

EXPRESS CAR WASH • NEWLY REMODELED • New Equipment



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BUSINESS DESCRIPTION AND HIGHLIGHTS

- Pomona Express Car Wash, Newley Remodeled, New Equipment
- Great signalized corner lot. Daily traffic over 12,200 vehicles daily
- Densely populated over 368,000 population within 5 mile radius
- Over \$101,000 average household income within 5 mile radius
- Pomona is 30 miles east of Los Angeles and 26 miles west of Riverside
- Point of interests in Pomona are; Fairplex annual LA County Fair grounds. Cal Poly Pomona





OFFERING SUMMARY

Price: \$3,400,000
Building Size: 2,713 SF
Lot Size: 18,083 SF .42 Acres
Year Built: 2012

Vacuums 10 spaces

Pomona Express Car Wash 506 W. Orange Grove Ave, Pomona CA 91768



MERCADO LA CACHANILLA

Pomona Express Car Wash
GRAND OPENING

SPEED LIMIT 35

NOW OPEN 7AM-7PM

Pomona Express Car Wash

CAR WASH

CAR WASH

CAR WASH

30

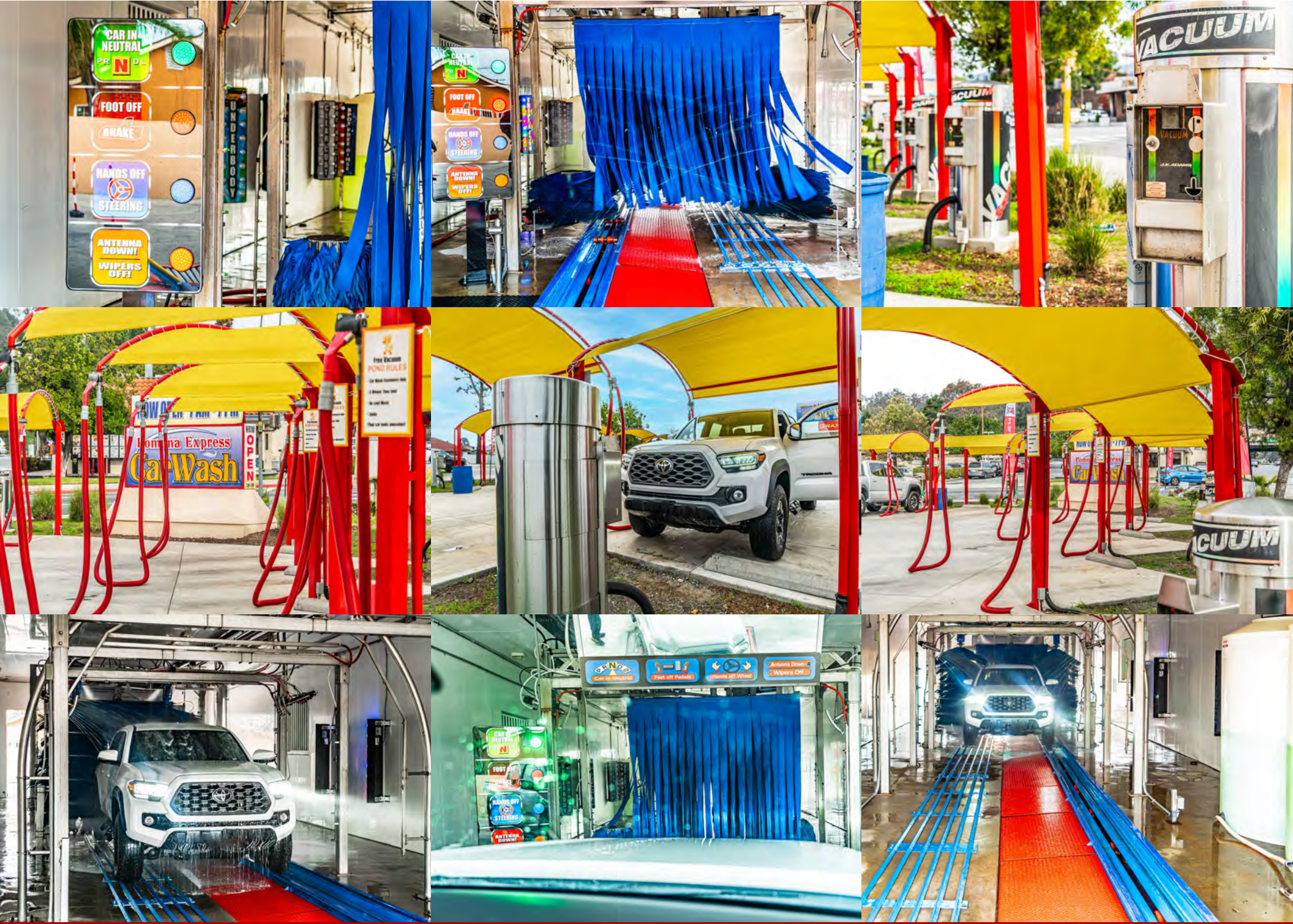


Pomona Express Car Wash



White Ave

W. Orange Grove Ave



Newly Remodeled - New Equipment



Exterior views - Newly Remodeled - New Equipment



Newly Remodeled - New Equipment

DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$77,196	\$101,616	\$106,958
Median Household Income	\$62,013	\$79,965	\$85,827
< \$25,000	4,000	15,298	39,950
\$25,000 - 50,000	5,037	18,124	52,156
\$50,000 - 75,000	3,940	17,797	53,397
\$75,000 - 100,000	3,272	14,868	46,104
\$100,000 - 125,000	2,291	12,300	39,319
\$125,000 - 150,000	1,382	8,906	30,135
\$150,000 - 200,000	1,363	10,647	35,033
\$200,000+	773	10,404	34,846

Population

	2 mile	5 mile	10 mile
2010 Population	88,463	368,418	1,103,576
2023 Population	87,574	371,070	1,121,711
2028 Population Projection	85,642	366,063	1,111,127
Annual Growth 2010-2023	-0.10%	0.10%	0.10%
Annual Growth 2023-2028	-0.40%	-0.30%	-0.20%
Median Age	34.2	36.5	37.4
Bachelor's Degree or Higher	13%	26%	28%
U.S. Armed Forces	56	155	444

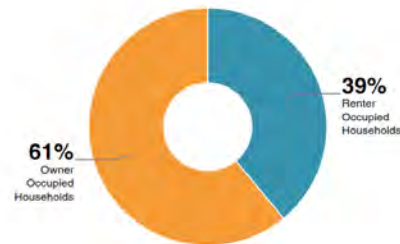
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
W Orange Grove Ave	N White Ave SW	12,228	2022
San Bernardino Freewa-		266,326	2020
N Huntington St	Randolph St S	1,954	2022
10	N Huntington St SE	265,788	2022
W Orange Grove Ave	N Hamilton Blvd SW	9,036	2022
N Hamilton Blvd	Randolph St N	5,779	2018
I- 10	N PkAve NE	253,340	2022
I- 10	N Park Ave NE	256,775	2020
N Park Ave	W Orange Grove Ave S	3,622	2022
N White Ave	Williams St S	14,086	

