

CHEVRON

BUSINESS & REAL ESTATE SALE

1357 N Main St, Richfield, UT 84701



EXCLUSIVELY LISTED BY:

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**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
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INVESTMENT SUMMARY

- Business & Real Estate Sale of Chevron Gas Station, C-Store & Repair Shop
- 2025 Inside Sales: \$140,598
- 2025 Gallons Sold: 333,424
- 2025 Shop Sales: \$130,990
- Just Over Two Hours From Salt Lake City and St. George
- Visible from Interstate 70

Do Not Disturb Employees



PURCHASE PRICE

\$1,100,000



GROSS LEASABLE AREA

2,856 SF



LAND SIZE

0.51 AC



TANK CAPACITY

12K Regular Gasoline,
8K Premium Gasoline,
8K Diesel



OF PUMPS

5



YEAR BUILT

1992



FUEL SUPPLIER INFO

Jackson Energy with
3.5 years remaining

UNDERGROUND STORAGE TANK INFO

3 tanks made of
galvanic cathodic
protection (STIP3),
installed in 1991

PROPERTY SUMMARY

LOCATION:

Off Exit 40 on I-70 intersection with Main Street

LAND AREA:

Consists of 0.51 Acres or 22,215 SF of land area (APN: 1-2-40)

BUILDING AREA:

The subject property consists of 1 building, approximately 2,856 SF of gross leasable area

TRAFFIC COUNTS:

Main Street – 5,122 ADT

I-70 – 10,131 ADT

FRONTAGE & ACCESS:

The subject property has two access points of 115' along 1360 North & 65' along Main Street

YEAR BUILT:

1992



AERIAL VIEW



AERIAL VIEW



EXIT 40



10,131 ADT



SITE



Main Street

5,122 ADT

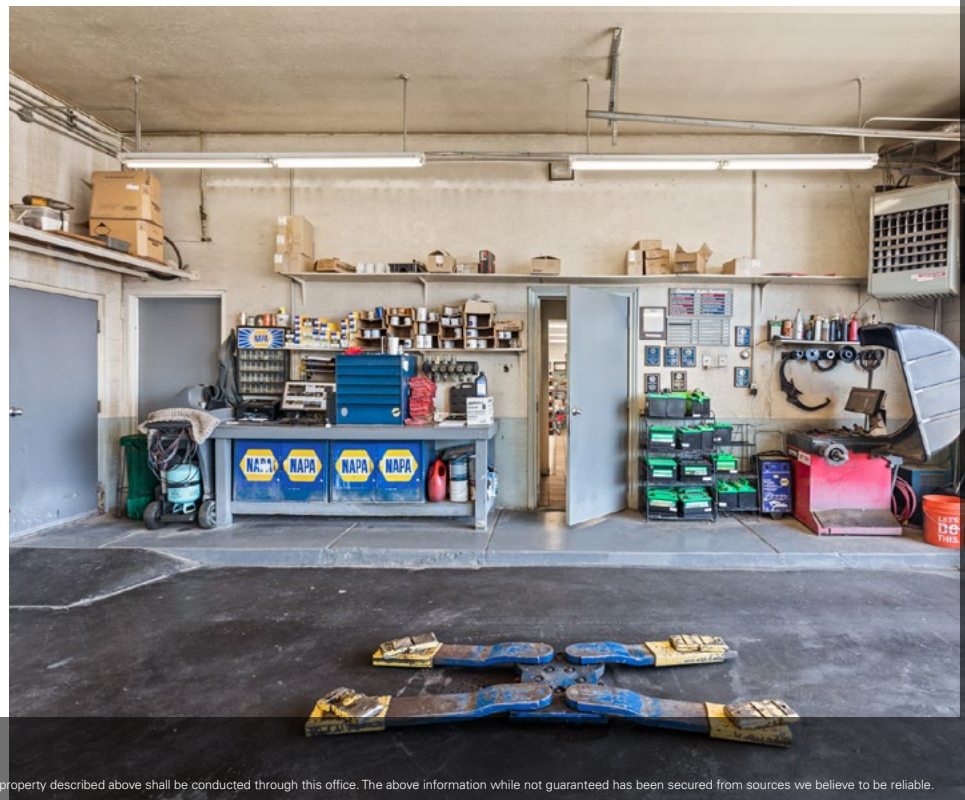
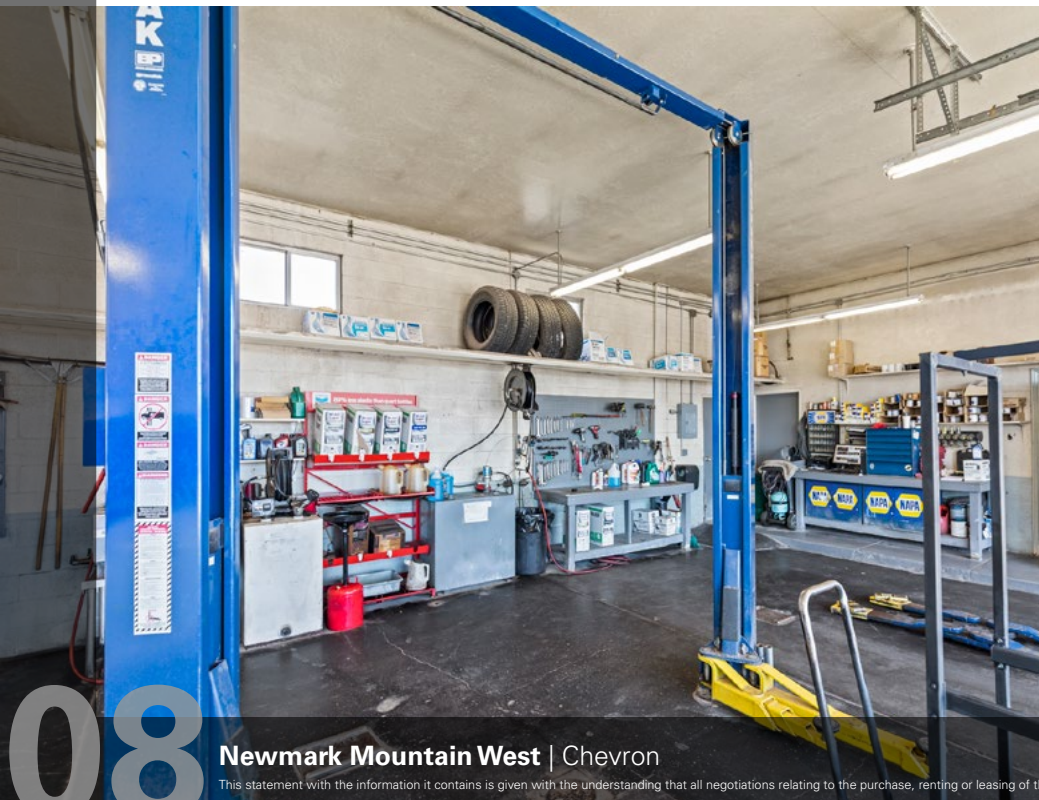
EXTERIOR PHOTOS



