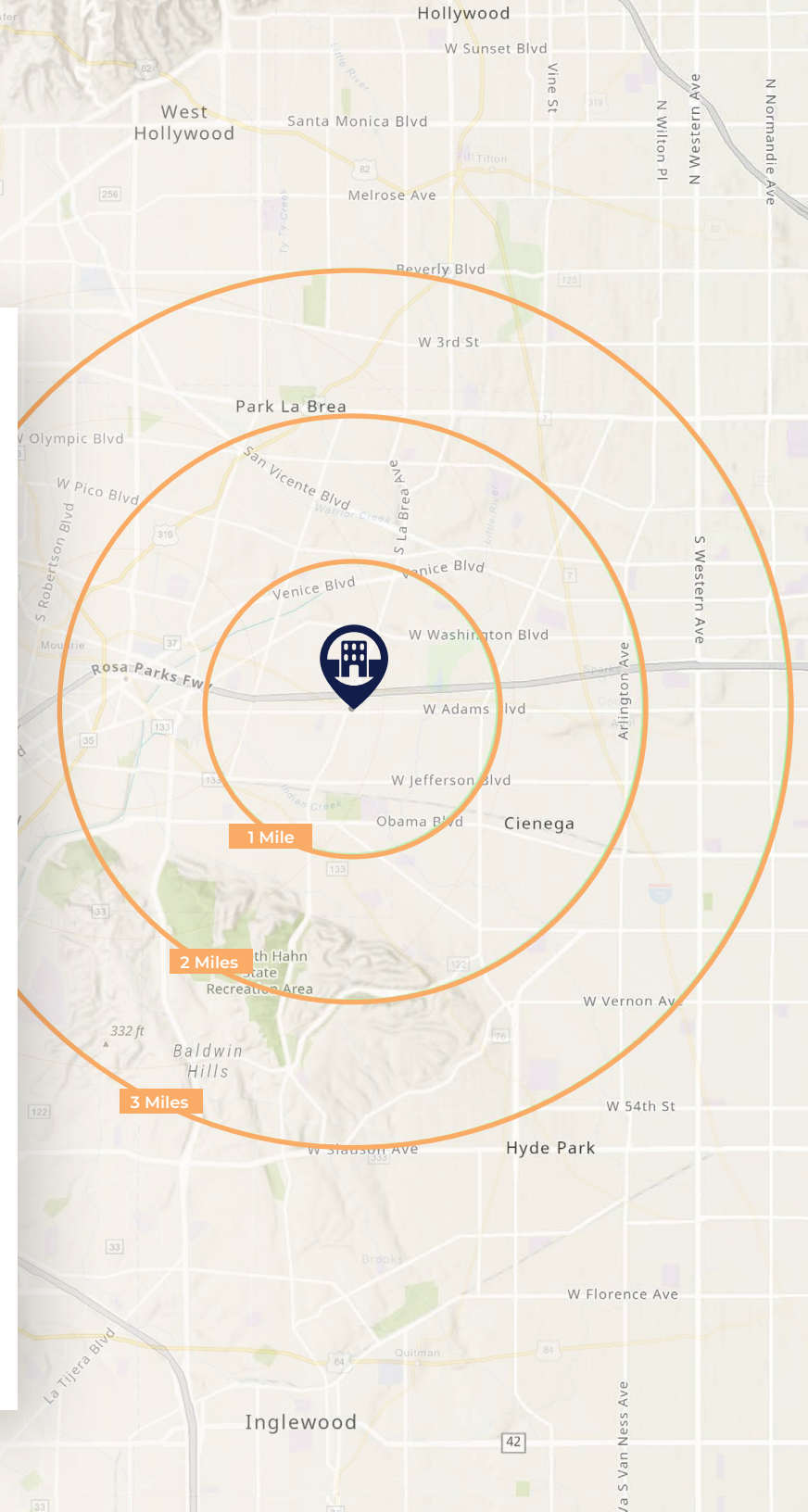
demographics map & report

POPULATION

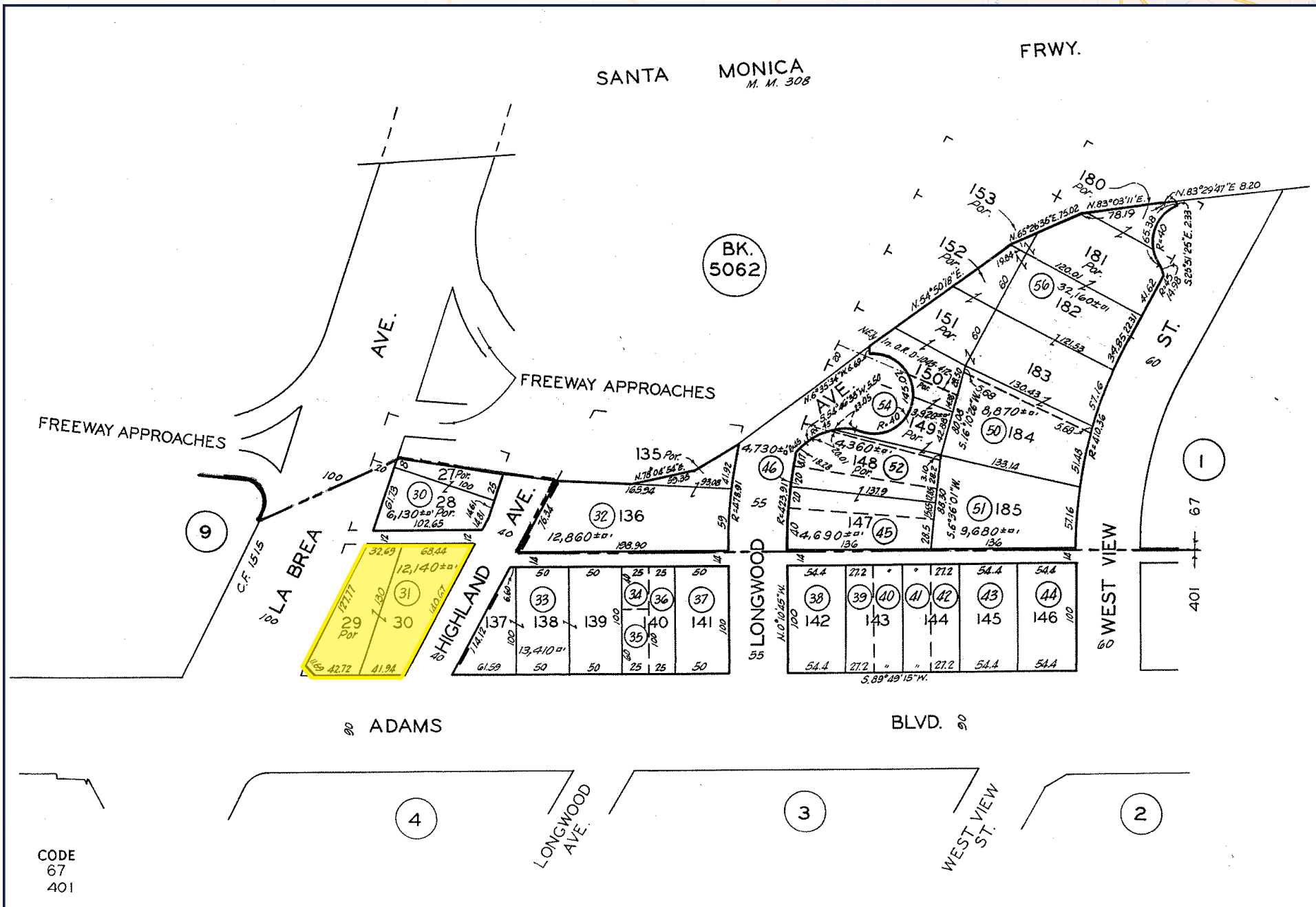
	1 MILE	2 MILES	3 MILES
Total Population	47,798	164,594	358,095
Median Age	34.1	37.0	37.4
Families	11,371	38,226	81,501
Owner Households	5,386	20,954	45,539

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	16,687	63,603	142,202
Average Household Size	2.83	2.56	2.48
Average HH income	\$79,267	\$98,013	\$111,789
Median HH Income	\$56,859	\$63,769	\$72,384



CODE
67
401



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