

1720 LABOUNTY DRIVE

FERNDALE, WA 98248



- Offers ethanol-free premium, premium diesel, and premium unleaded fuel, along with an RV dump station and a Farm & Home Store—all supported by ample on-site parking.
- Strategically positioned on LaBounty Drive in Ferndale, WA—just one minute from I-5 (Exit 262)—the site offers excellent highway visibility and convenient regional access via SR-539.
- The site is only 16 minutes from the Peace Arch Border Crossing. This proximity drives steady cross-border traffic, generating consistent demand from commuters and travelers for fuel, food, and convenience services.

PROPERTY OVERVIEW



PROPERTY ADDRESS

1720 LaBounty Drive,
Ferndale, WA 98248



PARCEL NUMBERS

3902295384440000/98648
3902295254510000/98646



GROSS BUILDING AREA

11,040 SF



PARCEL SIZE

64,478 SF



DESCRIPTION OF EXISTING BUSINESS

- Propane Filling on Site - NAP - Seller open to leaseback post closing
 - Pay-at-Pump
 - Kerosene
 - Diesel: Yes, Premium Diesel and Ethanol-free Premium
 - RV Dump Station: Available On-Site
- The Farm & Home Store Hours:
Monday-Saturday: 8:00am - 6:00pm
Sunday: 10:00am - 5:00pm
- 24-Hour Fuel
 - No espresso currently, but could be a potential additional revenue source with larger lot footprint



ASKING PRICE

\$3,600,000



AVERAGE C-STORE SALES/MONTH

\$162,242



STORE MARGIN

34.21%



ANNUAL GROSS PROFIT (2024)

\$882,143



FUEL MARGIN

20.29%



GROSS PROFIT PER GALLON

\$0.86



AVG GASOLINE VOLUME/MONTH

25,266 Gallons/Month

PROPERTY PHOTOS



AERIAL

**1720 LABOUNTY DRIVE
PARCEL #:
3902295384440000/98648
PARCEL SIZE: 44,876 SF**

**1720 LABOUNTY DRIVE
PARCEL #:
3902295254510000/98646
PARCEL SIZE: 19,602 SF**

LOCATION OVERVIEW



1720 LABOUNTY DRIVE
FERNDALE, WA 98248

Westside Pizza

Haggen

O'Reilly AUTO PARTS

Walgreens

verizon

DOLLAR TREE

Jack in the box

GROCERY OUTLET
"Sargason Market"

