

**MJG**

MJG Gas Station Specialists LLC  
24828 N. 56<sup>th</sup> Dr., Glendale, Arizona 85310

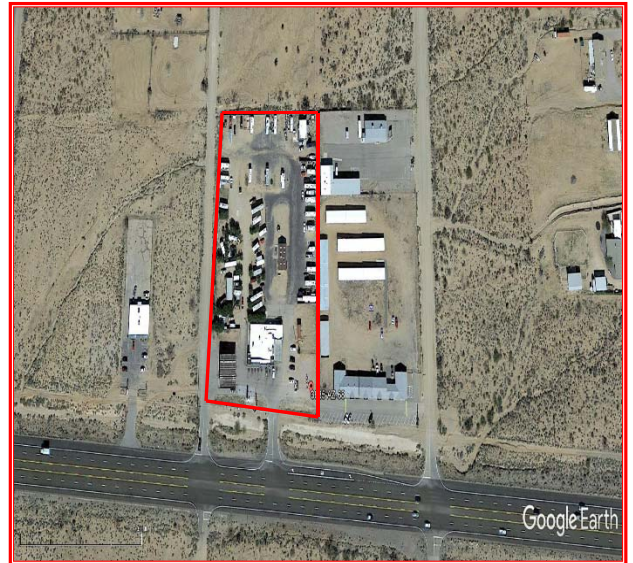
**Business and  
Real Estate**

# The Outpost



**Grocery Store, C-store, Deli,  
RV Park, U.S. Post Office (!)  
and Gas Station**

3685 AZ Hwy 68  
Golden Valley, AZ 86413



**Real Estate Profile** (APNs: 306-08-081A & -081B)  
**Parcels Combined Size:** 3.74 ± ac. (162,914 ± sf)  
**Building:** 6,613 ± sf (Orig. Build 1985; Last Remodel 2015)  
**Fuel Canopy:** 57 x 62 ± lf (3,594 ± sf); 15 ft. clearance  
**Fuel System:** Installed May 1999  
USTs – 1/15k gal & 1/10k gal DW tanks(10k gal split into  
6k & 4k cells)  
Piping – DW flex  
Dispensers – 4 Gilbarco MPDs (No CRINDs)  
Products Served – 87, 89, 91 octane gasoline + diesel.  
Fuel Controller/Cashiering System – 2 sta. Gilbarco  
Elec. Enviro. Monitor – Gilbarco EMC  
**Environmental Status:** ADEQ compliant as of 7-3-17 .

**Business Profile** (000 Omitted)

	Thru		
	Q1-17	2016	2015
Total Sales (\$):	576	2,176	2,291
Avg. Store Sales/Mo * (\$):	154		
RV Park (Rent Rolls Avail):	27		
Post Office Sales:	19		
Avg. Fuel Vol/Mo (Gals)	23		
Total Gross Profit (\$):	118	344	327

\*Includes grocery, deli, propane & Lottery.  
**Equipment:** Ask Broker for detailed list.  
**Products & Services:** Beer & Wine, Lottery, Deli, Food Stamps, U.S. Postal Service, Propane, Laundromat, RV/MHP, Fuel Sales (gas station).

**Demographic Profile**

Pop. (2010)	8,370
Pop Growth Since 2000	85%
% White	82
% Hispanic	11
Median Age	56
Median Income (2015)	\$36,000
Hwy Traffic Count: 11,500 VPD	(ADOT 2015)
Distance to Kingman AZ:	10 mi
Distance to Bullhead City/Laughlin NV:	20 mi
Distance to Las Vegas NV:	88 mi

**Represented Exclusively by:**  
**MJG Gas Station Specialists LLC**  
**Michael Green, Broker**

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