

Express & Full Service Car Wash Combination

BUSINESS Only \$275,000 25 years lease

Property Available

**Near Major Intersection
and CA 99 Bakersfield**



Bashir Tariq

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BUSINESS DESCRIPTION AND HIGHLIGHTS

- Auto Spa Express Car Wash offers Full Service and Express Car Wash service and Auto Detail
- A unique rare combination car wash offering 100% Hand Car Wash with the touch of cloth wash and Auto Detail Services
- Customers have choice of paying outside through pay station or pay the cashier inside
- High ceiling spacious Customer waiting lounge inside the car wash, with fire place. Room to add coffee or juice bar
- Car Wash has upstairs suites - large office around 450sf + additional room around 200 sf, with bathroom and shower
- Near major intersection, daily traffic over 31,000 vehicles per day. Over 190,000 Population within 5 mile radius
- Car Wash is running as absentee to semi absentee ownership. Distance is too far for seller to manage
- Great potential for hands on operator to expand wash services, packages and detail services
- Great opportunity for 1st time buyers to own and operate the car wash and be part of multi-billion-dollars industry



OFFERING SUMMARY

Price: \$275,000 Business only
 Property available for \$2 million

Building Size: 3,840 SF

Lot Size: 18,730 SF .43 Acres

Additional Notes

Vacuums: 17 spaces

Tunnel: 90 Feet

Buff & Shine and Tire Shine on line

Adjacent Prime Corner Lot Available for around \$700,000 - Lot size 8,712 sf, building 1,764 sf

Call now for details Bashir Tariq 951-269-3000

BUSINESS Only \$275,000 25 years lease

Property Available - Adjacent property also available

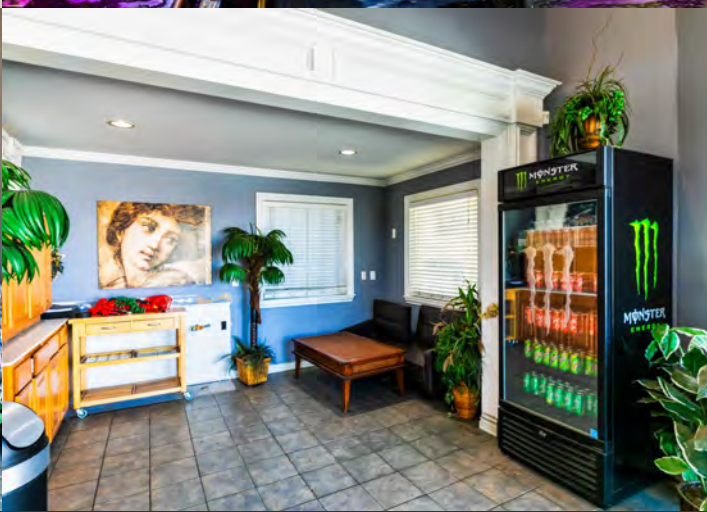


Auto Spa Express
Hand Wash

Olive Drive

Knudsen Drive





Car Wash Exterior and Inside views

Upstairs Suites



UPSTAIRS SUITE — 2nd Floor

DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$77,597	\$78,681	\$83,274
Median Household Income	\$47,884	\$55,119	\$59,814
< \$25,000	3,489	17,659	38,348
\$25,000 - 50,000	3,175	16,679	40,532
\$50,000 - 75,000	1,526	12,407	30,632
\$75,000 - 100,000	1,125	7,369	18,823
\$100,000 - 125,000	1,026	6,565	17,891
\$125,000 - 150,000	732	3,822	10,477
\$150,000 - 200,000	966	4,848	13,366
\$200,000+	788	4,530	12,054

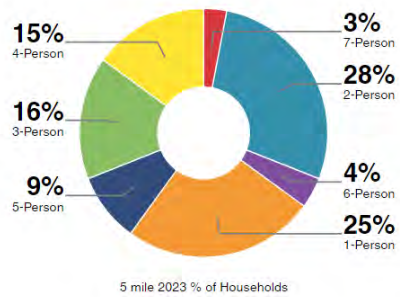
Population

	2 mile	5 mile	10 mile
2010 Population	32,764	190,461	505,249
2023 Population	34,807	211,681	577,162
2028 Population Projection	35,517	217,558	595,677
Annual Growth 2010-2023	0.50%	0.90%	1.10%
Annual Growth 2023-2028	0.40%	0.60%	0.60%
Median Age	35.3	33.7	32.4
Bachelor's Degree or Higher	16%	19%	18%
U.S. Armed Forces	12	187	456