Papa Murphy's
TAKE 'N BAKE PIZZA

Starbucks

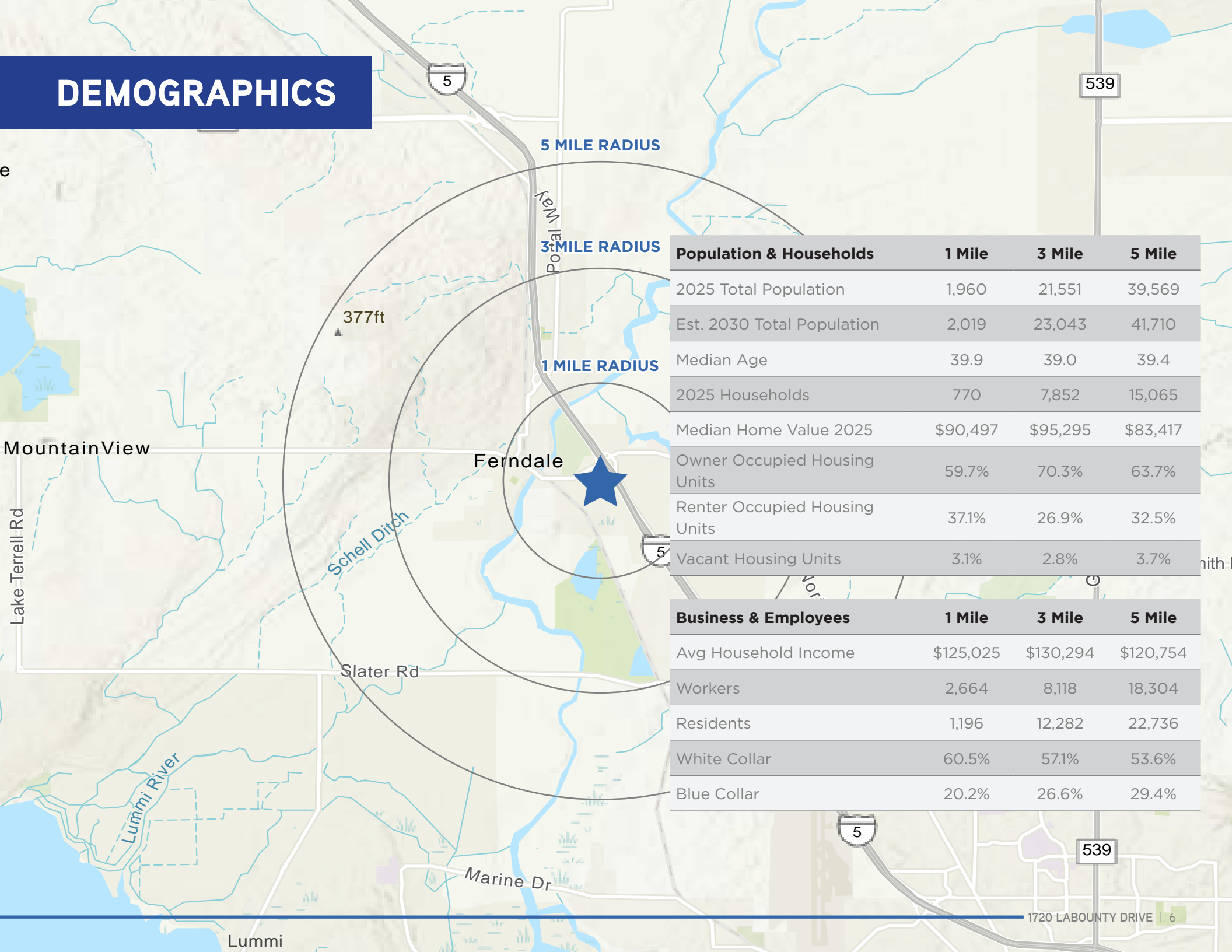
DO
Grill & Chill

CHS NORTHWEST

Tires LES SCHWAR



DEMOGRAPHICS



Population & Households	1 Mile	3 Mile	5 Mile
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2025 Total Population	1,960	21,551	39,569
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Est. 2030 Total Population	2,019	23,043	41,710
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Median Age	39.9	39.0	39.4
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2025 Households	770	7,852	15,065
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Median Home Value 2025	\$90,497	\$95,295	\$83,417
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Owner Occupied Housing Units	59.7%	70.3%	63.7%
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Renter Occupied Housing Units	37.1%	26.9%	32.5%
