

BASHIR TARIQ

www.bashirtariq.com 951-269-3000



BUSINESS

- Owner
- Operator
- Investor
- Innovator
- Developer
- Consultant

**Professional
Representation**

Car Washes

Gas Stations

**Automotive
Centers**

**Liquor
Stores**

Restaurants

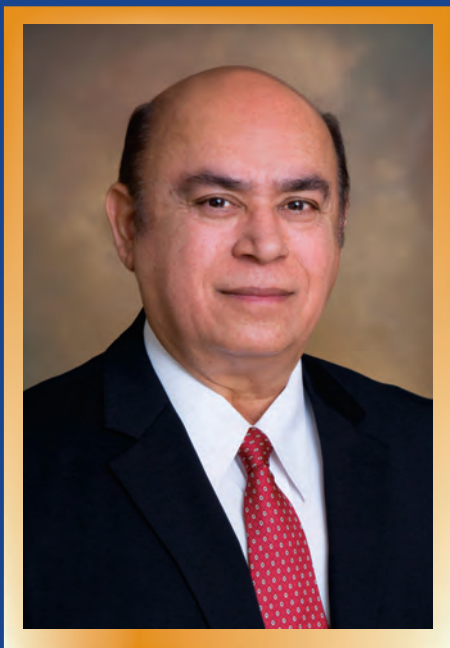
**Commercial
Real Estate**

AWARD WINNING SALES DIRECTOR

KW COMMERCIAL

Director Business Sales and Commercial Real Estate





CaIDRE #01851484



AS BUSINESS

- Owner
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It was 47 years ago when I bought my first car wash, in the city of Downey. Before that, I had never been to a car wash; I didn't even know that there was such a thing as a car wash. My experience with a hand car wash was with a garden hose and a bucket containing dish washing soap. You can say that I was "wet behind the ears", literally.

I had no experience running a car wash. I had no adviser to teach me what to do. There were no books, magazines, or YouTube videos to educate me about the operations of a car wash. I had to learn everything on the job. It was a hard lesson and yes, I did suffer some losses due to my inexperience, but what I learned helped me with my next car wash, and the next, and so on.

Over time, I had more than twenty-six car washes in my portfolio and ran them very successfully. I bought many existing ones, built several new ones with gas stations, and modified a lot of them to suit the needs of local communities and clientele at large. Most car washes were with gas stations, auto centers, and other profit centers. I turned closed, non-performing car washes into the highest and best operating car washes in the industry. I ventured into other businesses as well, like liquor stores, dairies, apartment complexes, and many other commercial and investment properties, including agricultural lands and farms.

It has been a wonderful learning experience, and you can benefit from my trials and tribulations. I have seen it all: Nylon brushes, cloth washes, 100% hand washes, tunnel washes, and now express washes. I also owned and operated self-serve, coin-operated car washes. My extensive experience speaks for itself.

Even though the car wash and gas station industries have changed drastically, there are still fundamentals of running such businesses that form the foundation of a successful operation. I can help you see where you are doing good, and where you need to improve. I am just a phone call away. Call now.

Call for Knowledgeable and Professional Representation

NEW LISTINGS



SOLD

La Mirada • Los Angeles County
CIRCLE-K

- Well-Established. High Performing.
- Includes Beer and Wine License.
- Annual Sales Over \$1 Million.
- Major Signalized Intersection.
- Densely Populated Area.
- Great Opportunity. Great Investment.

Building Size: **1,500 sf**
 Lease: **8 years**
 Rent: **\$4,500**

Business Only
\$295,000



SOLD

Jurupa Valley • Riverside County
EXPRESS CAR WASH

- Express Car Wash. Well Maintained.
- Monthly Memberships. Very Popular.
- High Traffic. High Visibility.
- Densely Populated Area.
- Upstairs Office. Storage Room.
- Near Major Intersection.
- Great Opportunity.

Lot Size: **23,086 sf**
 Building Size: **1,765 sf**
 Year Built: **2015**

Business + Real Estate
\$2,350,000



San Bernardino County
FULL-SERVICE CAR WASH

- Landmark Car Wash.
- First Full-Service in San Bernardino.
- In 3rd Largest Metropolitan Area in CA.
- Near Major Intersection.
- Near Major Freeway.
- Densely Populated. Highly Visible.
- Great Opportunity. Own Part of History.

Lot Size: **16,336 sf**
 Building Size: **2,029 sf**
 Year Built: **1988**

Business + Real Estate
\$1,890,000



SOLD


Long Beach • Los Angeles County
FULL-SERVICE CAR WASH

- Full-Service. 2 Bays Auto Center.
- Add Window Tint, Smog, Repair.
- Newly Remodeled. Looks New.
- Near 91 Fwy. Busy Area.
- Across From Costco, WalMart, Target.
- High-Visibility. Densely Populated.
- Lease 30 Years. Rent \$4,800 NNN.

