

GAS STATION/ C-MARKET



7141 NORTH HIGHWAY 89
FLAGSTAFF, ARIZONA 86004

\$469,999

WWW.DAVINCIREALTY.COM



COMMERCIAL
DIVISION



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

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mark@davincirealty.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to



PROPERTY PROFILE



PROPERTY LOCATION

Located on busy Highway 89 North, past the Flagstaff Mall on the east side of the highway.

PROPERTY BRIEF

Business plus Real Estate!!!! Operating gas station/convenience store with liquor license for sale on Hwy 89 on the northeast side of Flagstaff, AZ in the County. Improvements are approximately 2,300 sq. ft. including the canopy. The commercially zoned land is 14,810 sq. ft. Liquor license may not transfer; buyer to verify. Equipment included: three 12,000 gallon tanks lined internally with impressed current cathodic protection. Electronic tank monitoring. Fiberglass product lines with leak detection. New PCI compliant Gilbarco pumps and POS. Tidell time safe, Hoshasaki ice machine, and 9 door walk-in cooler. Sellers will entertain seller financing with 25% down, amortized over 20 years and a balloon in full in 3 years.

FINANCIAL INFORMATION

(Proforma based upon 1/1/2013-6/30/2013 actual numbers)

Fuel Sales = \$1,202,318

CStore Sales = \$284,736

Gross Profit = \$166,091

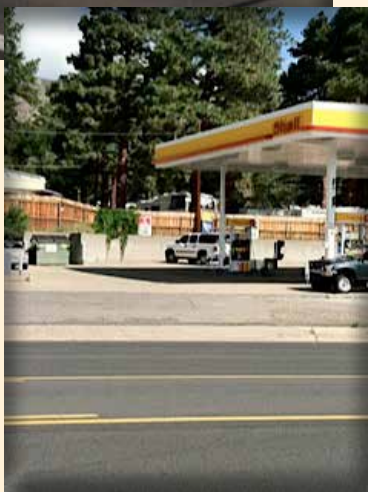
Actual Expenses = \$109,410 (Includes all expenses plus wages & real estate taxes)

Net Profit = \$56,681

ZONING DESCRIPTION

CH-10,000 - Commercial Heavy Zone

This zone is intended to provide appropriately located areas for establishments catering primarily to highway travelers, visitors to the County or such businesses or uses where direct access to major arterial highways is essential or desirable for their operation.



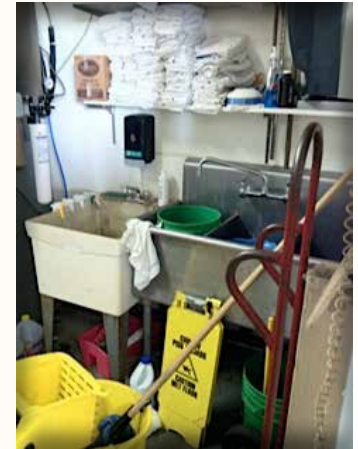
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INFORMATION

ADDRESS	7141 N Highway 89 Flagstaff, AZ 86004	ZONING	CH-10,000
PRICE	\$469,999	PARCEL NUMBER	301-500-01H
TERMS	Cash, Cash to New Loan, Submit to OMC	PROPERTY TYPE	Gas Station
PARKING SPACES	14+	OCCUPANCY	Owner/User
BUILDING SIZE	2,300 Square Feet, Including Canopy	ROOF	Metal, Pitched
LOT SIZE	.34 Acres	CONSTRUCTION	Concrete, Brick
TAXES 2013	\$4,954.38	YEAR BUILT	1988
COUNTY	Coconino		

