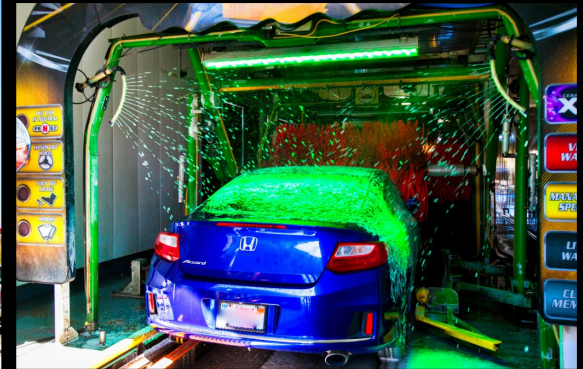




## CAR WASH - Low Rent - Great Corner Location

### 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 1.5 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



## CAR WASH - Low Rent - Great Corner Location

Price: \$2,990,000

Building Size: 3,750 SF

Lot Size: 65,776 SF 1.51 Acres

Year Built: 2009

Lease: 40 Years

Rent: \$13,500 per mo. NNN

### 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

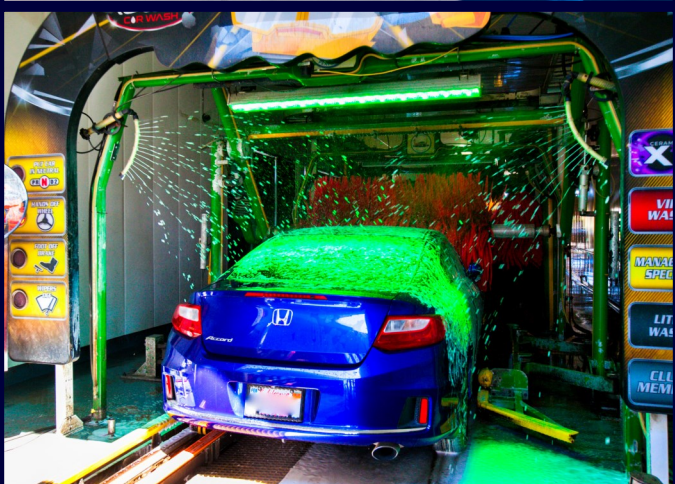
Wilcat Dr

Walmart Super Center

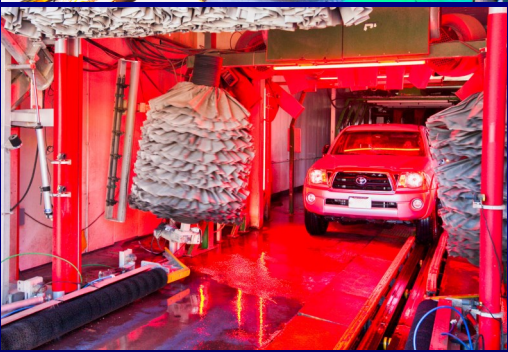
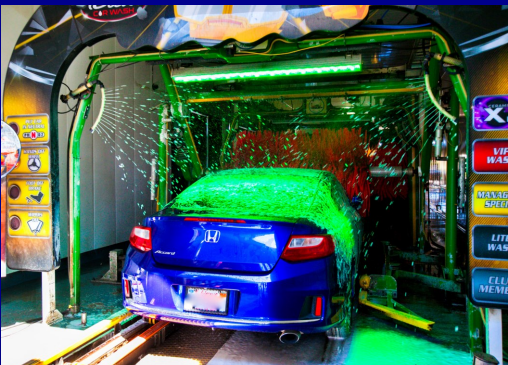
iClean Express  
Car Wash

