



## CAR WASH + REAL ESTATE - 8 Bays Operate as Self Serv or Build an EXPRESS Car Wash

### BUSINESS DESCRIPTION AND HIGHLIGHTS

- 8 Bays Self Serv Car Wash, including 1 Bay for RV-Motor Homes
- All Bays equipped with Credit Card Readers
- All Bays accepts, Credit Cards, Debt Cards, Bills, Quarters and Tokens
- New Dual Changer accepts, major credit cards, dispenses, tokens, bills
- New Vacuum with Fragrance Machine with Vacuum
- New Vacuum with Shampoo Machine with Vacuum
- Gorgeous Colorful Canopies over the vacuums
- Car Wash equipment constantly upgraded
- LED energy saving lights
- Spot Free Water System
- 32 Video Camera Surveillance System
- 7 Carolina Pride In-Bay Blow Dryers
- 12 Vacuums
- Multiple In-Bay services offered
- Room to add Auto Detail Services
- New LED Street Sign



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## CAR WASH + REAL ESTATE - 8 Bays

**Business + Real Estate \$1,690,000**

Lot Size: 30,056 SF      Building: 3,111 SF

Great Opportunity: High Profit - Very Low Labor

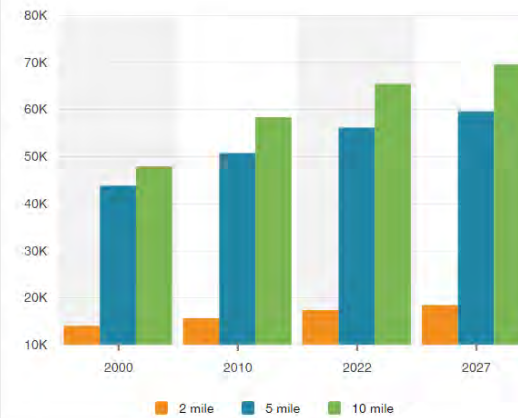
In 2021: \$70,000 equipment upgraded by Seller

**Operate as Self Serve Car Wash or Build an Express Car Wash**

## Population

	2 mile	5 mile	10 mile
2010 Population	47,663	144,526	167,119
2022 Population	53,111	161,577	189,551
2027 Population Projection	56,498	171,963	202,148
Annual Growth 2010-2022	1.0%	1.0%	1.1%
Annual Growth 2022-2027	1.3%	1.3%	1.3%
Median Age	35.3	36.7	37
Bachelor's Degree or Hig...	11%	11%	12%
U.S. Armed Forces	35	185	247

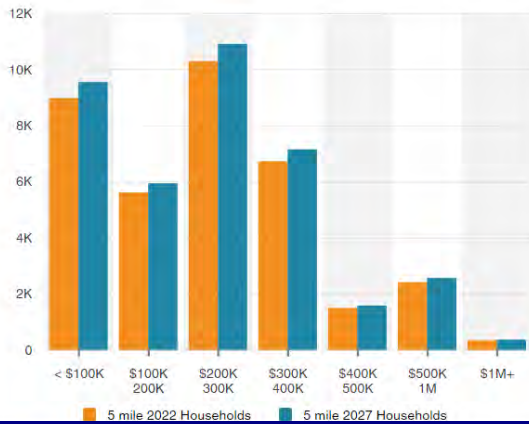
## Households



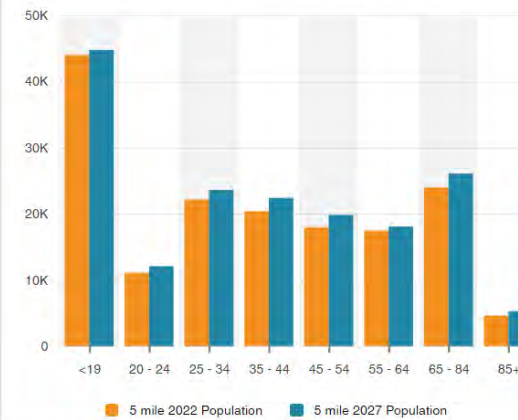
## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Florida Ave	Stanford St E	21,825	2018
Park Ave	Grove Ln E	8,845	2022
Stanford St	Walnut PkWay S	2,688	2022
Florida Ave	Las Flores Dr E	27,648	2020
74	Las Flores Dr E	25,400	2018
Florida Ave	Las Flores Dr E	25,857	2022
E Acacia Ave	Stanford St E	4,071	2022
Park Ave	Via Parque Loma NE	8,997	2022
North Cornell Street	Florida Ave S	25,417	2020
N Cornell St	Vista Way NW	24,306	2018

## Home Values



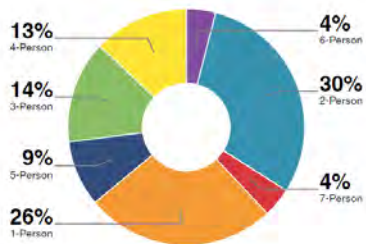
## Population By Age



## Income

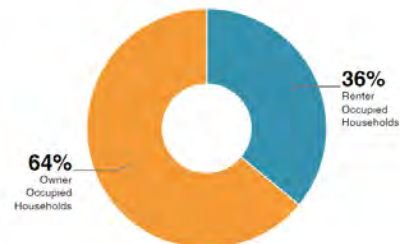
	2 mile	5 mile	10 mile
Avg Household Income	\$68,391	\$64,819	\$67,085
Median Household Income	\$53,761	\$48,957	\$50,924
< \$25,000	4,357	14,353	15,936
\$25,000 - 50,000	3,640	14,273	16,224
\$50,000 - 75,000	3,568	10,684	12,538
\$75,000 - 100,000	1,931	6,179	7,372
\$100,000 - 125,000	1,630	4,419	5,498
\$125,000 - 150,000	817	2,384	3,013
\$150,000 - 200,000	902	2,313	2,914
\$200,000+	470	1,487	1,872

