



## **CAR WASH + Real Estate    Near major intersection, San Bernardino, CA**

### **BUSINESS DESCRIPTION AND HIGHLIGHTS**

- San Bernardino Car Wash is the first car wash in San Bernardino City to offer true full-service hand wash since 1988 and still continues to offer the great 100% hand wash and auto detail services
- Hand wash is the safest wash process. All vehicles are washed by hand to ensure that the vehicle is washed thoroughly and gently
- Located in densely populated area with over 703,000 population within 10 miles radius
- Near major intersection, Highland Ave and Sierra Way, just east of 215 freeway
- Great opportunity for the first time buyer, easy to manage the midsize car wash
- San Bernardino serve as an anchor city to the 3rd largest metropolitan area in California, located 60 miles east of Los Angeles



## CAR WASH + Real Estate

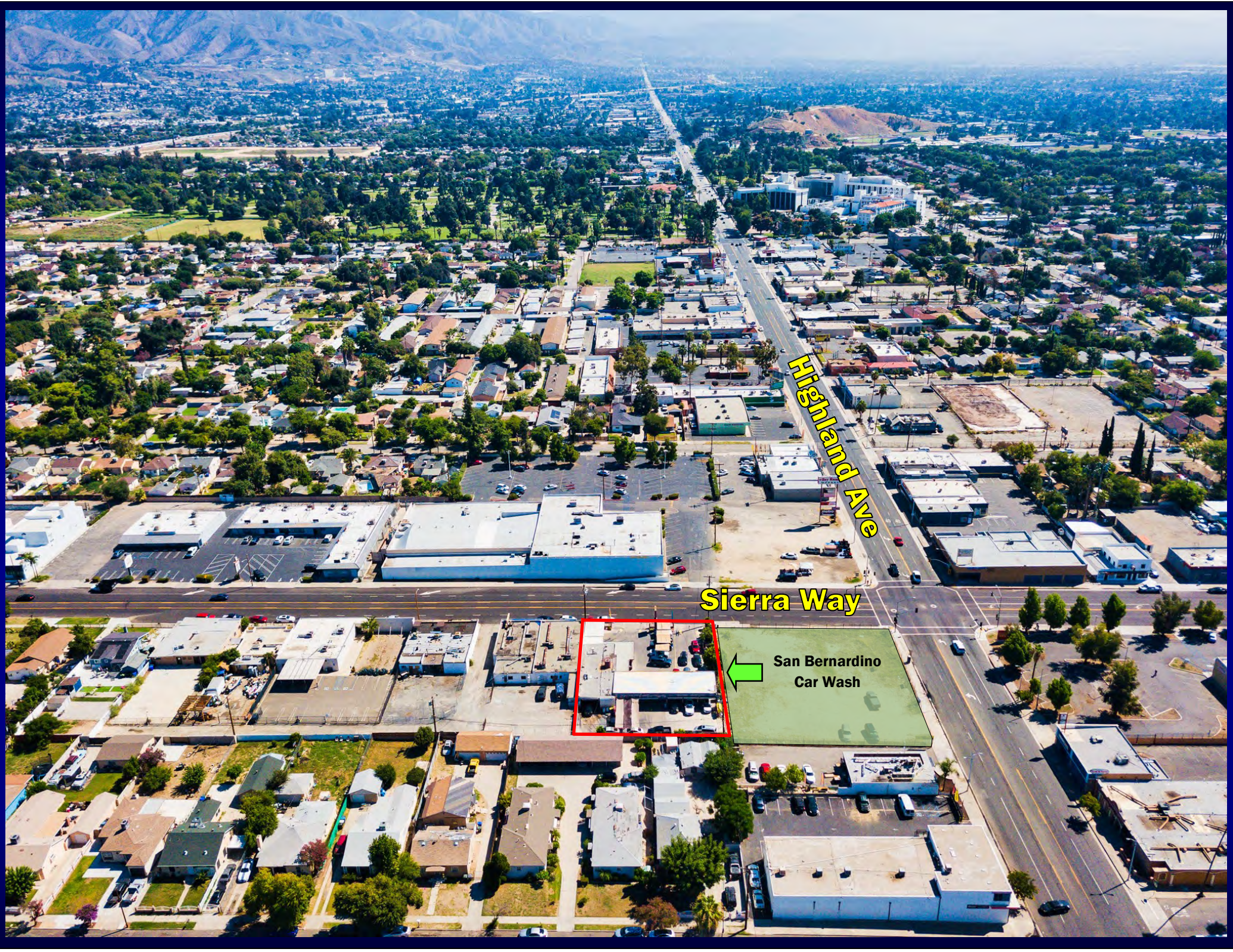
Price: \$1,890,000

Building Size: 2,029 SF

Lot Size: 16,336 SF .38 Acres

Year Built: 1988 Building additions and renovations

Call now for details Bashir Tariq 951-269-3000



Highland Ave

Sierra Way

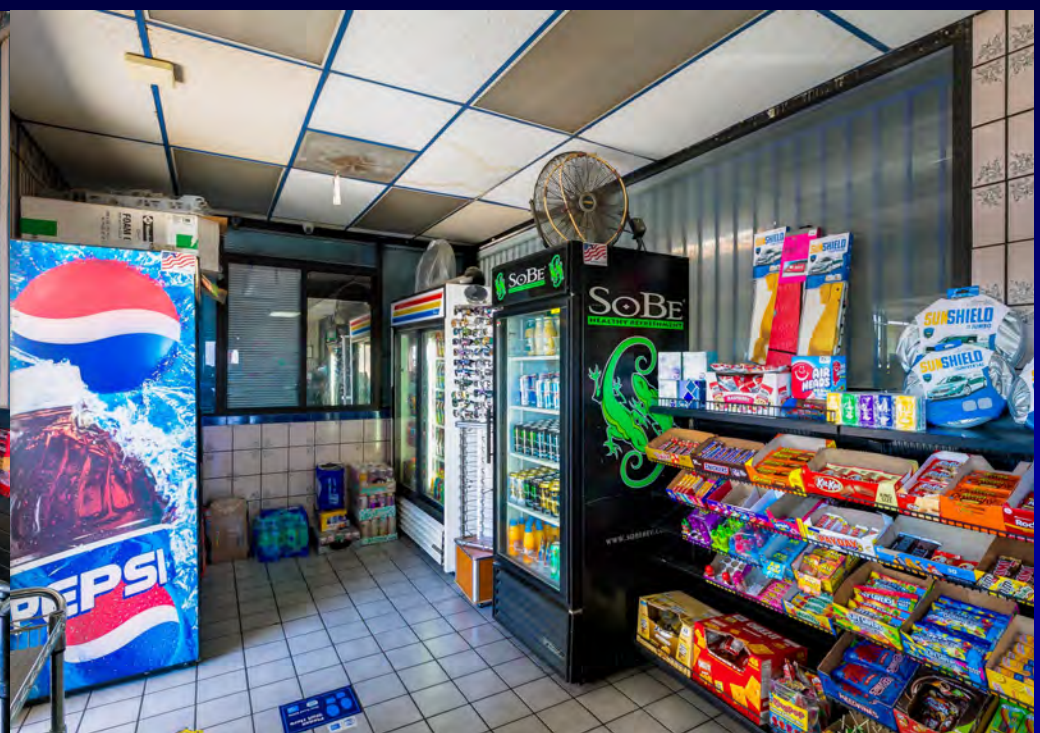
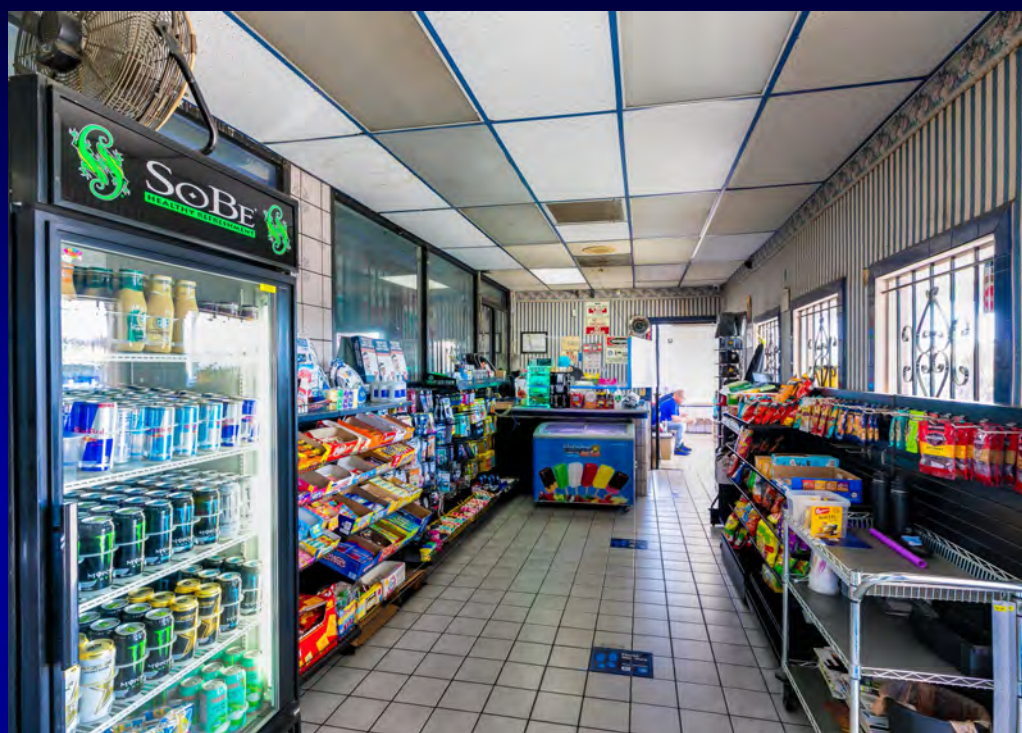
San Bernardino  
Car Wash