some common driveways are shared with Arco and Del Taco





**Great Location, Major Hwy 86, near Walmart Super Center**



**Great Location, Major Hwy 86, near Walmart Super Center**

# 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

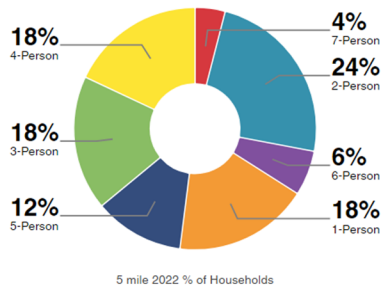
## Population

	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

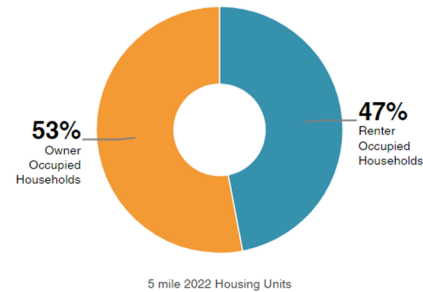
## Traffic

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

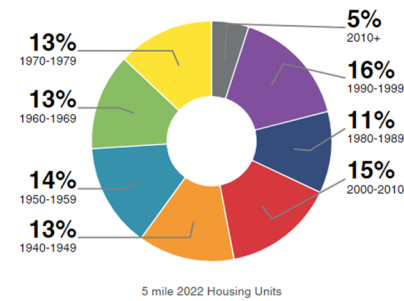
## Household Size



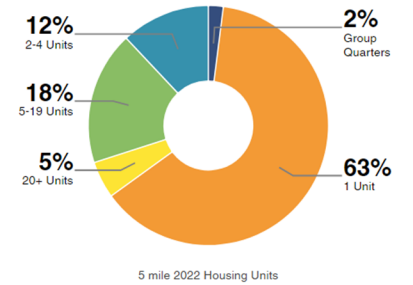