Lot Size: **18,794 sf**
 Building Size: **3,295 sf**
 Year Built: **2008**
 Lease: **30 years**

Business Only
\$590,000

SELLER FINANCING AVAILABLE
 with substantial down payment



IN ESCROW
AT ASKING PRICE

Los Angeles County
CAR WASH WITH GAS STATION

- Car Wash, Gas Station, Mini-Mart.
- 6 Bays Automotive And Detail Center.
- Rental Income From Many Shops.
- Sinclair Fuel. Add More Profit Centers.
- Recently Upgraded And Remodeled.
- Corporate Office. Conference Room.
- Real Estate Available.

Lot Size: **57,038 sf**
 Building Size: **10,162 sf**
 Lease: **40 years**

Business + Real Estate
\$10,990,000



Bakersfield • Kern County
EXPRESS + FULL-SERVICE

- Full-Service and Express with Detail.
- 100% Hand Wash. Auto Detail Services.
- Buff & Shine/Tire Shine On Line.
- Spacious Customer Waiting Lounge.
- Room To Add Additional Services.
- Major Intersection. Dense Population.
- Motivated Seller. Great Opportunity.

Building Size: **3,840 sf**
 Lot Size: **18,730 sf**
 Tunnel: **90 ft**
 Vacuums: **17 spaces**

Business Only
\$275,000



SOLD

San Diego County
REAL AMERICAN STYLE CAFE

- Great American Dining Set Up.
- Nostalgic Experience. Major Crossing.
- Favorite Stop For Travelers.
- Favorite Meeting Spot For Locals.
- Seating Indoor, Patio, And Rear.
- Income For Lease (NNN): \$3,000.
- BUSINESS ONLY for \$450,000.**

Building Size: **3,200 sf**
 Lot Size: **7,993 sq**

Business + Real Estate
\$1,900,000



Corona • Riverside County
INDIAN RESTAURANT

- South Indian Cuisine. Veg and Non-Veg.
- Near WalMart, Costco, Home Depot.
- Popular Authentic Curries.
- Major 91 Fwy Off-Ramp.
- Business Increasing Rapidly.
- Room to Add More Days and Hours.
- Lease 8 Years. Rent \$5,400.

Building Size: **2,000 sf**
 Lease: **8 yrs**
 Rent: **\$5,400/mo**
 Seating: **73**

Business Only
\$295,000



Clairmont • Los Angeles County
CHOCOLATE SHOP

- Specialty Chocolate Shop. Desserts.
- Specialized Gift Options For Holidays.
- Clairmont Is High Class City.
- Near Five Undergraduate Colleges.
- Near Two Graduate Colleges.
- Unique Customer Experience.
- Lease 7 Years. Rent \$3,966/mo.

Building Size: **1,000 sf**
 Year Built: **2020**
 Lease: **7 years**
 Rent: **\$3,966**

Business Only
\$148,000

Best Time To Sell Your Car Wash. List Now. See Results Fast.

NEW LISTINGS



Pomona • Los Angeles County
EXPRESS CAR WASH

- Newly Remodeled. New Equipment.
- Great Signalized Corner Lot.
- Densely Populated Area.
- Daily Traffic Over 12,200 Vehicles.
- Average Household Income Over \$100K.
- Snugly Between LA and Riverside.
- Great Opportunity.

Lot Size:
18,083 sf
Building Size:
2,713 sf
Year Built:
2012
Vacuums:
10 spaces

Business + Real Estate
\$3,400,000



Torrance • Los Angeles County
76 GAS • EXPRESS • C-STORE

- Express Car Wash/76 Gas/C-Store.
- Major Intersection. Corner Lot.
- Add Beer and Wine For More Profit.
- Densely Populated Area.
- Plenty of Room to Improve.
- 29 Year Lease.

Lot Size:
31,415 sf
Building Size:
7,573 sf
Fuel Positions:
10
Vacuums:
16

Business Only
\$4,990,000



Santa Rosa • Sonoma County
FULL-SERVICE CAR WASH

- Sales Revenue around \$1.9 Million.
- Prime Location for Express Conversion.
- Absentee Owned and Operated.
- Major Street with Heavy Traffic.
- Densely Populated.
- Household Income Over \$104K.
- Largest Wine County City.

Lot Size:
42,253 sf
Building Size:
4,944 sf
Year Built:
1987
Tunnel:
140 ft

Business + Real Estate
\$7,990,000

Best Time To Sell Your Car Wash. List Now. See Results Fast.

CAR WASHES



SOLD

Los Angeles County
EXPRESS CAR WASH

- Express Car Wash with Real Estate.
- Rental Income From Window Tint.
- Recently Remodeled. Sonny's Equip.
- Major Street. Hi-Visibility. Corner Lot.
- Over 29,900 Daily Traffic.
- Densely Populated Area.
- Room To Add Profit Centers.

Lot Size:
22,087 sf
Building Size:
2,783 sf
Vacuums:
14

Business + Real Estate
\$3,990,000



SOLD

Orange County
HAND CAR WASH

- Full-Service Hand Car Wash.
- Great Opportunity For Hands On Owner.
- Great Location. High Traffic Area.
- Near Major Intersection In OC.
- Near Downtown, Triangle Square.
- Densely Populated Area.
- Real Estate and Auto Center Available.

