



EXPRESS CAR WASH * COIN-OP CAR WASH * IN-BAY AUTOMATIC CAR WASH * 3 Car Washes

BUSINESS DESCRIPTION AND HIGHLIGHTS

- **RARE, UNIQUE and Great Combination to own 3 TYPES OF CAR WASHES on the same lot, in one place, under same ownership**
 - 1 **EXPRESS CAR WASH**, with Belt Conveyor System. NEW Tunnel built in 2020 with NEW High End Motor City Equipment with Buff-N-Shine
 - 2 **COIN-OP CAR WASH**, 6 Wash Bays for customers who enjoys washing their own vehicles, motorhomes, recreational and large vehicles
 - 3 **IN-BAY AUTOMATIC CAR WASH**, Tunnel equipped with ISTOBAL Rollover, Touchless Equipment, for customers wants no equipment touching their vehicles
- Car Wash Annual Gross Sales are well over \$1.7 million with high profits, low labor cost less maintenance
- When it comes to washing, the owner smiles and say, bring any kind of vehicle you own, we will washed it for you
- Located on Major Hwy, minutes away from major shopping centers; Costco, Walmart Super Center, Target, Low's, Ross and many other retail stores and centers



EXPRESS CAR WASH * COIN-OP CAR WASH * IN-BAY AUTOMATIC

Price: \$3,990,000

Building Size: 1,840 SF