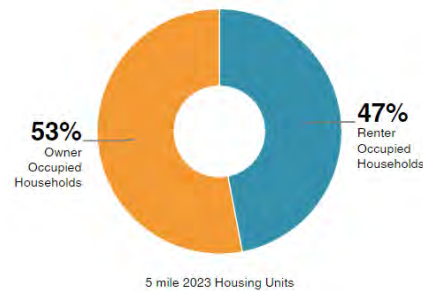
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Olive Dr	Knudsen Dr E	31,078	2022
Knudsen Dr	Olive Dr S	10,889	2022
Golden State Freeway	-	94,915	2020
99	-	124,171	2022
Olive Dr	Pryor St W	28,419	2022
State Rte 99	-	78,000	2017
State Rte 99	Lancore SE	94,533	2021
99	Lancore SE	93,548	2022
Golden State Freeway	Lancore SE	96,000	2017
State Rd	Olive Dr N	2,582	2022

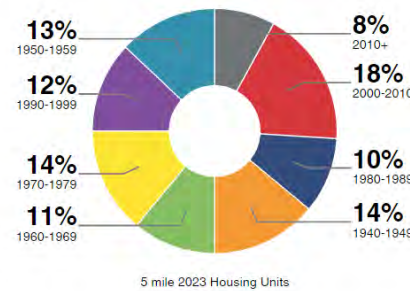
Household Size



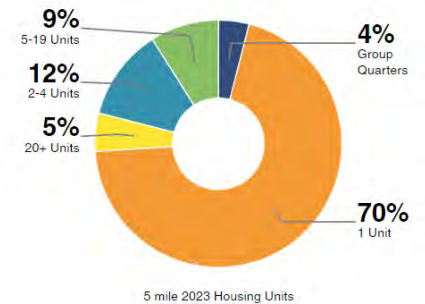
Housing Occupancy



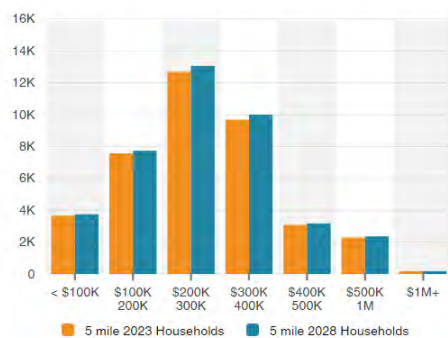
Homes By Year Built



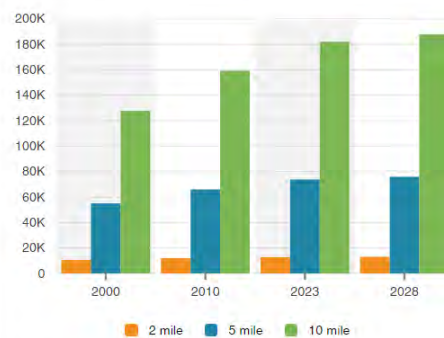
Housing Type



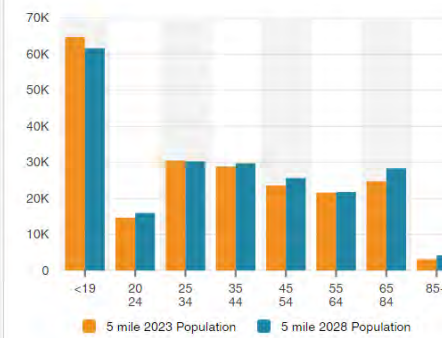
Home Values



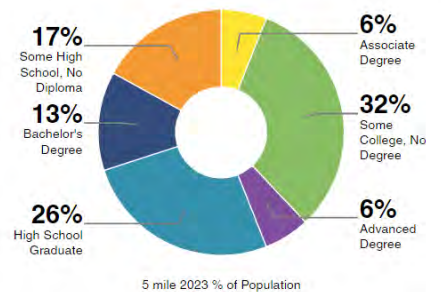
Households



Population By Age



Educational Attainment





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**AWARD
 WINNING
 AGENT**

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