Lot Size:
26,914 sf
Building Size:
2,494 sf
Lease:
30 years
Year Built:
2006

Business Only
\$690,000



Fresno
EXPRESS CAR WASH

- Converted Over 3 Years Ago.
- New Equipment. Remodeled.
- High Traffic. High Visibility. Corner Lot.
- Low Rent. \$2,500 Per Month.
- Densely Populated Area.
- Room To Add Detail, Tint, Etc.
- Excellent Opportunity.

Lease:
25 years
Rent:
\$2,500/mo

Business Only
\$1,900,000



El Centro • Imperial Valley
EXPRESS • IN-BAY • COIN-OP

- 3 Types Of Car Washes On Same Lot.
- Express Car Wash With Belt Conveyor.
- In-Bay Automatic Car Wash.
- Coin-Op Car Wash. 6 Bays.
- Gross Sales Well Over \$1.7 Million.
- Long Lease. 40 Years.
- Rent \$20,000 Per Month, NNN.

Lot Size:
32,670 sf
Building Size:
1,840 st
Lease:
40 years
Vacuums:
21 spaces

Business Only (ALL THREE)
\$3,990,000



SOLD

Los Angeles
EXPRESS CAR WASH

- High Traffic. High Visibility.
- Signalized Corner. Major Street.
- Minutes Away From USC.
- Near Coliseum And Convention Center.
- Densely Populated Area.
- Existing Car Wash Currently Closed.
- Final Approved Plans And Entitlements.

Lot Size:
24,305 sf
Building Size:
8,656 sf
Conveyor:
140 ft
Vacuums:
15

Business + Real Estate + Approved Plans
\$8,475,000



Brawley • Imperial County
EXPRESS CAR WASH

- Located On A Major Highway.
- Next To Walmart Super Center.
- Make It Super Express. Add 20+ Vacs.
- Room To Add Additional Services.
- Fastest Growing Area In Imperial Valley.
- Long Lease. 40 Years.
- Rent \$15,000 Per Month, NNN.

Lot Size:
65,776 sf
Building Size:
3,750 sf
Lease:
40 years
Vacuums:
21 spaces

Business Only
\$2,990,000



Palmdale • Los Angeles County
EXPRESS CAR WASH

- "Speed Wash". Growing Fast.
- Membership over 1,000.
- Hi Traffic. Hi Visibility. Major Off-Ramp.
- Rental Income From Leased Space.
- Multi-Purpose Room For More Rent.
- Signalized Entrance. Easy Access.
- Densely Populated Area. Busy Center.

Lot Size:
27,786 sf
Building Size:
5,539 sf
Tunnel:
110 ft
Vacuums:
18 spaces

Business + Real Estate
\$2,499,990



Riverside County
EXPRESS CAR WASH

- Express Car Wash With Double Tunnel.
- Rental Income From Sublease.
- Near Major Dealerships. Next to 15 Fwy.
- Room To Grow And Add Services.
- Near Community College.
- Great City. Rural And Modern Living.
- Extra Spaces For Additional Income.

Building Size:
7,060 sf
Lease:
25 years
Vacuums:
16

Business Only
\$1,990,000



SOLD
ABOVE Asking Price

Visalia • Tulare County
EXPRESS CAR WASH

- New Express Car Wash. Built in 2022.
- McNeil Equipment With 2 DRB Stations.
- Great Location. Major Intersection.
- High Traffic. High Visibility.
- Across From Major Shopping Center.
- Room To Add Flex Services.
- Excellent Opportunity.

Lot Size:
30,056 sf
Vacuums:
14

Business + Real Estate
\$7,500,000

Best Time To Sell Your Car Wash. List Now. See Results Fast.

CAR WASHES



Chula Vista • San Diego County FULL-SERVICE CAR WASH

- Mr. Car Wash. Full-Service.
- In 2nd Largest City In San Diego.
- Monthly Membership \$40 K Soon.
- New Equipment Installed In 2019.
- Across From Costco, WalMart, Target.
- High-Visibility. Densely Populated.
- Lease 23 Years. Rent \$14,168 NNN.

Lot Size:
26,000 sf
Building Size:
5,000 sf
Lease:
23 years
Year Built:
1991

Business Only
\$970,000 **SELLER FINANCING AVAILABLE**
with \$450,000 down payment



Riverside County FULL-SERVICE CAR WASH

- Car Wash With 2 Bays Auto Center.
- View Of The Lake. Upstairs Office.
- Near Casino, Stadium, And Lodges.
- Busy Business Area. Next To Freeway.
- Room To Grow. Add Profit Centers.
- Express/Flex Conversion Possible.
- Business Only Available.

Lot Size:
46,174 sf
Building Size:
8,479 sf
Year Built:
1990

Business + Real Estate
\$3,990,000



San Bernardino FULL-SERVICE CAR WASH

- Car Wash With 2 Bays Lube Center.
- Express/Flex Conversion Possible.
- Upstairs Office With Bathroom/Shower.
- Busy Business Area. Next To Freeway.
- Great Opportunity For 1st Time Buyers.
- Room To Grow. Add Profit Centers.
- Real Estate Available.