## Housing Occupancy



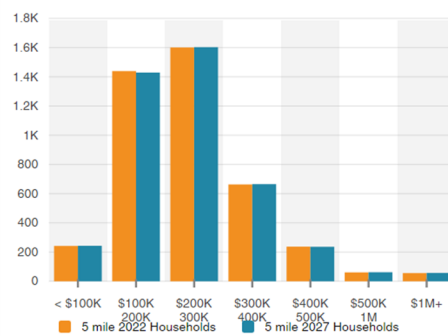
## Homes By Year Built



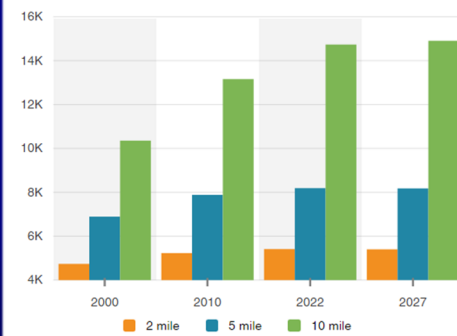
## Housing Type



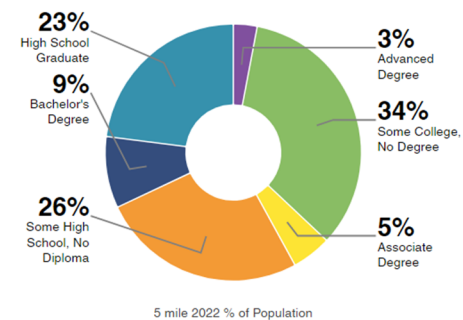
## Home Values



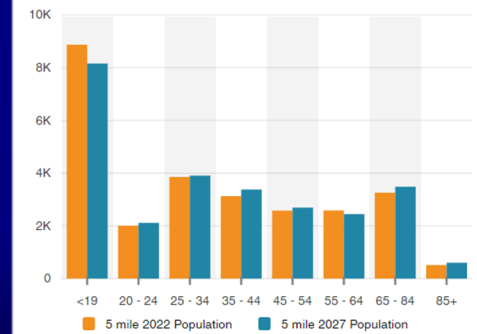
## Households



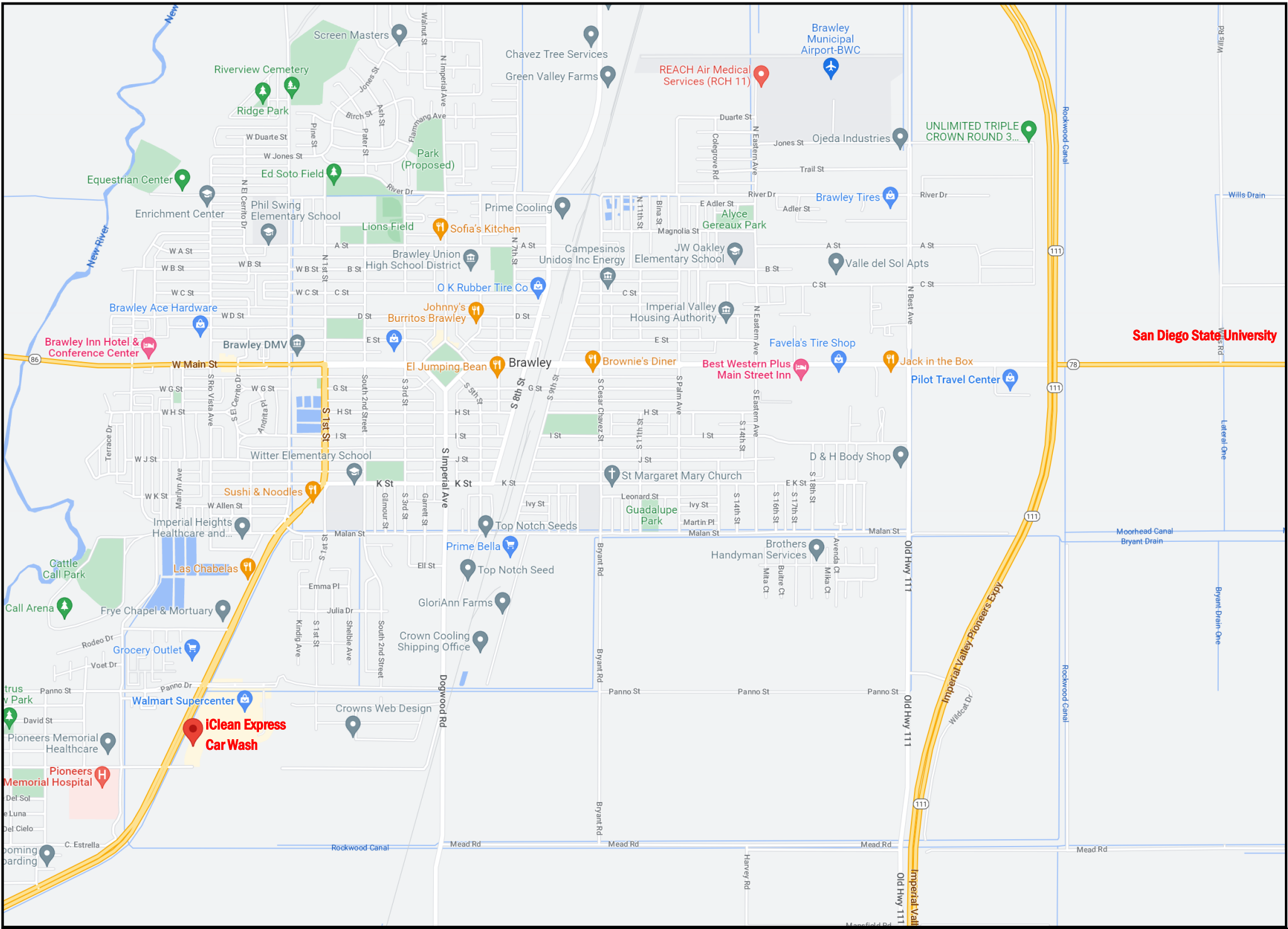
## Educational Attainment



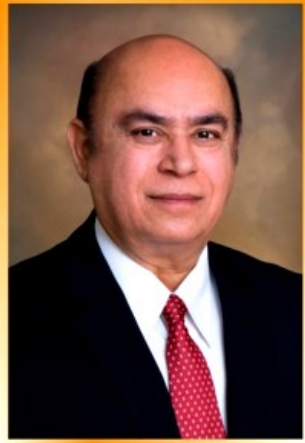
## Population By Age







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



# BASHIR TARIQ

## 951-269-3000

BashirTariq@msn.com

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