INTERIOR PHOTOS



AUTO SERVICE PHOTOS

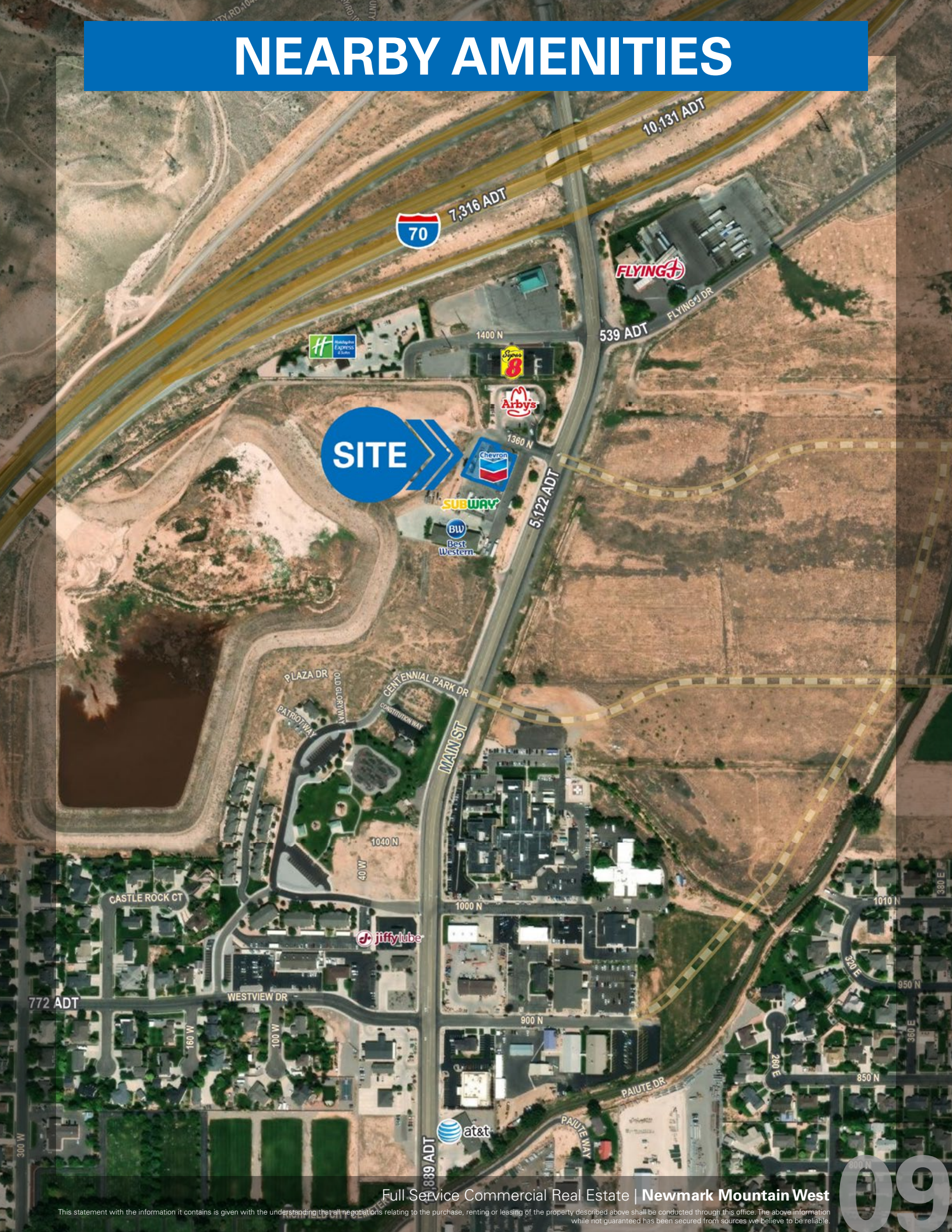


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Newmark Mountain West | Chevron

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

NEARBY AMENITIES

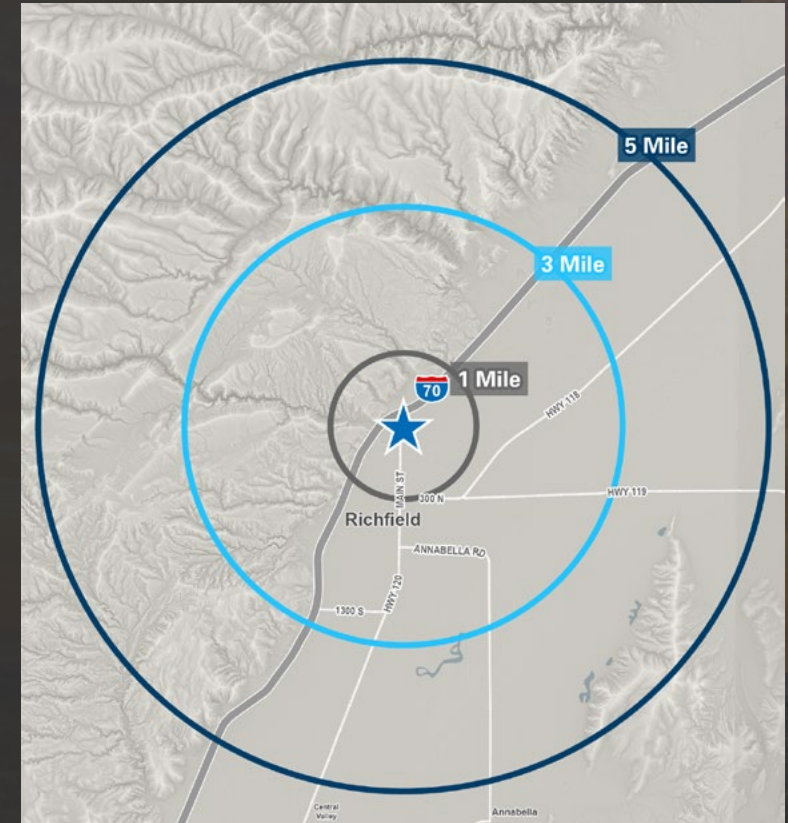


AREA MAP



2025 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
EST. POPULATION		2,468	8,373	9,382
2030 EST. POPULATION		2,660	8,820	9,892
EST. HOUSEHOLDS		787	2,920	3,287
EST. AVERAGE HOUSEHOLD INCOME		\$111,923	\$95,250	\$95,790
EST. MEDIAN HOUSEHOLD INCOME		\$88,129	\$81,542	\$80,823



NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



31,184+
TRANSACTIONS COMPLETED



326.8
MILLION
SF TRANSACTED



\$38.3
BILLION
TRANSACTIONS COMPLETED



97K+
ACRES TRANSACTED



\$13.6
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 1357 North Main Street, Richfield, UT 84701. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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