Lot Size:
38,900sf
Building Size:
5,313 sf

Business Only
\$590,000



SOLD
AT FULL PRICE

Pomona • Los Angeles County EXPRESS CAR WASH

- Express Car Wash With Coffee Shop.
- Gourmet Coffee and Snacks.
- High Traffic. Mission Blvd.
- Major Off Ramp. 71 Expressway.
- Adjacent To Major Complex Coming.
- Densely Populated Area.
- Lease \$7,718. NNN.

Lot Size:
31,726 sf
Building Size:
3,600 sf
Vacuums:
11

Business Only
\$1,290,000



LEASED

Orange County HAND CAR WASH • AUTO CENTER

- Rental Income \$13,000 NNN Per Month.
- Near Orange County Major Intersection.
- Downtown, Triangle Square, 55 Fwy.
- High Traffic. Over 30,800 CPD.
- Densely Populated. Over 365K Nearby.
- Great Opportunity. Great Potential.
- Perfect Addition To Your Portfolio.

Lot Size:
26,914 sf
Building Size:
2,494 sf
Auto Center:
4,085 sf
Year Built:
2006

Business + Real Estate
\$5,900,000



SOLD
AT ASKING PRICE

Anaheim • Orange County EXPRESS CAR WASH

- Tommy's Famous Equipment.
- Belt Drive. No Rails. No Push Rollers.
- Room To Add 19 Additional Vacuums.
- 26 Or More Car Stacking Capacity.
- Equipped With Solar Panels. 20 KW.
- High-Efficiency 16 Blow Dryers.
- Anaheim Is Home To Disney Land.

Lot Size:
40,234 sf
Building Size:
2,400 sf
Tunnel Size:
100 ft
Vacuums:
18

Business Only
\$5,900,000



Imperial County EXPRESS CAR WASH

- Newly Remodeled. On Major Highway.
- Next To Walmart Super Center.
- Make It Super Express. Add 20+ Vacs.
- Room To Add Additional Services.
- Fastest Growing Area In Imperial Valley.
- Over 1.5 Acres. Great Potential.
- Hub To Major Travel Destinations.

Lot Size:
65,776 sf
Building Size:
3,750 sf
Tunnel:
125 ft
Vacuums:
24 spaces

Business + Real Estate
\$5,990,000



San Bernardino County FULL-SERVICE HAND CAR WASH

- Elite Conveyor Belt System.
- Duallys, Double Tire Vehicles On-Line.
- Free Standing Auto Repair Center.
- 3 Bays, Oil Change, Window Tint.
- Express/Flex Conversion Possible.
- 32 Camera Surveillance System.
- Luxurious Lobby, Kitchen, And Office.

Lot Size:
54,450 sf
Building Size:
5,664 sf
Year Built:
2007
Remodeled:
2016

Business Only
\$1,880,000 **SELLER FINANCING AVAILABLE**
with substantial down payment



Riverside County HAND CAR WASH

- Full-Service 100% Hand Car Wash.
- Duallys, Double tire Vehicles On-Line.
- Oil Change Using Castrol Brand.
- Computerized Window Tinting.
- Smog Check, Test Only.
- 64+ Video Camera Surveillance System.
- Office, Kitchen, Fireplace, Jacuzzi.

Lot Size:
40,510 sf
Building Size:
8,000 sf
Lease:
40 years

Business Only
\$1,990,000 **SELLER FINANCING AVAILABLE**
with substantial down payment

Complimentary evaluation of your business and real estate.

CAR WASHES



UNDER CONTRACT

Los Angeles County CAR WASH WITH GAS STATION

- Car Wash, Gas Station, Mini-Mart.
- 6 Bays Automotive And Detail Center.
- Rental Income From Many Shops.
- Sinclair Fuel. Add More Profit Centers.
- Recently Upgraded And Remodeled.
- Corporate Office. Conference Room.
- Real Estate Available.

Lot Size: **57,038 sf**
Building Size: **10,162 sf**
Lease: **40 years**

Business Only
\$3,990,000



SOLD
AT FULL PRICE

Long Beach CAR WASH

- Express Or Flex Car Wash Possible.
- Major Street, Near Major Intersection.
- 2 Bays Available For Auto Repair.
- Open Smog Shop Or Window Tinting.
- Densely Populated Area.
- Lease \$4,800 NNN. Real Estate Avail.
- Seller Financing Available.

Lot Size: **18,794 sf**
Building Size: **3,295 sf**
Year Built: **2008**
Lease: **30 years**

Business Only
\$590,000



San Bernardino County FULL-SERVICE HAND CAR WASH

- Elite Conveyor Belt System.
- Duallys, Double Tire Vehicles On-Line.
- Free Standing Auto Repair Center.
- 3 Bays, Oil Change, Window Tint.
- Express/Flex Conversion Possible.
- 32 Camera Surveillance System.
- Luxurious Lobby, Kitchen, and Office.

