

EXPRESS Car Wash - Gas - C-Store Major Intersection



Bashir Tariq 951-269-3000

BashirTariq@msn.com
DRE# 01851484

OFFERING SUMMARY

Location

Torrance Express Car Wash
2476 Sepulveda Blvd
Torrance CA 90501

Offering Summary

Price	\$4,990,000	Plus Inventory Gas-C-Store-Car Wash
Building Size	7,573 SF	
Lot Size	31,415 SF	
Year Built	1998	Recent Equipment & Site Renovations
Vacuums	16	Stalls
Car Wash Type	Express	
Fuel Positions	10	
Gas Sales	Contact Broker	
C-Store Sales	Contact Broker	

Lease Term

29 Years

Branded Sellers Agreement

76 Fuel Agreement Expires in September 2025



INVESTMENT EXECUTIVE SUMMARY

THE OPPORTUNITY

PRIME LOCATION, MUST CALL & SEE, NO OTHER GAS STATION OR EXPRESS CAR WASHES COMPETITOR ON THIS CORNER! ABSENTEE OWNED AND OPERATED.

Bashir Tariq is pleased to offer for sale a very unique and rare business opportunity on one of the highest trafficked corners in the South Bay. This State-of-the-Art highly visible 7,573 building with a 100 ft. long tunnel Express Car wash is paired with a 4MPD'S stand-alone Unocal 76 Service Station & Convenience Store on 31,415 sf on the corner of Sepulveda & Crenshaw Blvd! It gets even better. The Seller just finalized negotiations on a 29 year lease including new extensions. The existing dealer agreement will expire in September of 2025. You can decide on the next step in the success of the business and there are a host of independent suppliers that will provide the funds to buy out the existing contact and invest even more to reimagine the site under a new brand. The station already has double walled fiberglass tanks!

The Seller recently commissioned Kalibrate, one of the foremost consultants in the industry to provide us with a study. The report indicates the facility could sell 50% more fuel and 50% more convenience items in the C- store than it currently sells. The report also indicates, you can add Beer & Wine and see even greater rewards! If you have a growing chain of service stations this one will be a great addition to your expanding portfolio.

There is even more! The Express Car Wash industry is exploding in popularity. The Seller converted the business from a full service car wash to an express and spent the last couple of years re-equipping both the tunnel, point of sale and the vacuum plaza with State of the Art equipment from national manufacturers. The Express Car Wash, heading into the summer months, is now building up its volume with a new marketing company, new Chemical & Facility Management company and a strategy to ultimately engage thousands of Unlimited Members in the next 12 months.



INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY TO OWN

- AN EXPRESS CAR WASH
- 76 GAS, C-STORE
- 3 BAYS AUTO DETAIL CENTER
- MAJOR INTERSECTION OVER 70,000 VPD
- DENSELY POPULATED AREA AND HIGH INCOME AREA
- 76 FUEL AGREEMENT EXPIRES IN SEPTEMBER 2025

