

# 20370 VIKING AVENUE

POULSBORO, WA 98370



- Gas Station with 4 pumps, with rare offering of Ethanol-Free Gasoline for boater and small engine users.
- Unique combination of fuel station, C-Store, Farm, Feed, Lawn and Garden supply store. With propane services including delivery, filling and electric tank monitoring options.
- Located near Winslow Ridge (Less than 2 miles away) offers 22 new homes, and Liberty Bay Vista (3 miles away) features 25 - both 2025 builds with active listings
- Only 0.5 miles from WA-305 and 2 miles away from Highway 3. Offering convenient access to regional transportation.

*Branding is not included in the sale. Cenex branding is subject to CHS Inc. approval and entering in a branding agreement.*

# PROPERTY OVERVIEW



## PROPERTY ADDRESS

20370 Viking Ave NW,  
Poulsbo, WA 98370



## PARCEL NUMBERS

152601-1-093-2004



## YEAR BUILT

1952



## PARCEL SIZE

40,511 SF



## ACRE SIZE

14,070 SF



## DESCRIPTION OF EXISTING BUSINESS

- Propane Delivery and Filling on Site
- Pay-at-Pump
- Premium Diesel and Kerosene
- Parking
- Store offering Pet and Livestock Feed/Farm, Lawn and Garden supplies.  
Monday-Friday: 8:00am – 6:00pm  
Saturday: 8:00am – 5:00pm  
Sunday: Closed
- 24-Hour Fuel
- No espresso currently, but possible