Lot Size: **54,450 sf**
Building Size: **5,664 sf**
Year Built: **2007**
Remodeled: **2016**

Business + Real Estate
\$4,500,000



IN ESCROW

Riverside County FULL-SERVICE CAR WASH

- Car Wash With 2 Bays Auto Center.
- View Of The Lake. Upstairs Office.
- Near Casino, Stadium, And Lodges.
- Busy Business Area. Next To Freeway.
- Room To Grow. Add Profit Centers.
- Long Lease. 30 Years.
- Real Estate Available.

Lot Size: **46,174 sf**
Building Size: **8,479 sf**
Year Built: **1990**
Lease Term: **30 years**

Business Only
\$1,490,000



COMPLETED

San Bernardino FULL-SERVICE CAR WASH

- Car Wash With 2 Bays Lube Center.
- Express/Flex Conversion Possible.
- Upstairs Office With Bathroom/Shower.
- Busy Business Area. Next To Freeway.
- Great Opportunity For 1st Time Buyers.
- Room To Grow. Add Profit Centers.
- Real Estate Available.

Lot Size: **38,900 sf**
Building Size: **5,313 sf**

Business + Real Estate
\$2,200,000



SOLD

San Bernardino County CAR WASH

- Express Car Wash Convertable.
- Even Build A New Express Car Wash.
- Major Boulevard. High Visibility.
- Densely Populated. Over 1 Million.
- Room To Add Additional Services.
- Great Opportunity.
- Excellent Return On Investment.

Lot Size: **33,300 sf**
Building Size: **4,436 sf**

Business + Real Estate
\$3,300,000



SOLD
AT ASKING PRICE

Moreno Valley • Riverside County EXPRESS CAR WASH

- Newly Remodeled In 2022.
- New Sonny's Branded Equipment.
- Major Intersection. Near 60 Fwy.
- High Traffic. High Visibility.
- Near Shopping Malls, Business Centers.
- Densely Populated Area.
- Great Business Opportunity.

Lot Size: **23,958 sf**
Building Size: **2,260 sf**

Business + Real Estate
\$4,500,000



San Bernardino County FULL-SERVICE CAR WASH

- Full-Service Hand Car Wash.
- Express/Flex Conversion Possible.
- 1.82 Acres. Half Vacant For Future Use.
- Possible To Add 40-50 Vacuums.
- Great Location. Minutes From 60 Fwy.
- Densely Populated Area.
- Rare Opportunity. Great Investment.

Lot Size: **79,279 sf**
Building Size: **4,063 sf**

Business + Real Estate
\$5,675,000



Riverside County SELF-SERV CAR WASH

- Coin-Op Car Wash With 8 Bays.
- 1 Bay For RV's, Motor Homes.
- Dual Changers. Accept Cards and Cash.
- All Bays Equipped With Car Readers.
- 12 Vacuums. 32+ Camera Surveillance.
- Room To Add Detail Services.
- High Profit. Very Low Labor.

Lot Size: **30,056 sf**
Building Size: **3,111 sf**
Bays: **8**
Vacuums: **12**

Business + RE
\$1,690,000 **SELLER FINANCING AVAILABLE**
with substantial down payment

Call me now if you are ready to buy a business or real estate.

CAR WASHES



Riverside County
FULL-SERVICE HAND CAR WASH

- Full-Service 100% Hand Car Wash.
- Duallys, Double Tire Vehicles On-Line.
- Oil Change, Using Castrol Brand.
- Computerized Window Tinting.
- Smog Check, Test Only.
- 64+ Video Camera Surveillance System.
- Office, Kitchen, Fireplace, Jacuzzi.

Lot Size:
40,510 sf
Building Size:
8,000 sf

Business + Real Estate
\$4,990,000



SOLD
AT ASKING PRICE

Los Angeles County
EXPRESS CAR WASH

- High Visibility, High Traffic.
- Signalized Hard Corner Lot.
- Adjacent To Strip Shopping Center.
- Multiple Tenants Next Door.
- Long Term Lease. About 27 Years.
- Rental Income. #3,200 Per Month.
- Possible to Add Services.

Lot Size:
23,000 sf
Building Size:
4,000 sf
Vacuums:
16

Business Only
\$1,950,000



Hemet • Riverside County
COIN-OP CAR WASH

- Coin-Op Car Wash With 8 Bays.
- 1 Bay For RV's, Motor Homes.
- Dual Changers. Accept Cash And Cards.
- All Bays Equipped With Card Readers.
- 12 Vacuums. 32+ Camera Surveillance.
- Room To Add Detail Services.
- Real Estate Available.

Lot Size:
30,056 sf
Building Size:
3,111 sf
Lease:
30 years
Bays/Vacuums:
8 / 12

Business Only
\$890,000



READY TO BUILD

Los Angeles County
EXPRESS CAR WASH SITE

- Ready To Build With Approved Plans.
- Build Your Own Car Wash.
- Choose Your Own Equipment.
- Great Investment Opportunity.
- Own From Day One.