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Vacant Housing Units	3.1%	2.8%	3.7%
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Business & Employees	1 Mile	3 Mile	5 Mile
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Avg Household Income	\$125,025	\$130,294	\$120,754
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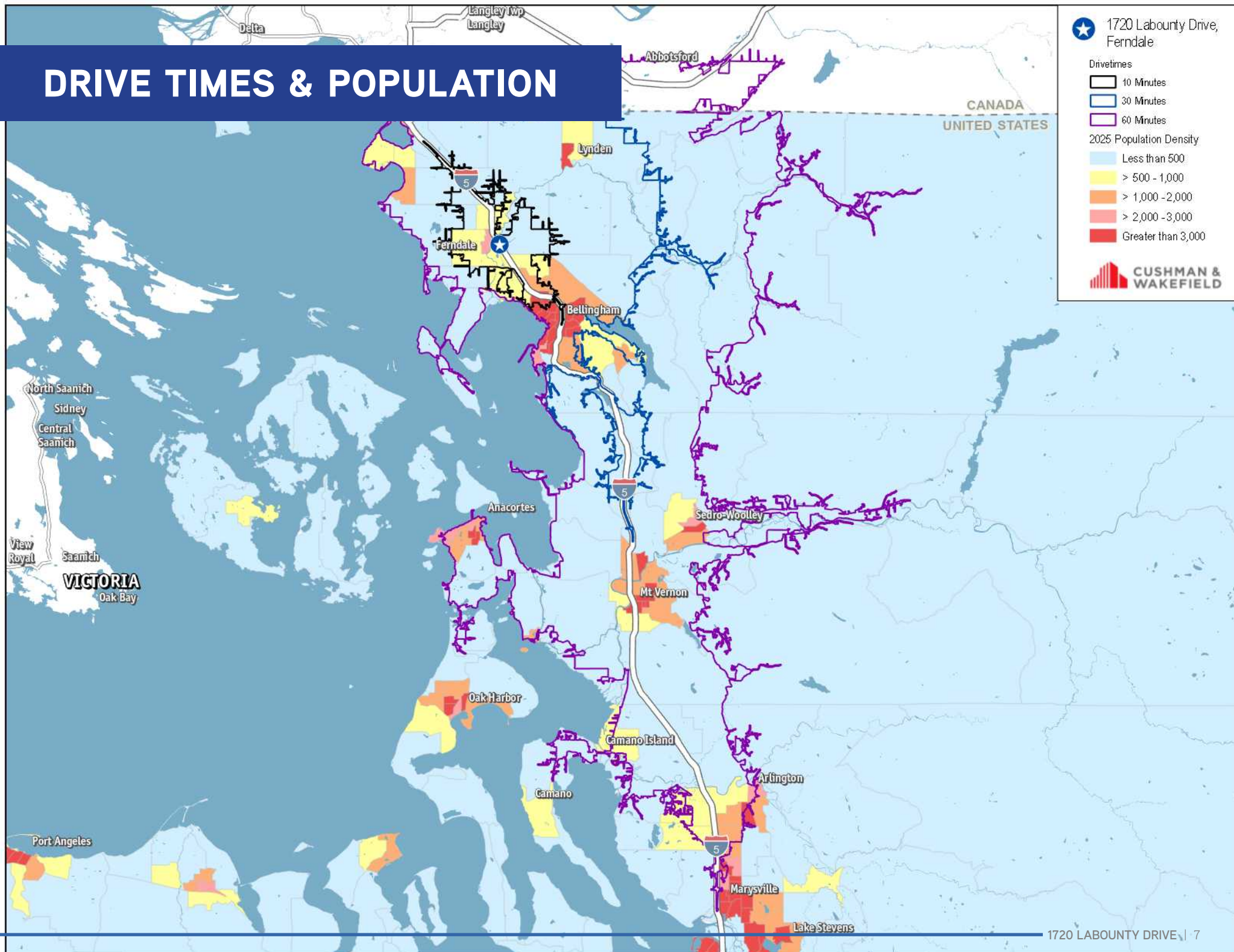
Workers	2,664	8,118	18,304
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Residents	1,196	12,282	22,736
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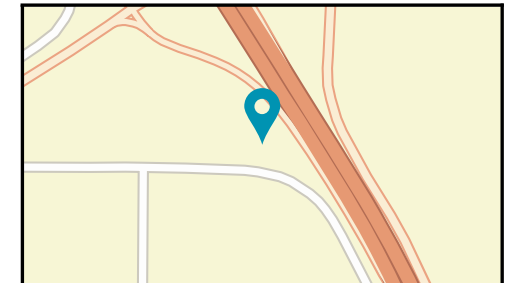
White Collar	60.5%	57.1%	53.6%
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Blue Collar	20.2%	26.6%	29.4%
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DRIVE TIMES & POPULATION



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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