## ASKING PRICE

\$3,679,076



## AVERAGE C-STORE SALES/MONTH

\$145,250.58



## C-STORE MARGIN

30.16%



## ANNUAL GROSS PROFIT (2024)

\$919,769



## FUEL MARGIN

16.24%



## GROSS PROFIT PER GALLON

\$0.74



## AVG GASOLINE VOLUME/MONTH

46,139 Gallons/Month



# PROPERTY PHOTOS





# AERIAL

20370 VIKING AVE NW  
PARCEL #: 152601-1-093-2005  
PARCEL SIZE: 40,511 SF



VIKING AVE NW

NW LINDVIG WAY

VIKING AVE NW

NW FINNHILL RD



# LOCATION OVERVIEW



20370 VIKING AVENUE  
POULSBO, WA 98370

POULSBO

petco



Walmart



REGAL

CALIBER  
COLLISION

Tires LES SCHWAB



Papa Murphy's  
TAKE 'N BAKE PIZZA

BECK'S SHOES  
SHOES THAT WORK

Benjamin Moore  
Paints

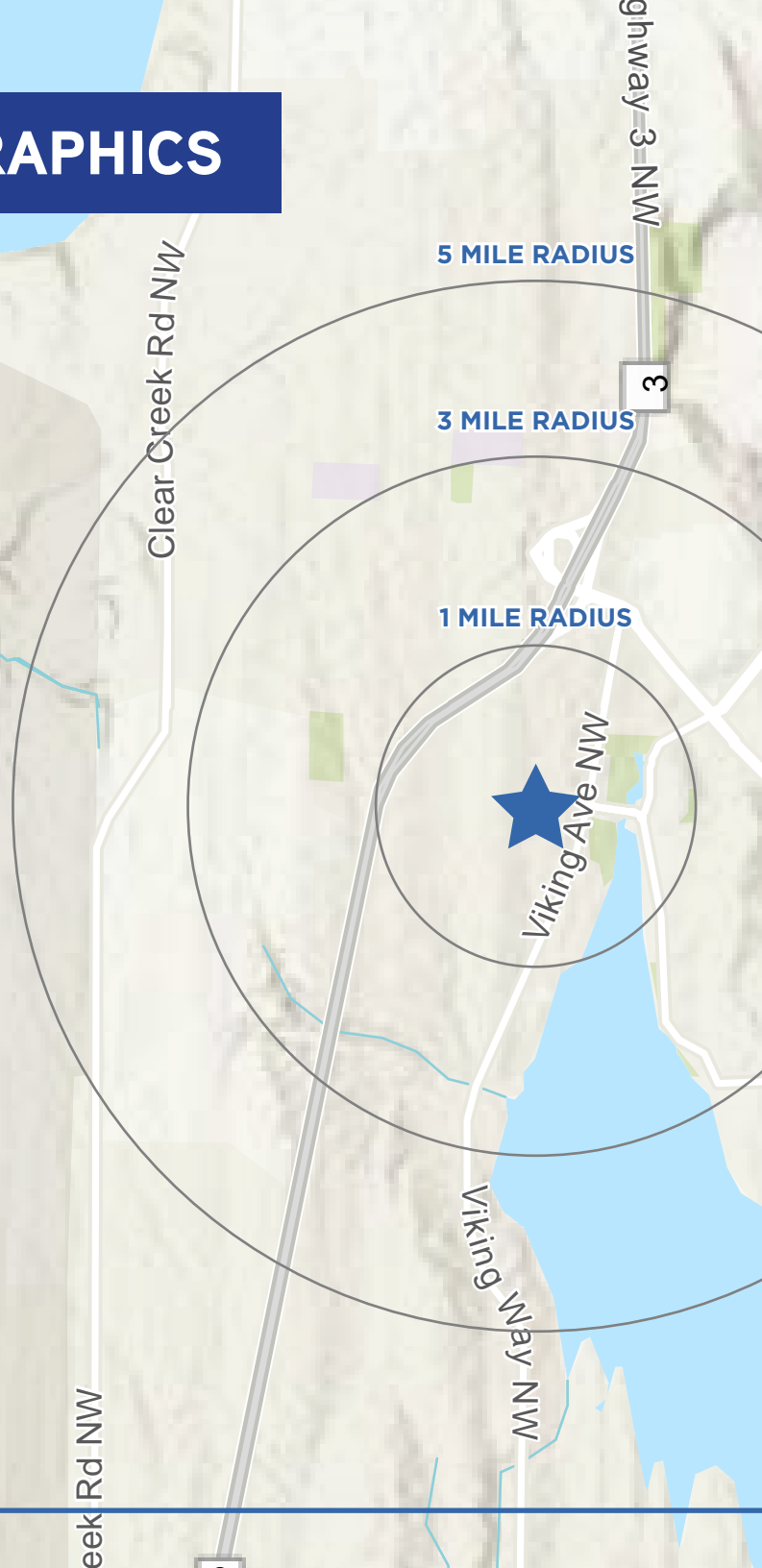
town & country  
MARKETS

O'Reilly  
AUTO PARTS

SAFeway



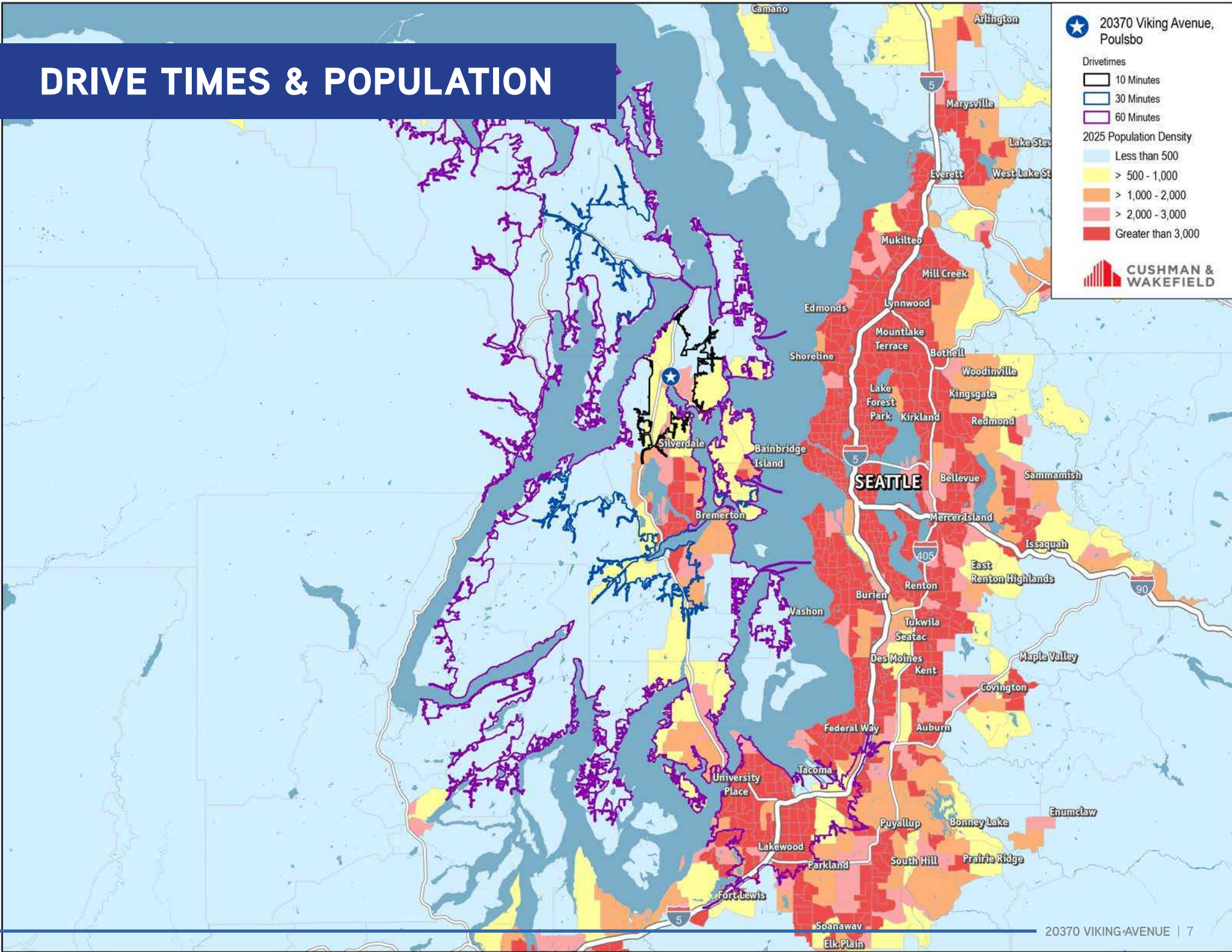
# DEMOGRAPHICS



Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	5,210	21,119	41,732
Est. 2030 Total Population	5,277	21,668	42,625
Median Age	44.5	44.5	41.4
2025 Households	2,250	8,319	15,394
Median Home Value 2025	\$617,293	\$660,376	\$676,144
Owner Occupied Housing Units	50.2%	69.6%	70.2%
Renter Occupied Housing Units	44.6%	25.0%	24.0%
Vacant Housing Units	5.2%	5.3%	5.8%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$103,228	\$143,509	\$144,881
Workers	6,070	12,714	25,219
Residents	2,949	11,603	21,931
White Collar	61.0%	65.8%	65.7%
Blue Collar	20.0%	17.0%	17.5%

# DRIVE TIMES & POPULATION



# TRAFFIC COUNTS



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





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