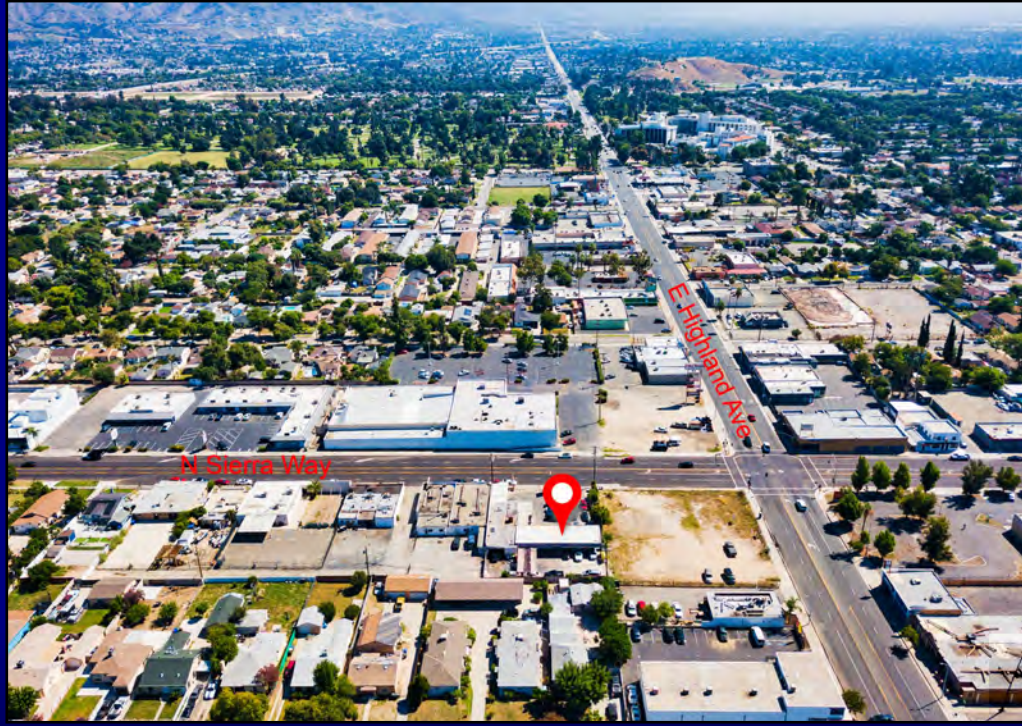
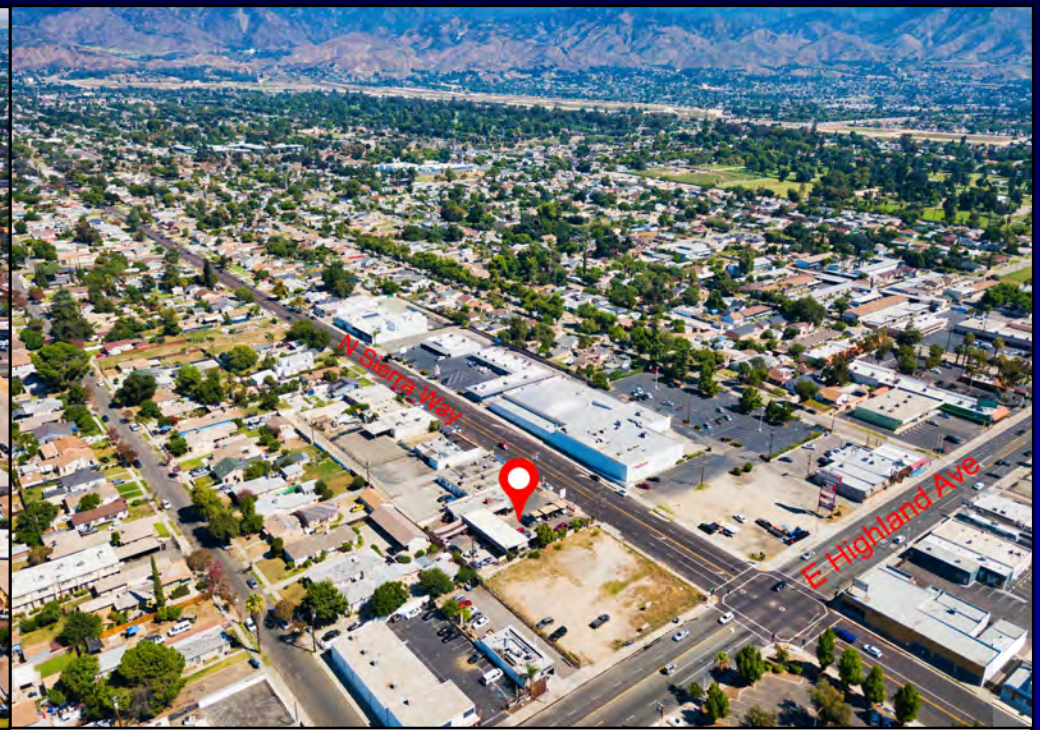
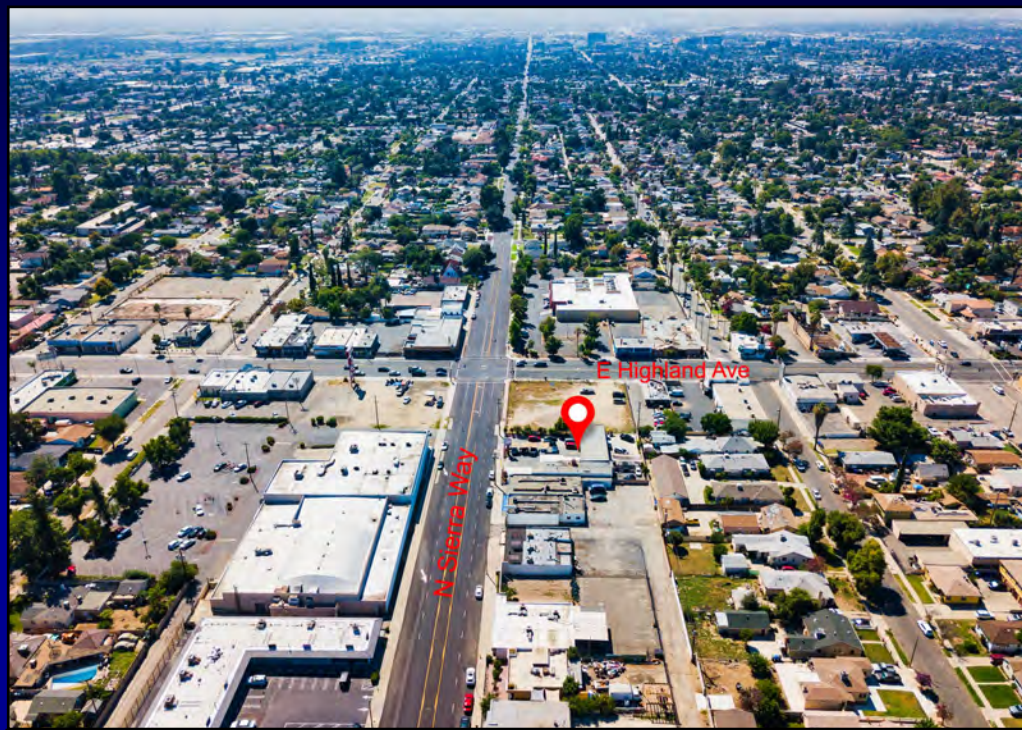
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# DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$58,781	\$67,035	\$81,794
Median Household Income	\$44,983	\$51,363	\$64,518
< \$25,000	6,655	19,896	38,030
\$25,000 - 50,000	7,413	22,987	47,321
\$50,000 - 75,000	4,755	15,652	39,563
\$75,000 - 100,000	3,156	11,818	31,537
\$100,000 - 125,000	1,586	7,184	23,402
\$125,000 - 150,000	848	4,139	14,207
\$150,000 - 200,000	687	3,719	13,862
\$200,000+	509	2,343	10,891