Lot Size:
21,240 sf
Building Size:
3,000 sf
Tunnel:
90 ft
Vacuums:
16

Real Estate + Approved Plans
\$998,000



READY TO BUILD

San Bernardino County
EXPRESS CAR WASH SITE

- Express Car Wash Site. Ready To Build.
- Plans And Permits Ready.
- Over 150K Population Within 3 Miles.
- Over 9,000 Vehicles Per Day.
- Great Opportunity For 1st Time Buyers.
- Near 215 Fwy and 210 Fwy.
- Room To Add Profit Centers.

Lot Size:
15,512 sf
Tunnel Size:
60 ft
Vacuums:
11

Real Estate + Plans and Permits
\$590,000



Phelan • California
SELF-SERV CAR WASH

- Self-Serv Car Wash With 5 Bays.
- 1 Bay For Drive-Thru Wash.
- Covered Canopy For Vacuum/Drying
- Next To Shopping/Fast Food/Gas.
- High Traffic. High Visibility. Corner Lot.
- Real Estate 1.04 Acres. Busy Road.
- Room To Add Additional Services.

Lot Size:
45,302 sf
Building Size:
4,130 sf
Bays:
5
Year Built:
2004

Business + Real Estate
\$1,880,000



SOLD
AT FULL PRICE

Los Angeles County
FULL-SERVICE CAR WASH

- 2 Bays Available For Auto Repair.
- Open Smog Test or Window Tinting.
- Express Or Flex Car Wash Possible.
- Densely Populated Area.
- Major Street. Near Major Intersection.
- Great Opportunity.
- Business Only Available.

Lot Size:
18,794 sf
Building Size:
3,295 sf
Year Built:
2008

Business + Real Estate
\$2,590,000



SOLD

Los Angeles County
REAL HAND CAR WASH

- Real 100% Hand Car Wash.
- Very Busy Detail Center.
- No Conveyor. No Brushes.
- Located Inside Busy Shopping Mall.
- High Visibility. Corner Lot.
- Densely Populated Area. 25+ Million.
- Seller Financing Available.

Business Only
\$875,000



Lynwood • Los Angeles County
SELF-SERV CAR WASH

- Five Super Bay Auto Spa.
- Corner Lot, Access From 2 Streets.
- Major Off Ramp, Long Beach Blvd.
- Near 105 Fwy.
- High Traffic. High Visibility.
- Real Estate .43 Acres. Busy Road.
- Express Wash Conversion Possible.

Lot Size:
18,731 sf
Building Size:
1,958 sf
Bays:
5

Business + Real Estate
\$4,990,000

List Your Commercial Property With Me. See Results Fast.

AUTOMOTIVE/RESTAURANTS



Rowland Heights • Los Angeles County
FIRESTONE AUTO CENTER

- Name Brand Auto Center.
- Variety Of Services For Auto Repair.
- Major Highway. Densely Populated.
- Near Puente Hills Mall.
- Operating For Over 28 Years.
- Occupies 5 Bays. Has 6 Lifts.
- Seller Retiring. Great Opportunity.

Lease:
5½ years
Rent:
\$7,868+CAM

Business Only
\$198,000



SOLD

Rialto • San Bernardino County
AUTO REPAIR CENTER

- Auto Repair. Auto Body. Auto Sales.
- Great Location. Near Downtown.
- Adjacent Property Available. 1/2 Acre.
- South Of Historic Route 66.
- Densely Populated Area.
- Be Your Own Boss.
- Great Opportunity.

Lot Size:
17,500 sf
Building Size:
4,480 sf

Business Only
\$1,490,000



Los Angeles
USED CAR DEALERSHIP

- Located Inside Auto Mall. Shared.
- Several Dealerships Working Together.
- Has 2 Lanes Allocated To 18 Plus Cars.
- High Visibility, Corner Lot.
- Surrounded By 4 Streets.
- Densely Populated Area.
- Must Sell. Seller Moving.

Lot Size:
1.35 acres
Lease:
\$2,600/mo

Business Only
\$75,000



IN ESCROW
ABOVE Asking Price
IN 2 DAYS

Costa Mesa
AUTOMOTIVE GARAGE

- Best Opportunity For Mechanics.
- Well-Established Business.
- Variety Of Services Offered.
- Densely Populated Area.
- Be Your Own Boss.
- Excellent Opportunity.

Business Only
\$180,000



SOLD

Hemet • Riverside County
TINO'S TACO SHOP

- Great Food. Great Prices. Friendly.
- Serving Hispanic Foods.
- Also Serving American Foods.
- Also Serving Mediterranean Foods.
- Serving Hemet and San Jacinto.
- Fast Growing Area.
- Plenty Of Parking Spaces.

Year Built:
2017

Business Only
\$135,000



Clairmont • Los Angeles County
CHOCOLATE SHOP

- Specialty Chocolate Shop. Desserts.
- Specialized Gift Options For Holidays.
- Clairmont Is High Class City.
- Near Five Undergraduate Colleges.
- Near Two Graduate Colleges.
- Unique Customer Experience.
- Lease 7 Years. Rent \$3,966/mo.