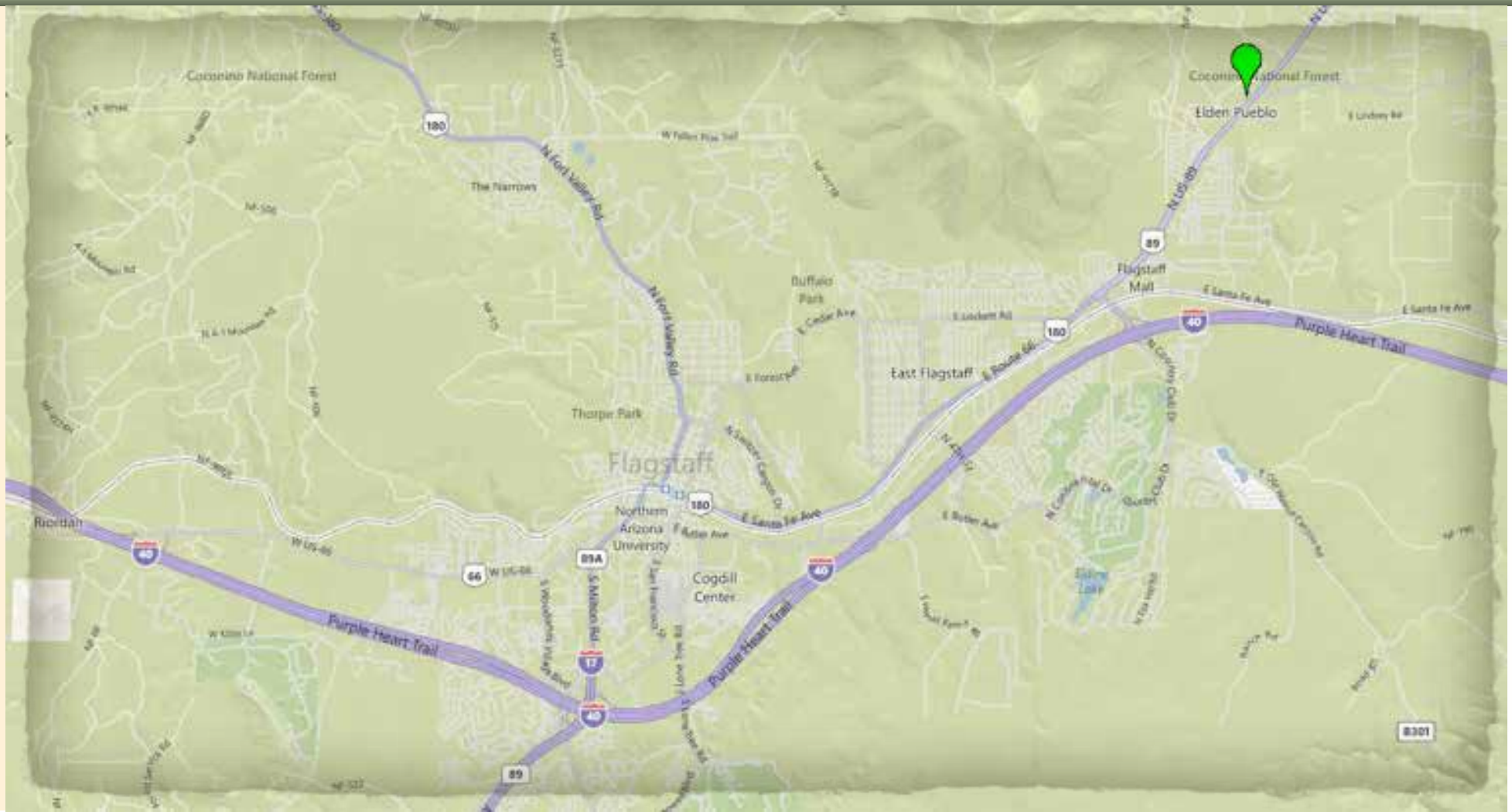


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LOCATION



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AERIAL VIEW



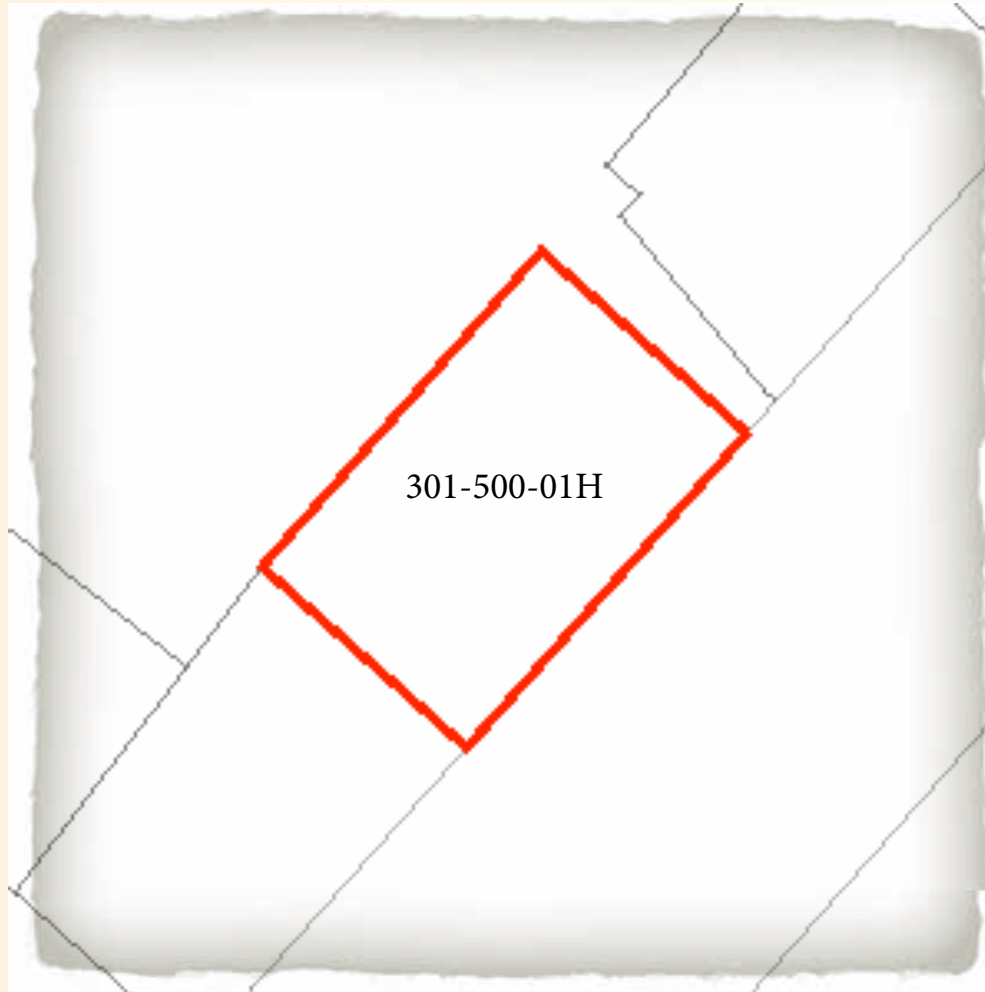
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PARCEL VIEW