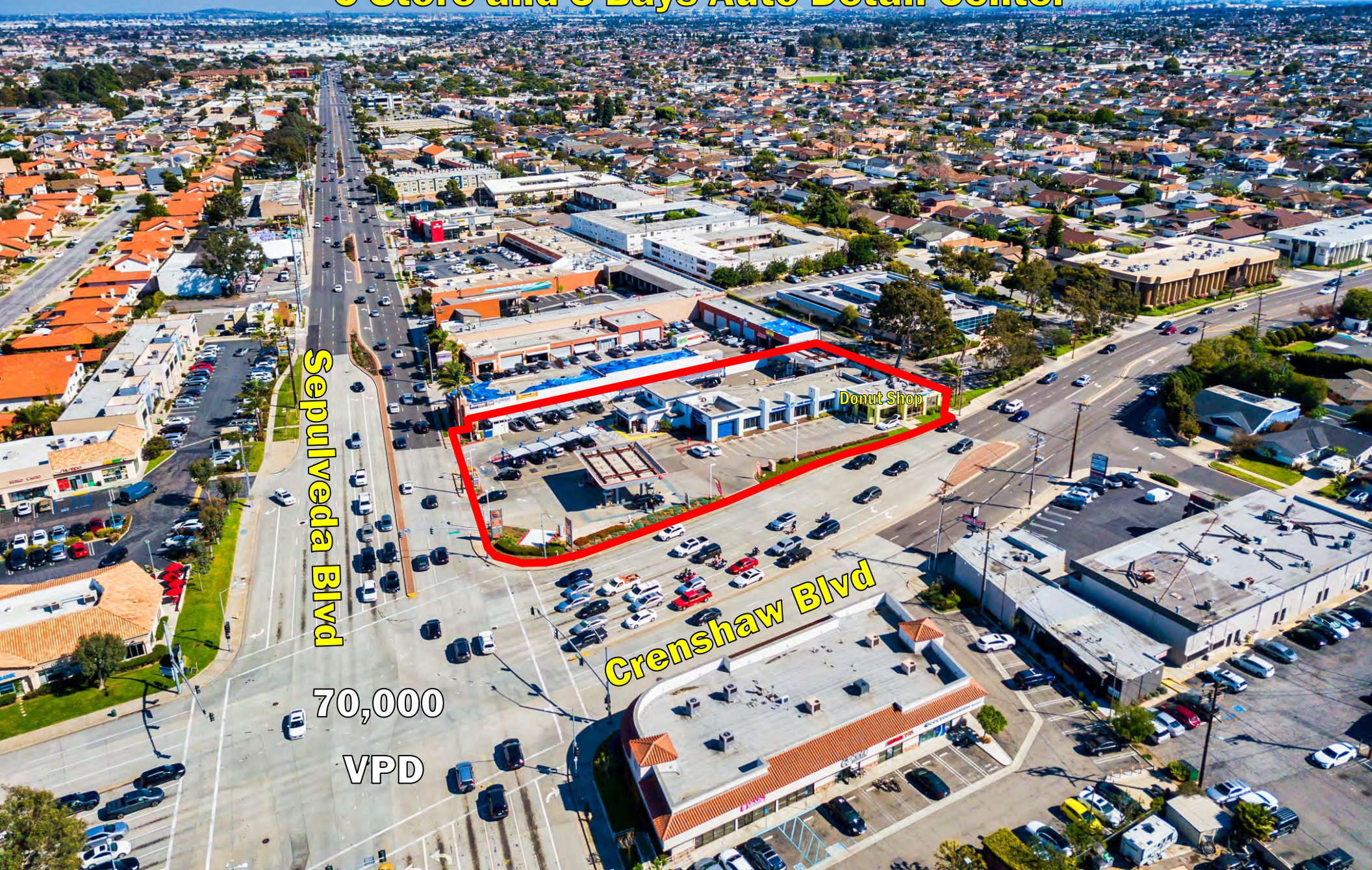


Major Intersection - Over 70,000 VPD

29 Years Lease - 76 Fuel Contract Expires September 2025



Torrance Car Wash GAS C-Store and 3 Bays Auto Detail Center



Sepulveda Blvd

Crenshaw Blvd

Donut Shop

70,000
VPD

DEMOGRAPHICS

POPULATION	2 miles	3 miles	5 miles
2023 Population	100,356	211,677	526,250
Median Age	41.9	44.9	41.6
Bachelors' Degree Higher Education	41	41	39
INCOME			
Average House Income	\$113,085	\$102,020	\$123,681
HOME VALUE			
Average Home Value in Torrance	\$760,691	\$770,957	\$804,720
Median Home Year Built	1966	1965	1966
HOUSEHOLDS			
2023 Households	36,887	75,683	185,503
Average Household Size	2.7	2.7	2.8
Average Household Vehicles	2	2	2
TRAFFIC	Traffic	Year	
Crenshaw Blvd and Sepulveda	43,098	2022	
Sepulveda and Pennsylvania Ave W	42,133	2022	
HOUSING OCCUPANCY			
Owner Occupied Households	55%		
Renter Occupied Households	45%		

SNAPSHOT



1,629,466

POPULATION 5 mile



\$123,681

INCOME 5 mile



\$1,177,597

HOME VALUE 5 mile



42,133

TRAFFIC 5 mile

Information has been gathered from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