Building Size:
1,000 sf
Year Built:
2020
Lease:
7 years
Rent:
\$3,966

Business Only
\$148,000



SOLD

Chino • San Bernardino County
AVOCADO HOUSE RESTAURANT

- Includes The Avocado House Restaurant.
- Includes 1 Bedroom House.
- Includes Multiple Storage Units.
- Multiple Seating Areas.
- Increase Sales By Opening 7 Days.
- Increase Sales By Extending Hours.
- Very Busy. Customers Wait In Line.

Lot Size:
40,290 sf
Building Size:
1,652 sf

Business + Real Estate
\$2,600,000



COMPLETED

Hemet • Riverside County
AUTOMOTIVE REPAIR SHOP

- Profitable Auto Repair Business.
- Inside Major Automotive Center.
- Wide Variety Of Services Offered.
- Low Rent. \$1,750 Per Month.
- Densely Populated Area.
- Over 225K Population In 10 Miles.
- Excellent Opportunity For Mechanics.

Building Size:
3,000 sf

Business Only
\$128,000



Hemet • Riverside County
MEDITERRANEAN RESTAURANT

- Mediterranean Gourmet Food.
- Great Prices. Friendly Service.
- Well-Known, Favorite Restaurant.
- Serving Since 2017.
- On Major State Hwy 74.
- Major Shopping Center. Next To WinCo.
- Hemet, San Jacinto. Fast Growing Area.

Building Size:
1,470 sf
Year Built:
2017
Lease:
5 years
Rent:
\$3,456

Business Only
\$120,000

Buyers Waiting! Sell Fast. Get Top Dollars. List Now!

BUSINESSES/REAL ESTATE



CAR RENTAL BUSINESS

- Profitable. Well Established.
- Hassle Free Car Rental Operation.
- Business and Auto Reservations Handled By HyreCar and Turo.
- Accounting, Advertising, and Insurance Handled By HyreCar and Turo.
- Maintenance/Repairs By Seller.

Cars Included:
22 Priuses

Business Only
\$490,000



SERVICE BUSINESS

- Commercial And Residential Services.
- Includes Training And Current Accounts.
- Profitable. Well-Established.
- Seller Retiring After 30 Years.
- Repair, Maintenance, Installation.
- Appliances, Heating, Air Conditioning.
- Great Investment.

Business Only
\$200,000



PLUMBING BUSINESS

- Well-Established, Profitable Business.
- Repair, Maintain, Service, Install.
- Includes 2 Service Vans And Tools.
- 30 Day Training Included.
- Great Opportunity For Technicians.
- Start Your Own Business.
- Riverside And San Bernardino Counties.

Business Only
\$250,000



Bakersfield ROOM AND BOARD

- Multi-Tenant Investment Property
- 6 Bedrooms, 3 Bath.
- Large Backyard. Oversized Driveway.
- Solar Panels, Covered Patio.
- Great Investment Opportunity.
- License Available For Purchase.
- Administrative Office On-Site.

Lot Size:
13,857 sf
Building Size:
2,136 sf
Bedrooms:
6
Baths:
3

Business + Real Estate
\$360,000



Gorman • California VACANT LAND - 2 PARCELS

- Build Your Own Dream Business.
- Close To Hungry Valley.
- Near Scenic Trails For Recreation.
- Ideal Location For Fast Food.
- Two Parcels. Total Area 3.24 Acres.
- Across From Gorman Elementary.
- Excellent Opportunity.

Parcel 1:
2.19 acres
Parcel 2:
1.05 acres
Lease:
30 years
Year Built:
2006

Real Estate Only
\$3,750,000



Corona • California PRINTING AND WRAP SHOP

- Located At Corona Airport.
- Well Established Shop.
- Printing, Signage, Vehicle Wrap.
- Must Sell Due To Seller's Health.
- Seller Financing Available. With 50% Down Payment.

Rent:
\$900 / mo

Business Only
\$118,000



Lakewood • Los Angeles County LIQUOR STORE • JR. MARKET

- Liquor Store and Jr. Market.
- Room To Add Additional Services.
- Liquor License and Training Included.
- Inside Community Shopping Center.
- Near an Express Car Wash.
- Great Location. High Traffic.
- Great Opportunity.