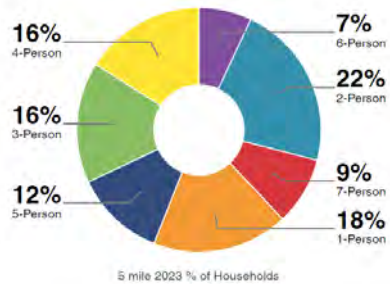
## Population

	2 mile	5 mile	10 mile
2010 Population	83,311	298,424	703,414
2023 Population	90,004	316,271	759,652
2028 Population Projection	91,057	318,969	768,364
Annual Growth 2010-2023	0.60%	0.50%	0.60%
Annual Growth 2023-2028	0.20%	0.20%	0.20%
Median Age	31.8	32.4	33.6
Bachelor's Degree or Higher	8%	10%	17%
U.S. Armed Forces	24	114	693

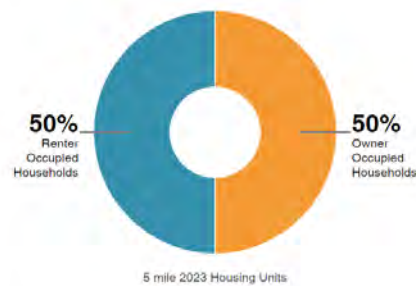
## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
N Sierra Way	E Highland Ave S	7,718	2022
W 21st St	Genevieve St W	3,004	2022
N Sierra Way	E 21st St N	8,009	2022
N Arrowhead Ave	W 23rd St N	6,293	2018
Highland Avenue	N Wall Ave SW	300	2022
W 20th St	N Mountain View Ave E	4,579	2018
W Highland Ave	N Arrowhead Ave E	22,226	2018
E Highland Ave	N Belle St W	27,078	2022
N Waterman Ave	E 23rd St N	19,190	2022
Waterman Avenue	E 23rd St S	2,340	2022