## Household Size



5 mile 2022 % of Households

## Housing Occupancy



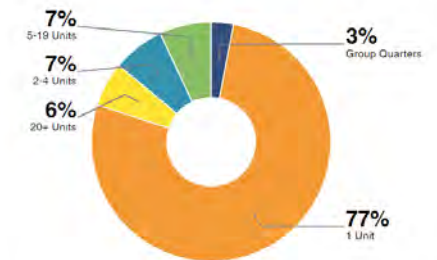
5 mile 2022 Housing Units

## Homes By Year Built

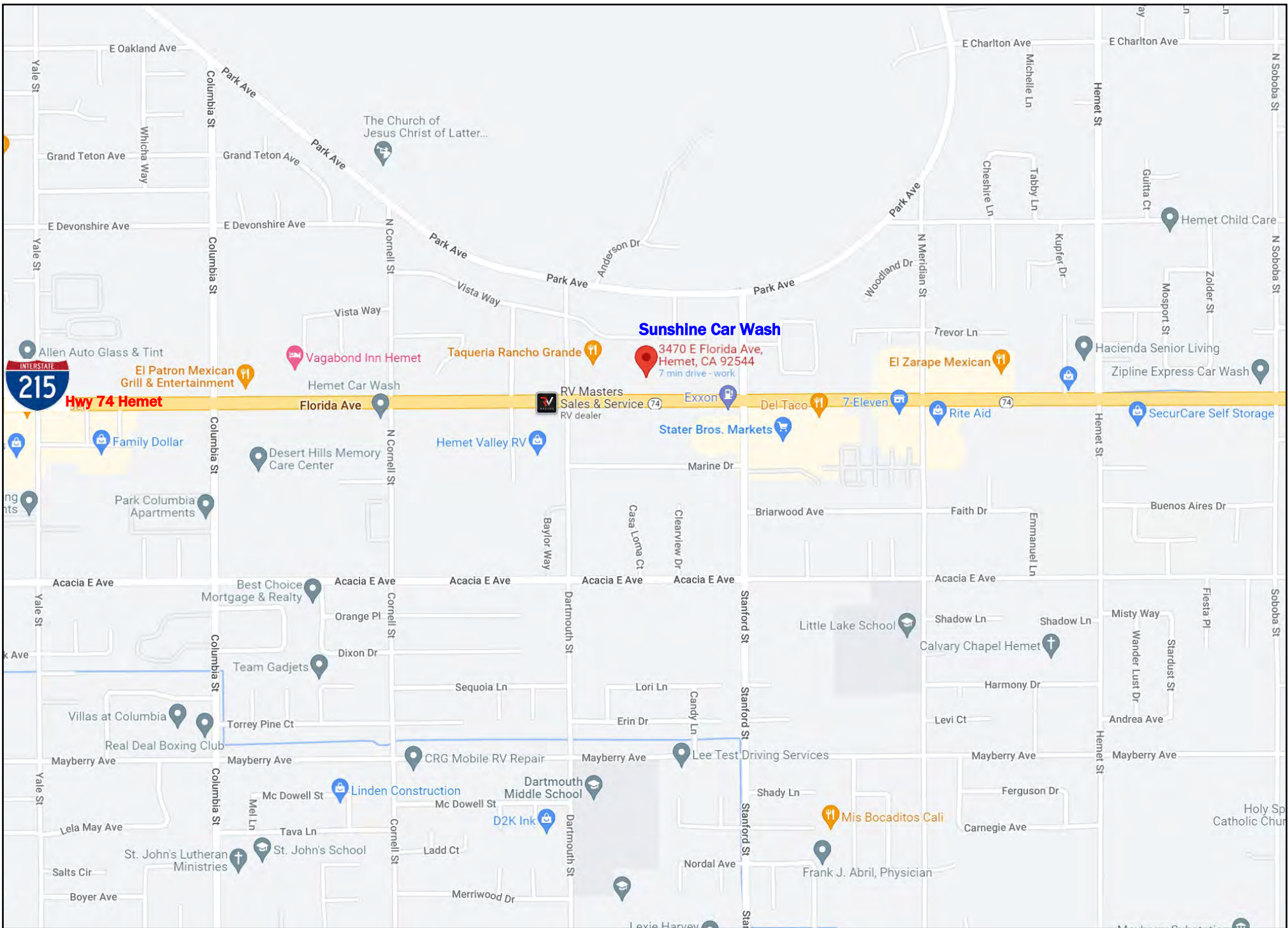


5 mile 2022 Housing Units

## Housing Type

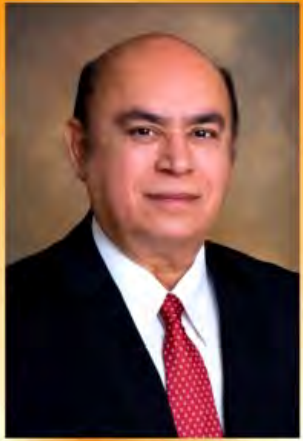


5 mile 2022 Housing Units



**Sunshine Car Wash**

**3470 E. Florida Ave, Hemet CA 92544**



**BASHIR TARIQ**

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

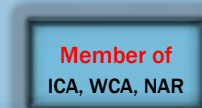
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**\*\*\* Closed 3 Car Wash escrows in less than 30 days \*\*\***