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COMMUNITY PROFILE

	3 miles	5 miles	10 miles
Population			
2000 Population	15,439	34,283	63,627
2010 Population	16,408	37,241	78,649
2012 Population	16,369	37,473	79,718
2017 Population	16,421	38,009	81,429
2000-2010 Annual Rate	0.61%	0.83%	2.14%
2010-2012 Annual Rate	-0.10%	0.28%	0.60%
2012-2017 Annual Rate	0.06%	0.28%	0.43%
2012 Male Population	50.1%	49.7%	49.6%
2012 Female Population	49.9%	50.3%	50.4%
2012 Median Age	33.5	33.9	28.5

In the identified area, the current year population is 79,718. In 2010, the Census count in the area was 78,649. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 81,429 representing a change of 0.43% annually from 2012 to 2017. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 28.5, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	71.1%	70.5%	74.3%
2012 Black Alone	1.9%	1.8%	2.5%
2012 American Indian/Alaska Native Alone	14.2%	13.6%	10.6%
2012 Asian Alone	1.1%	1.1%	1.7%
2012 Pacific Islander Alone	0.2%	0.1%	0.2%
2012 Other Race	7.8%	9.0%	7.1%
2012 Two or More Races	3.7%	3.8%	3.7%
2012 Hispanic Origin (Any Race)	19.9%	20.7%	17.9%

Persons of Hispanic origin represent 17.9% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.2 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	5,563	12,356	22,991
2010 Households	6,100	13,718	27,396
2012 Total Households	6,037	13,694	27,572
2017 Total Households	6,139	14,083	28,624
2000-2010 Annual Rate	0.93%	1.05%	1.77%
2010-2012 Annual Rate	-0.46%	-0.08%	0.28%
2012-2017 Annual Rate	0.34%	0.56%	0.75%
2012 Average Household Size	2.70	2.71	2.60

The household count in this area has changed from 27,396 in 2010 to 27,572 in the current year, a change of 0.28% annually. The five-year projection of households is 28,624, a change of 0.75% annually from the current year total. Average household size is currently 2.60, compared to 2.57 in the year 2010. The number of families in the current year is 16,242 in the specified area.

	3 miles	5 miles	10 miles
Median Household Income			
2012 Median Household Income	\$52,213	\$52,675	\$47,751
2017 Median Household Income	\$61,176	\$60,882	\$56,192
2012-2017 Annual Rate	3.22%	2.94%	3.31%
Average Household Income			
2012 Average Household Income	\$67,386	\$67,830	\$62,860
2017 Average Household Income	\$76,559	\$76,509	\$70,828
2012-2017 Annual Rate	2.59%	2.44%	2.42%
Per Capita Income			
2012 Per Capita Income	\$24,611	\$25,218	\$25,309
2017 Per Capita Income	\$28,328	\$28,796	\$28,514
2012-2017 Annual Rate	2.85%	2.69%	2.41%

Households by Income

Current median household income is \$47,751 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$56,192 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$62,860 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$70,828 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$25,309 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$28,514 in five years, compared to \$29,882 for all U.S. households

Housing

2000 Total Housing Units	6,469	13,928	25,484
2000 Owner Occupied Housing Units	3,683	7,590	12,435
2000 Owner Occupied Housing Units	1,880	4,765	10,556
2000 Vacant Housing Units	906	1,573	2,493
2010 Total Housing Units	7,262	15,979	31,452
2010 Owner Occupied Housing Units	3,775	7,975	14,651
2010 Renter Occupied Housing Units	2,325	5,743	12,745
2010 Vacant Housing Units	1,162	2,261	4,056
2012 Total Housing Units	7,277	16,043	31,727
2012 Owner Occupied Housing Units	3,613	7,649	14,069
2012 Renter Occupied Housing Units	2,424	6,044	13,503
2012 Vacant Housing Units	1,240	2,349	4,155
2017 Total Housing Units	7,460	16,515	32,889
2017 Owner Occupied Housing Units	3,710	7,945	14,665
2017 Renter Occupied Housing Units	2,430	6,138	13,959
2017 Vacant Housing Units	1,321	2,432	4,265

Currently, 44.3% of the 31,727 housing units in the area are owner occupied; 42.6%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 31,452 housing units in the area - 46.6% owner occupied, 40.5% renter occupied, and 12.9% vacant. The annual rate of change in housing units since 2010 is 0.39%. Median home value in the area is \$236,030, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 0.71% annually to \$244,532.



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