

EXPRESS Car Wash + 1.51 acres Property - Brawley CA



125 ft Tunnel
Remodeled 2021-2023
Major Highway



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BUSINESS DESCRIPTION AND HIGHLIGHTS

- EPRESS CAR WASH is located on a major Hwy, which originates from Indio and goes through Brawley, El Centro, Calexico to the border of Mexicali
- Walmart Super Center is only few minutes walk distance from the car wash. Express Car Wash is adjacent to Arco gas stations and Del Taco
- Express Car Lot is over 1.51 acres. Currently car wash has 24 Vacuum spaces being used. Room for additional 20+ vacuum spaces
- Room to add additional services and increase sales; Express Detail Services and Full Car Wash Services
- Brawley is located about 95 miles from Palm Springs, 130 miles from San Diego and 70 miles west of Yuma, Arizona
- Highway 86 traffic count is over 19,300 car per day and population of over 48,000 within 10 miles radius. In Brawley 99% of the population lives in households
- In Brawley 99% of the population lives in households. Major economic activity is agriculture, cattle and feed industry
- Brawley, El Centro are fastest growing areas in the Imperial County. San Diego State University campus is also located in Brawley



OFFERING SUMMARY

Price: \$5,990,000

Includes Business + Property and Improvements

Building Size: 3,750 SF

Lot Size: 65,776 SF 1.51 Acres

Year Built: 2009

Additional Notes

Vacuums: 24 spaces
Possible to add another 20+ vacuums

Tunnel: 125 Feet

Car Wash and Equipment remodeled in 2021-2022

This car wash is like SUPER EXPRESS CAR WASH, where you can add additional vacuums and offer Express Detail Services and Full Service Car Wash

iClean Express Car Wash 1160 S. Brawley Ave, Brawley CA 92227

**Walk distance to Walmart
Super Center**



**Room to add additional Vacuums
and Express Detail Services**





19,372 Cars Per Day

S. Brawley Ave - Hwy 86

Wilcat Dr

Walmart Super Center

Clean Express
Car Wash

some common driveways are shared



Room to add additional vacuums and express detail services



Great location - Major Highway

Remodeled in 2021 - 2022

DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$66,761	\$62,088	\$74,404
Median Household Income	\$51,468	\$45,674	\$62,655
< \$25,000	1,475	2,613	3,575
\$25,000 - 50,000	1,191	1,757	2,948
\$50,000 - 75,000	667	1,053	1,691
\$75,000 - 100,000	793	968	2,792
\$100,000 - 125,000	777	1,078	1,855
\$125,000 - 150,000	172	266	574
\$150,000 - 200,000	225	314	774
\$200,000+	111	139	527

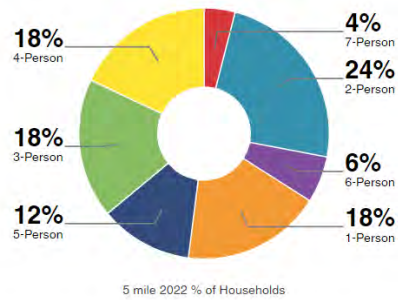
Population

	2 mile	5 mile	10 mile
2010 Population	16,462	25,777	43,299
2022 Population	17,034	26,794	48,681
2027 Population Projection	17,014	26,783	49,326
Annual Growth 2010-2022	0.30%	0.30%	1.00%
Annual Growth 2022-2027	0%	0%	0.30%
Median Age	32.8	31.4	31.8
Bachelor's Degree or Higher	14%	13%	16%
U.S. Armed Forces	0	0	10