Building Size:
2,700 sf
Rent:
\$3,400
+CAM

Business Only
\$218,000

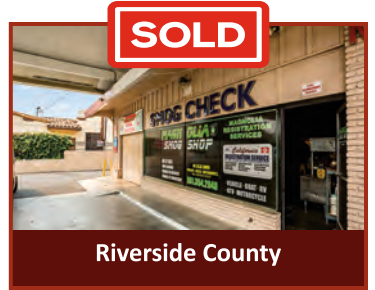
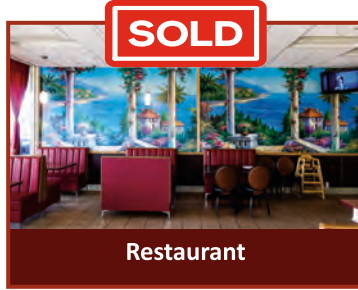
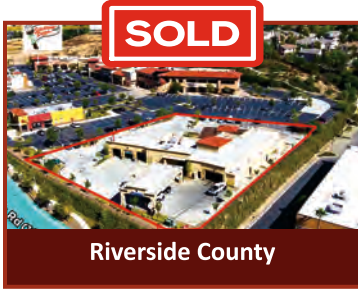
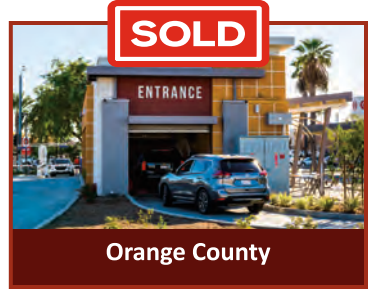
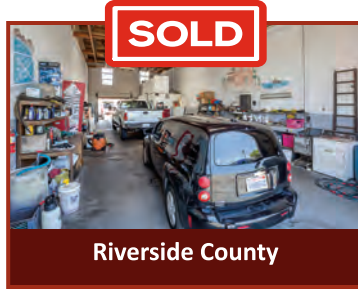


Eastvale • Riverside County WHICH WICH SANDWICH SHOP

- Superior Sandwich Shop.
- Major Intersection off 15 Fwy.
- Non-Veg, Vegan, and Vegetarian.
- In large Costco/Starbucks Center.
- Near Amazon and Other Logistics.
- E2 Visa Possible.
- Great Opportunity.

Business Only
\$148,000

List Your Commercial Property With Me. See Results Fast.



Some properties were listed and sold more than once. New owners made good profits as I successfully negotiated great deals for them.

Call me now if you are ready to buy a business or real estate.



Riverside County



Mentone • CA



Visalia • CA



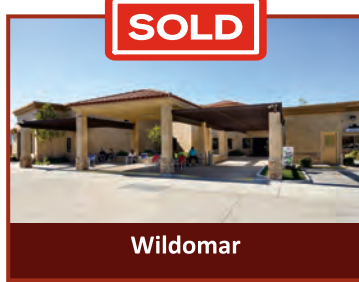
Los Angeles County



Rialto • CA



San Bernardino County



Wildomar



Orange County



Riverside County



San Bernardino County



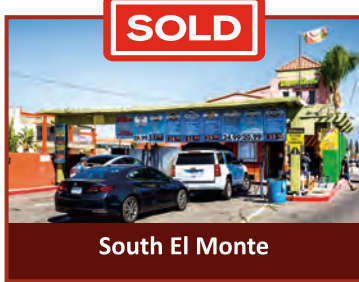
Sacramento



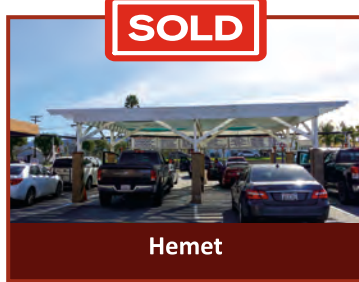
Riverside County



Bloomfield



South El Monte



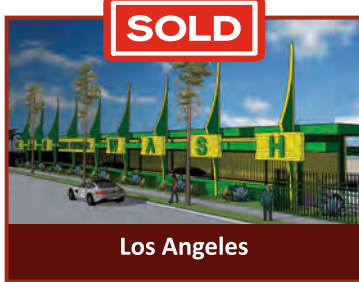
Hemet



Tulare County



Riverside



Los Angeles



Anaheim



San Bernardino County



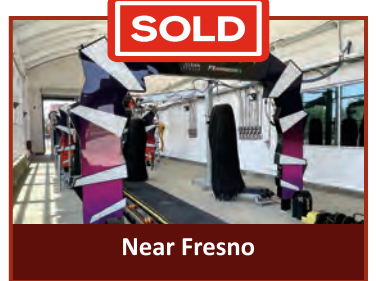
Riverside County



Riverside County



Riverside County



Near Fresno

I am always looking for new listings. Buyers from all over the world are contacting me. List yours now and see results.

Call me now if you are ready to buy a business or real estate.

I know this industry inside and out. Let my knowledge and experience help you make the most of your sale or purchase.

Seller Representation

Help you prepare and boost appeal of your car wash to impress buyers. Help you remove any deficiencies and add value. Help you set the right price. Create the best marketing plan and promote the sale using all available media platforms. Boost buyer confidence and negotiate the best deal possible.

Buyer Representation

Help you make informed decision by studying market trends, demographics, and potential customer base. Highlight the positive and negative aspects of the car wash. Cut through the hype and help you see the true value of your purchase. Help you get the right price and negotiate the best deal possible. Make successful offer for purchase or lease. Help you develop a proper financing plan.

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3

Car Wash Escrows Closed In Less Than 30 Days.

6

Car Wash Listings In ONE DAY!

13

Business Listings In TEN DAYS!



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(951) 269-3000

HELP!

I am running out of car washes. Too many sold. Buyers waiting.

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