

**OPPORTUNITY TO OPERATE  
GAS STATION & CONVENIENCE STORE**



**JACKPOT FOOD MART  
FERN HILL TACOMA**

8424 Pacific Ave, Tacoma WA 98444



Exclusively  
Listed by

**JONATHAN NICOLI**

Commercial Broker  
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**zeptoRE**  
real estate investment services

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# INVESTMENT OVERVIEW

zeptoRE Commercial has been selected to exclusively market for sale the license to operate the business & lease the real estate property at 8424 Pacific Ave Tacoma WA 98444.

This is an opportunity for a new operator to come in and improve further upon an already strong-performing convenience store and fueling stations. There is also a recently installed kitchen hood & equipment for use.

The current operations bring in an average monthly of around \$70,000 inside sales revenues & 30,000 gallons of fuel sold from the eight (8) unleaded & four (4) diesel pumps available to 25,000 vehicles per day Pacific Ave/Hwy 7 that stretches 60 miles from Tacoma to Morton. Further operational improvements may yield higher gross and net margins.

Furthermore, operating or sublease the kitchen hood for potential takeout orders and/or a quick-serve restaurant may bring an additional revenue stream into the business.

The Offering is for an Operating agreement and the lease of the premises for five to ten (5-10) years and the right of refusal on lease renewal. Training may be provided.

\*PRINCIPALS ONLY. Contact Jonathan Nicoli/Listing Agent 206.330.7100 jonathan@zeptore.com

BUSINESS VALUE	Unpriced
SALE TYPE	Operating & Lease Agreement
INSIDE SALES	\$70,000/Month Average
OUTSIDE SALES	30,000 Gallons/Month Average
LEASE RATE	\$12,000/month plus NNN





# INVESTMENT HIGHLIGHTS

Solid performer with lots more of upside potential

High-visibility location with over 25,000 vehicles per day

Close to Interstate 5: 1.5 miles away from I-5 to the west & 3.5 miles to the north

Eight (8) unleaded pumps & four (4) diesel pumps

Right of first refusal after the base lease

Incredible potential for additional revenue stream by instituting a food program, such as takeout and/or quick serve food, with the kitchen hood & equipment recently installed

Opportunity to operate a high-revenue gas station & convenience store without having to finance a high-priced real estate acquisition with currently high interest rates

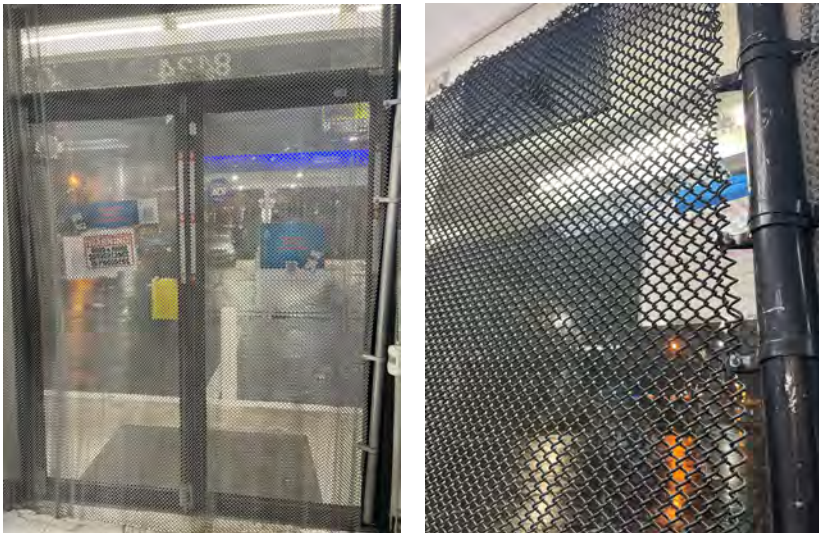




# SUBJECT PROPERTY

8424 Pacific Ave, Tacoma has 175 feet of Highway 7 street frontage on almost a half-acre lot. There are three (3) fuel storage tanks supplying eight (8) unleaded and four (4) diesel pumps. The convenience store occupies the 2,312 square feet building that was built in 1987.

In the last two years, the lot was repaved, the floor & ceiling tiles were replaced and the kitchen hood was installed. For added security, steel mesh protection was installed behind glass windows & doors.



ADDRESS	8424 Pacific Ave, Tacoma WA 98444
LAND AREA	0.48 acre or 21,000 square feet
BUILDING AREA	2,312 square feet
FUEL PUMPS	8 Unleaded & 4 Diesel pumps
YEAR BUILT	1987. Improvements in the last 2 years
STREET FRONTAGE	175 feet frontage
VEHICULAR TRAFFIC	25,000+ Vehicles per day

# OFFERS

Offers directly from Principals only.

Direct all communications to the listing agent.

To submit an offer, email your Letter of Intent to [jonathan@zeptore.com](mailto:jonathan@zeptore.com)

LOI information to include may be:

- Principal(s) & Guarantor(s)
- Business Value amount being offered (being paid in cash or financed)
- Lease Period (5-10 years)
- Lease Base Rent & yearly increases
- Experience in operating gas station and/or convenience store and any food program
- Any currently owned real estate property and/or similar operations
- Any other pertinent information to demonstrate capability and/or ability to successfully operate this type of business

**Please do not disturb the workers at the gas station regarding this listing.**

We appreciate your interest. Email or call Jonathan Nicoli for any questions.



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# FOR SALE

## 206.330.7100

JONATHAN NICOLI

[zeptore.com](http://zeptore.com)