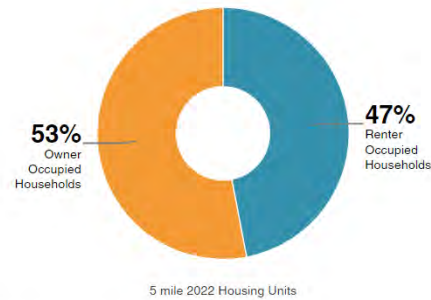
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
US Hwy 86	Wildcat Dr NE	19,372	2022
US Hwy 86	W Legion Rd NE	15,271	2022
86	-	19,527	2022
86	Cattle Call Dr SW	21,300	2016
S Brawley Ave	Cattle Call Dr SW	19,372	2022
Dogwood Rd	S Imperial Ave S	15,166	2022
S Brawley Ave	W Malan St SW	17,345	2022
86	W Malan St SW	19,600	2018
South Brawley Avenue	W Malan St SW	16,901	2020
West K Street	S Brawley Ave E	12,338	2020

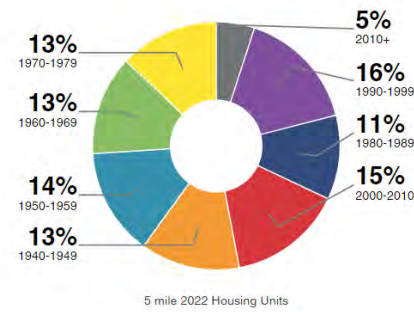
Household Size



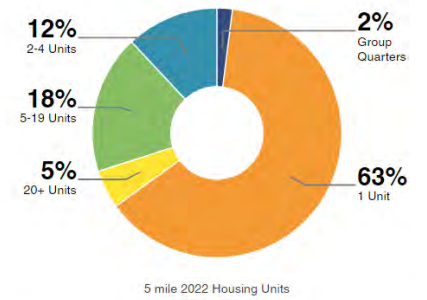