76 GAS - EXPRESS CAR WASH - C-STORE



EXPRESS Car Wash - Gas - C-Store - Auto Detail



EXPRESS CAR WASH TUNNEL VIEW



AREA OVERVIEW

TORRANCE

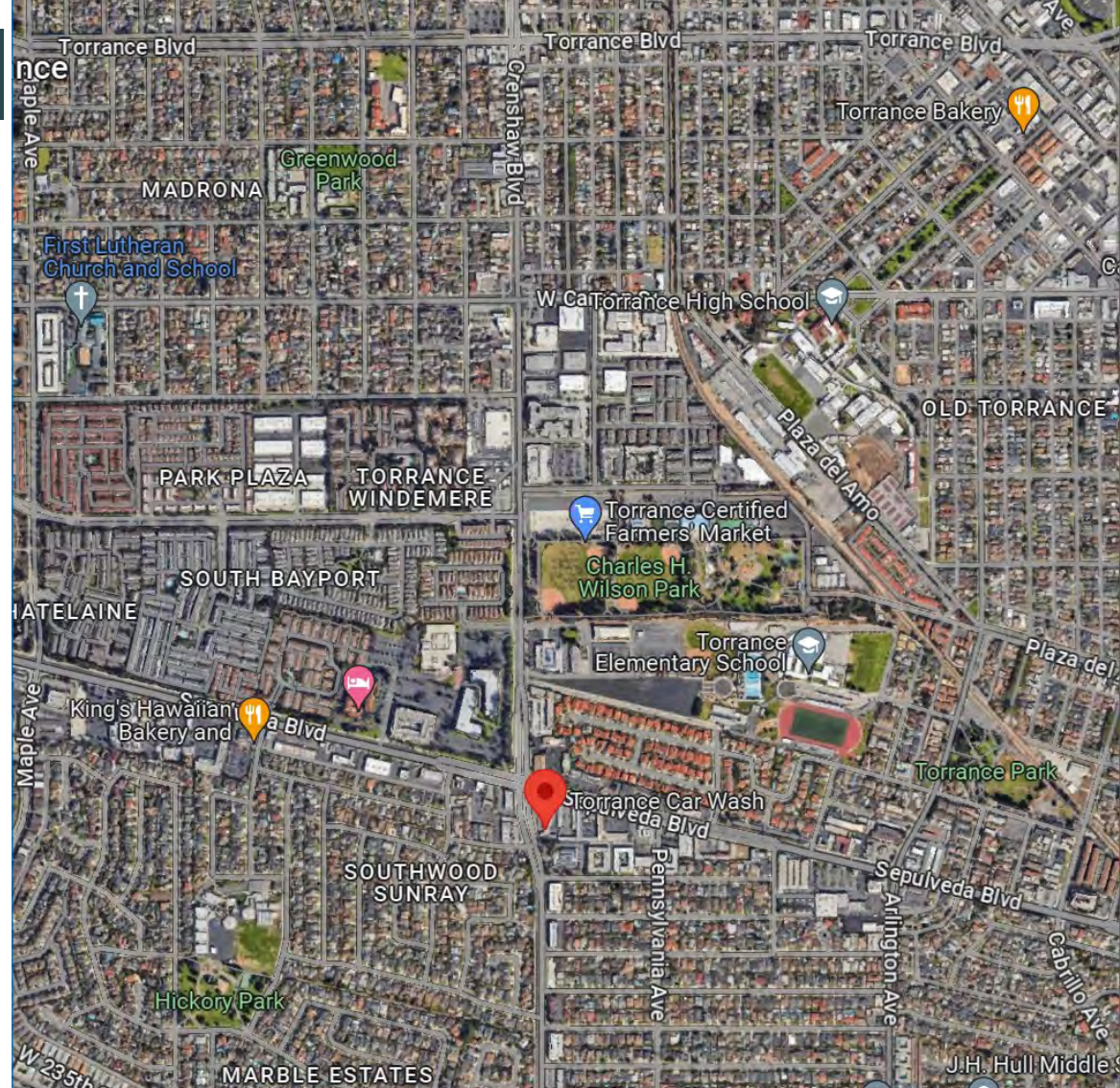
Torrance, CA is a coastal city in the Los Angeles metropolitan area, located in southwest Los Angeles County, California, United States. The city is part of what is known as the South Bay region of the metropolitan area. A small section of the city, 1.5 miles (2.4 km), abuts the Pacific Ocean. Torrance has a moderate year-round climate with average rainfall of 12 inches (300 mm) per year.^[8] Torrance was incorporated in 1921, and at the 2020 census had a population of 147,067 residents.^[6] Torrance has a beachfront and has 30 parks located around the city.^[8] It is also the birthplace of the American Youth Soccer Organization (AYSO).