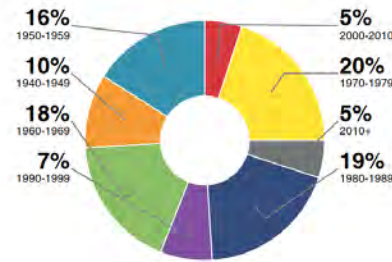
Household Size



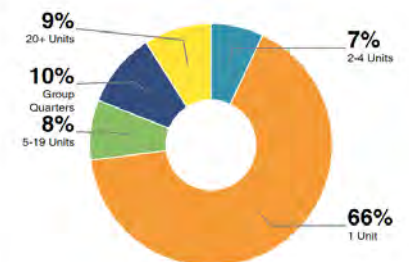
Housing Occupancy



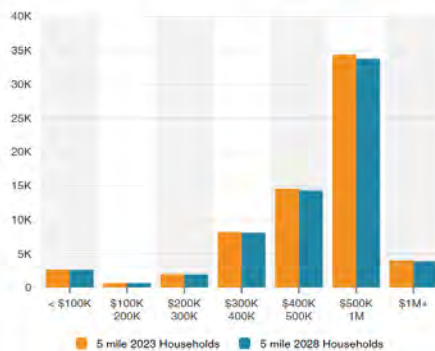
Homes By Year Built



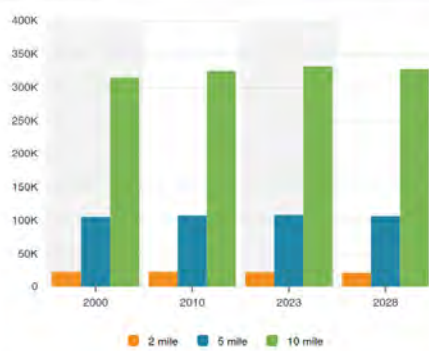
Housing Type



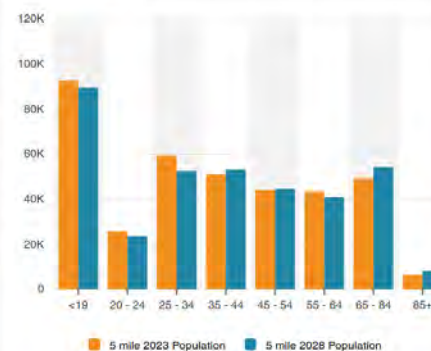
Home Values



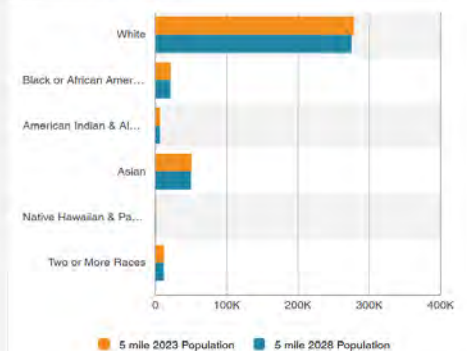
Households

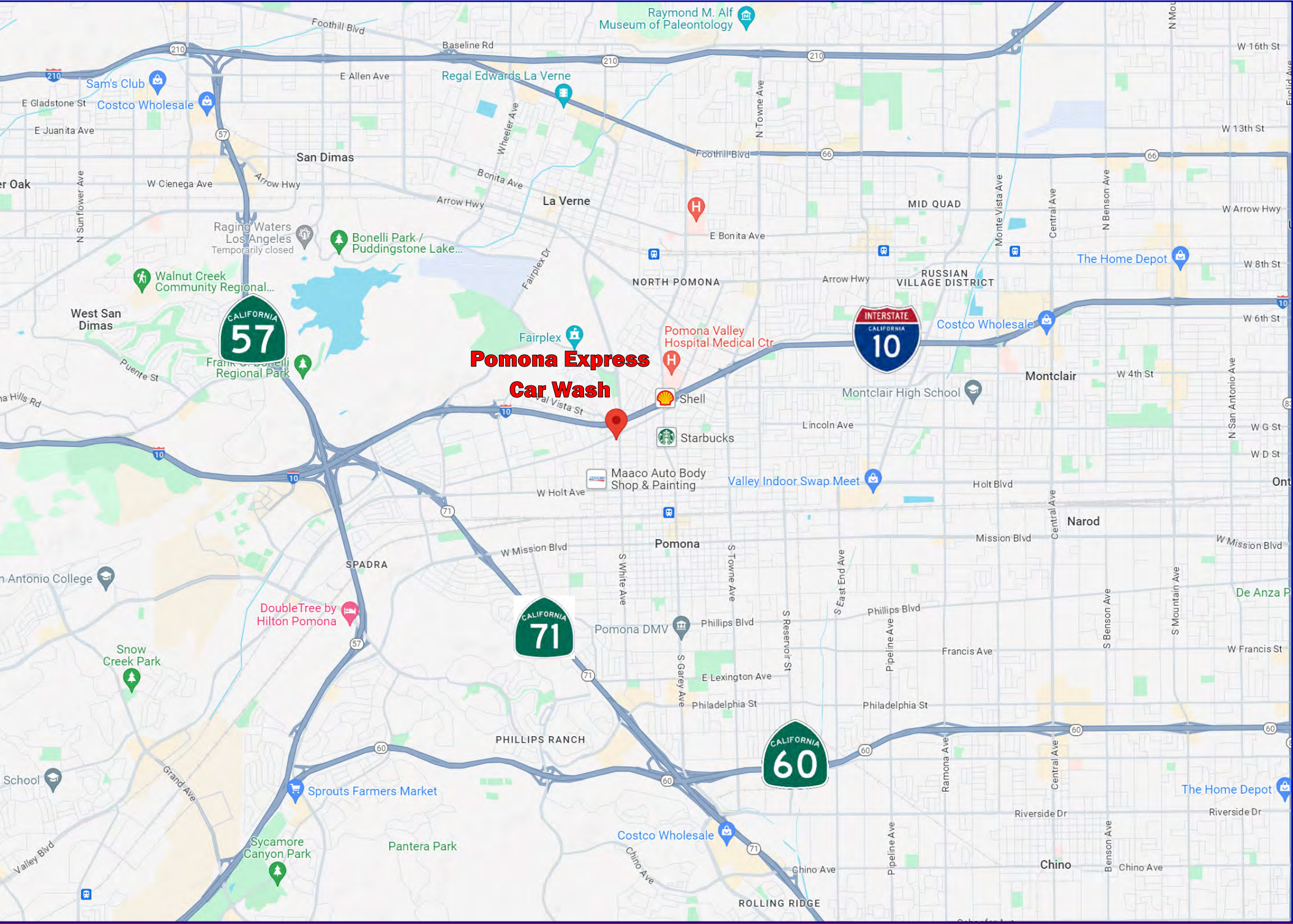


Population By Age

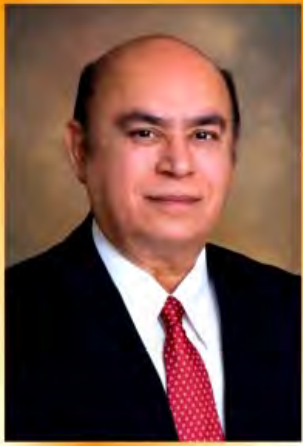


Population By Race





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**AWARD
 WINNING
 AGENT**

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Award winning Business Sales Director - Award winning results * Closed 3 Car Wash escrows in less than 30 days *** Signed 6 Listings in 1 day * 13 Listings in 10 days**