

FOR SALE OR LEASE

180 N. Fairview Ave, Goleta
ARCO Service Station, Mini-Market, Auto Lube



 **Hayes**
COMMERCIAL GROUP

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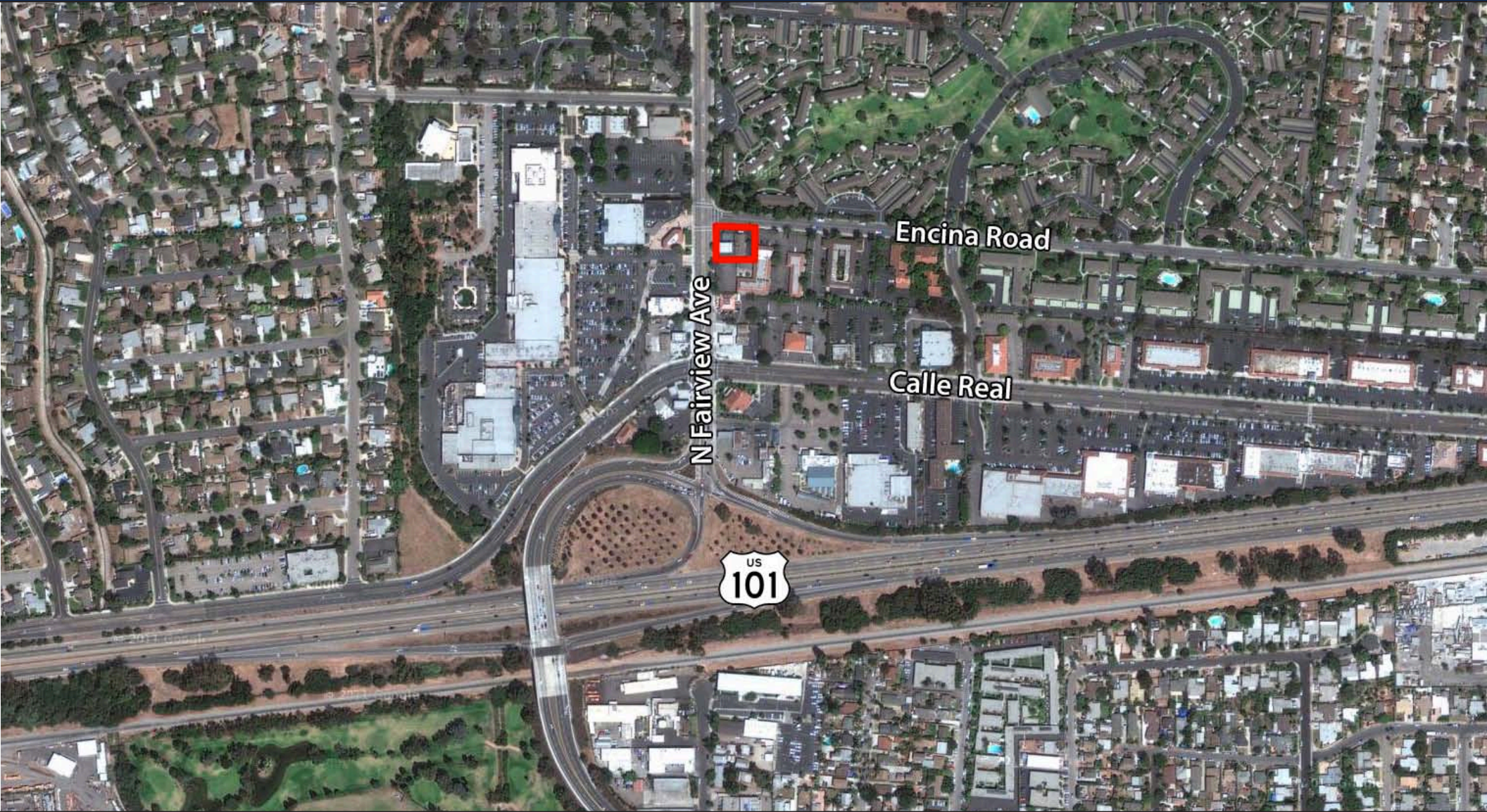


APN:	069-110-540
Sale Price:	\$1.8 million
Lease Rate:	\$8,000/month NNN
Building Size:	1,800 SF (to be verified)
Parcel Size:	12,197 SF
Gasoline:	There are 8 pumps that averaged 40,597 gallons per month over the last three years. Month-to-month Arco contract.
Mini-Market:	Food, sundries
Auto Lube:	Oil changes, light auto repair. Two bays.
Potential:	Owner-user or current service station owner to increase gasoline sales; Starbucks/Coffee Bean; drive-through.
Environmental:	Property is currently being remediated and paid by state cleanup fund. Groundwater is affected. Environmental consultant has indicated it is close to finalizing.
Comments:	Employees are not aware the property is available. Do not disturb employees or ask questions. There will be no signs on the property.

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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