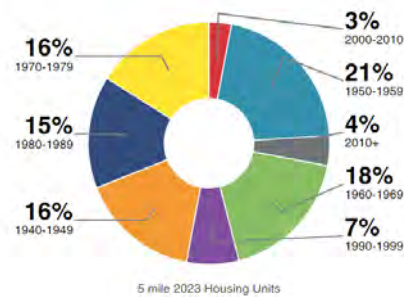
## Household Size



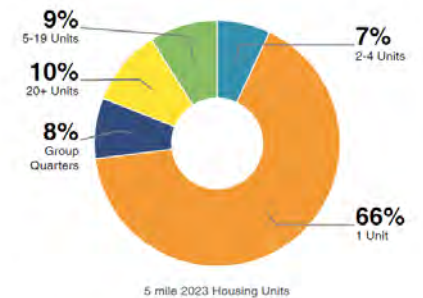
## Housing Occupancy



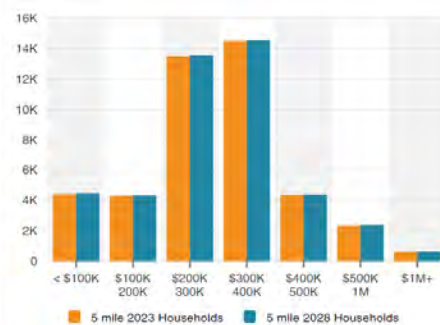
## Homes By Year Built



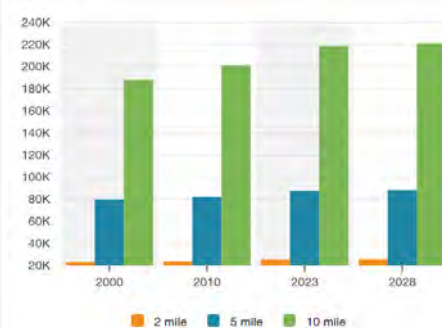
## Housing Type



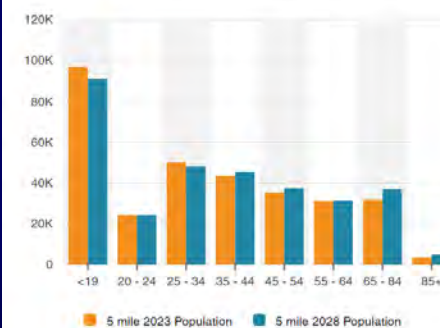
## Home Values



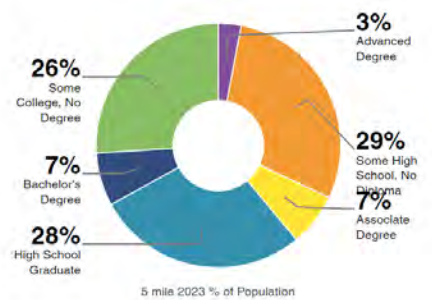
## Households



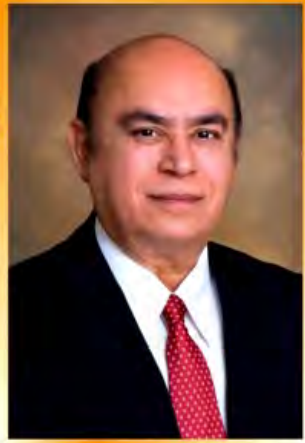
## Population By Age



## Educational Attainment







**BASHIR TARIQ**

**951-269-3000**

BashirTariq@msn.com

**AWARD  
WINNING  
AGENT**



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Office: (714) 584-2788

CalDRE #01851484

**KW Commercial Director Business Sales and Commercial Real Estate**



**Business Owner, Operator, Innovator,  
Investor, Developer, Consultant,  
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing Car  
Washes into the Highest and Best Operating Car  
Washes in the Car Wash Industry*

## BUY - SELL - LEASE - INVEST

All types of Business Sales and Purchases . Commercial Properties and Leases

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### Business Sales and Commercial Real Estate

- Car Washes - Gas Stations ● Truck Wash and Stops ● Car Lots - Land - Vacant Lots - Warehouses
- Restaurants - Fast Foods ● Franchise Businesses ● Liquor Stores and Convenience Markets
- Retail Shopping Centers ● Auto Service Centers ● Service - Technical based Businesses
- Apartments-Hotels-Motels ● Investment Properties ● or Any other Business you that you own

**I Can Help You Sell Any Business That You Own or Help You Purchase  
the Dream Business You Been Waiting For CALL NOW 951-269-3000**



**Member of ICA, WCA, NAR, C.A.R, RIAOC, RCAOC**

**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**