Housing Occupancy



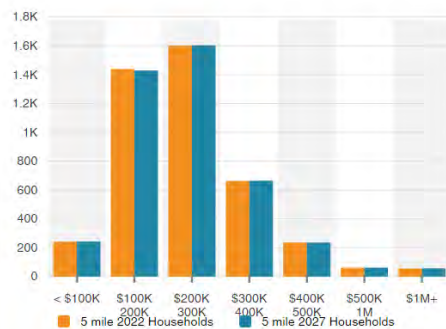
Homes By Year Built



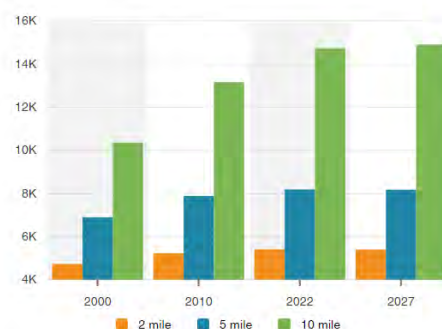
Housing Type



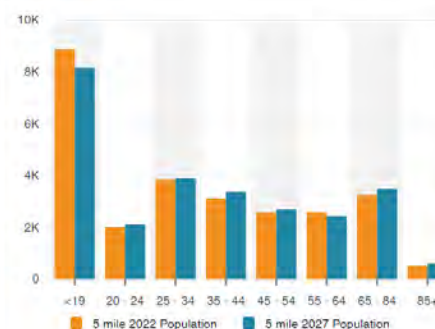
Home Values



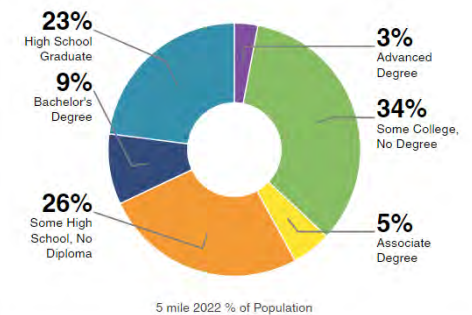
Households

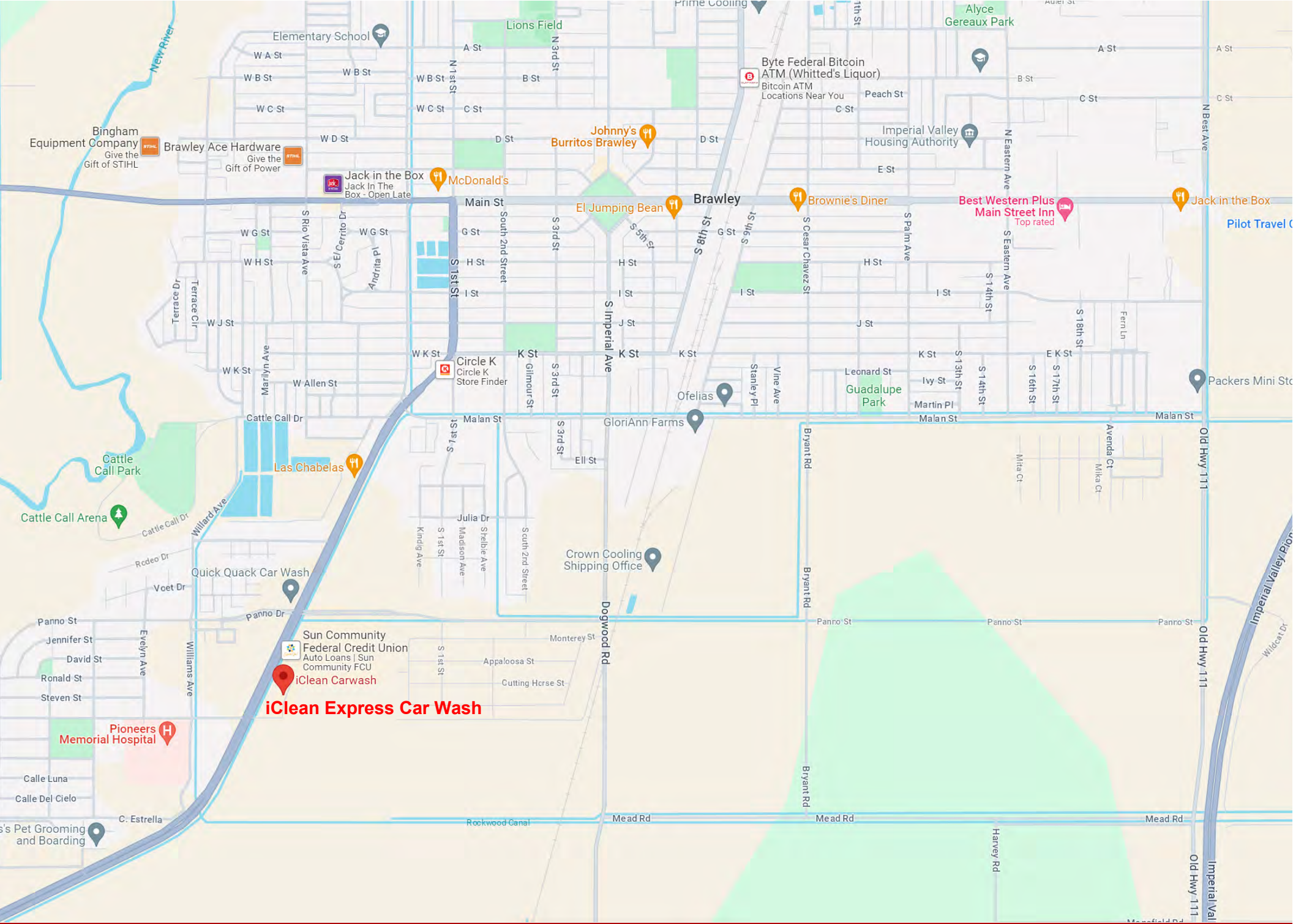


Population By Age



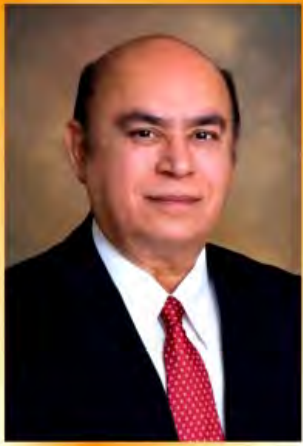
Educational Attainment





iClean Express Car Wash

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**AWARD
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