ECONOMY

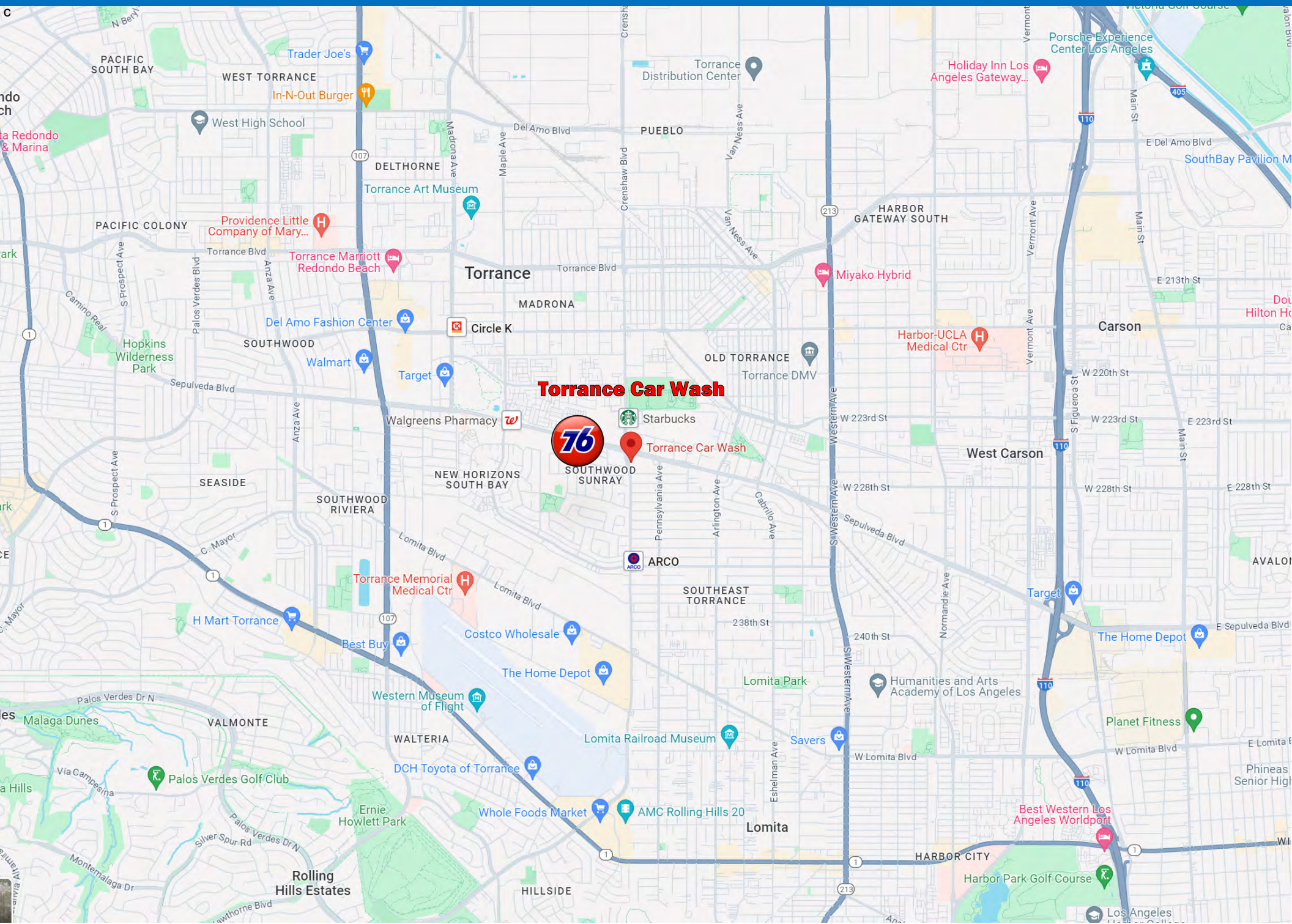
Torrance is home to the U.S. headquarters of Japanese automaker American Honda Motor Company and its luxury vehicle division, Acura. Robinson Helicopters are designed and built in Torrance as are Honeywell's Garrett turbochargers, used on automobile engines worldwide. Alcoa Fastening Systems (now known as Arconic) is headquartered in Torrance, producing aerospace fasteners. Pacific Sales, Pelican Products, Virco, and Rapiscan Systems are among the other companies based in Torrance.

POINT OF INTEREST

1. Del Amo Fashion Center
2. Wilson Park
3. Chen Art Gallery
4. Western Museum of Flight
5. Torrance Cultural Arts Center
6. Smog City Brewing
7. Torrance Antique Street Faire
8. Torrance Certified Farmers Market
9. Madrona Marsh
10. Yorkshire Square Brewery



REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

180 N. Riverview Dr, Suite 320, Anaheim Hills CA 92808

Direct: 951-269-3000 | Email: BashirTariq@msn.com

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

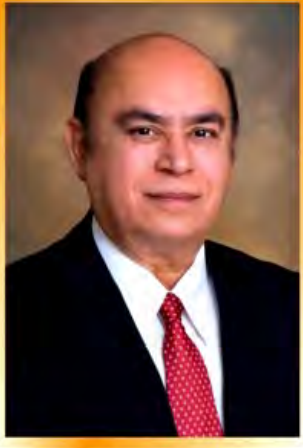
This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

KW Professional and any and all persons and entities associated and affiliated with KW Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing KW Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws

KW Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. KW Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



CalDRE #01851484

BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320
Anaheim Hills, CA 92808
Office: (714) 584-2788

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

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investment and Leases

- 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

KW Commercial: Southern CA Regional and Top Market Award Winner

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