Lot Size: 32,670 SF

Lease: 40 Years

Rent: \$20,000 per mo. NNN

Vacuums: 20 spaces

Tunnel: 75 Feet, New Express Tunnel

New Tunnel added in 2020

6 Bays Coin-Op Car Wash built in 2009

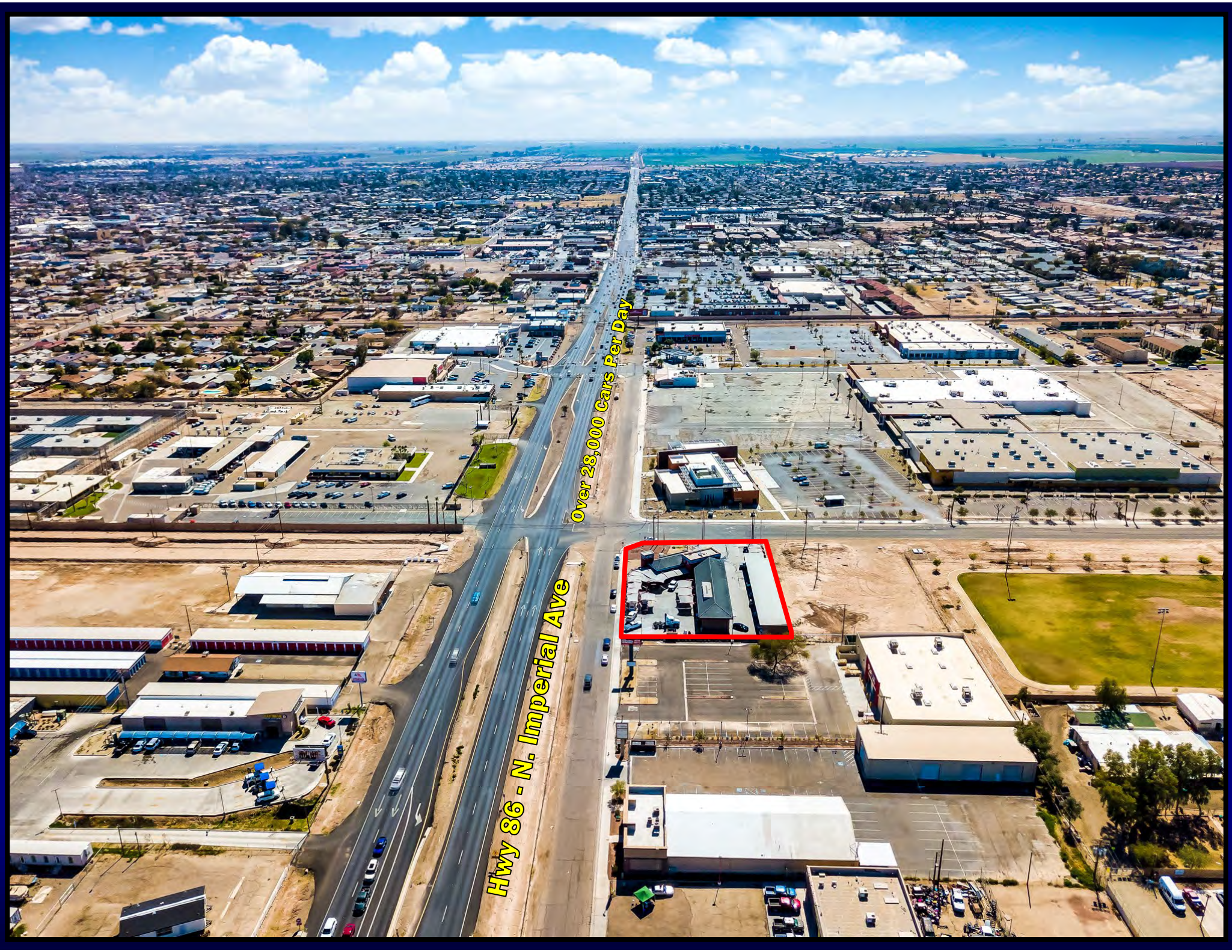
In-Bay Rollover Automatic

Express Tunnel with Belt Conveyor

Call for Detail

Bashir Tariq

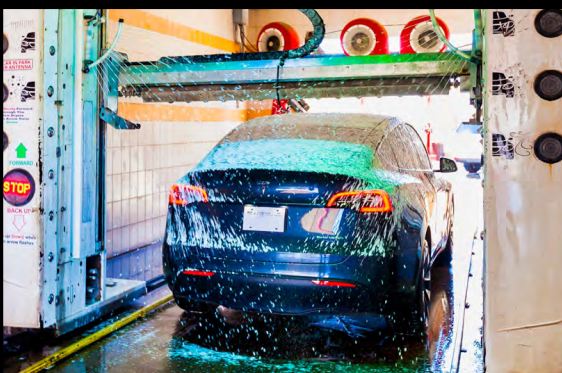
951-269-3000



Hwy 86 - N. Imperial Ave

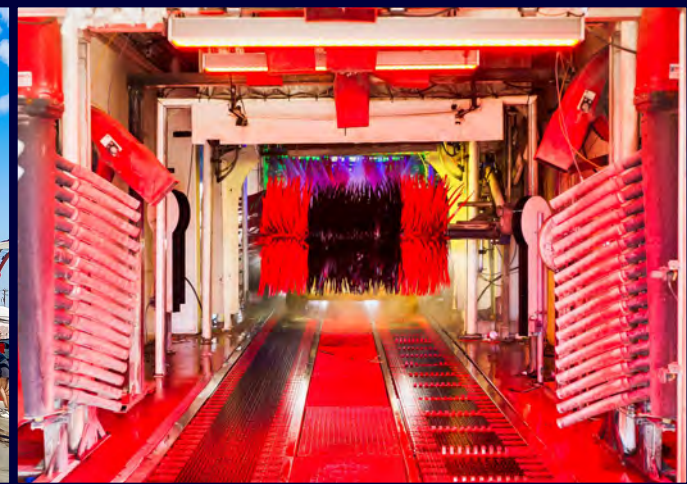
Over 28,000 Cars Per Day





El Centro is the largest City In the Imperial Valley. The modern City is home to retail, transportation, wholesale and agricultural Industries

El Centro is located 113 miles from San Diego, 20 miles from Mexicali. There are three major highways that serve El Centro. Interstate 8 connects San Diego to west, and Yuma Arizona to the east. State Route 86 and State Route 111. Imperial Valley College and Imperial County Airport is located around 10 minutes away. Major retail stores, Costco, Walmart Super Center, Target, Lowe's, and others are located minutes away from the iClean Car Wash



NEW EXPRESS TUNNEL AND NEW EQUIPMENT, installed around 2-1/2 years ago



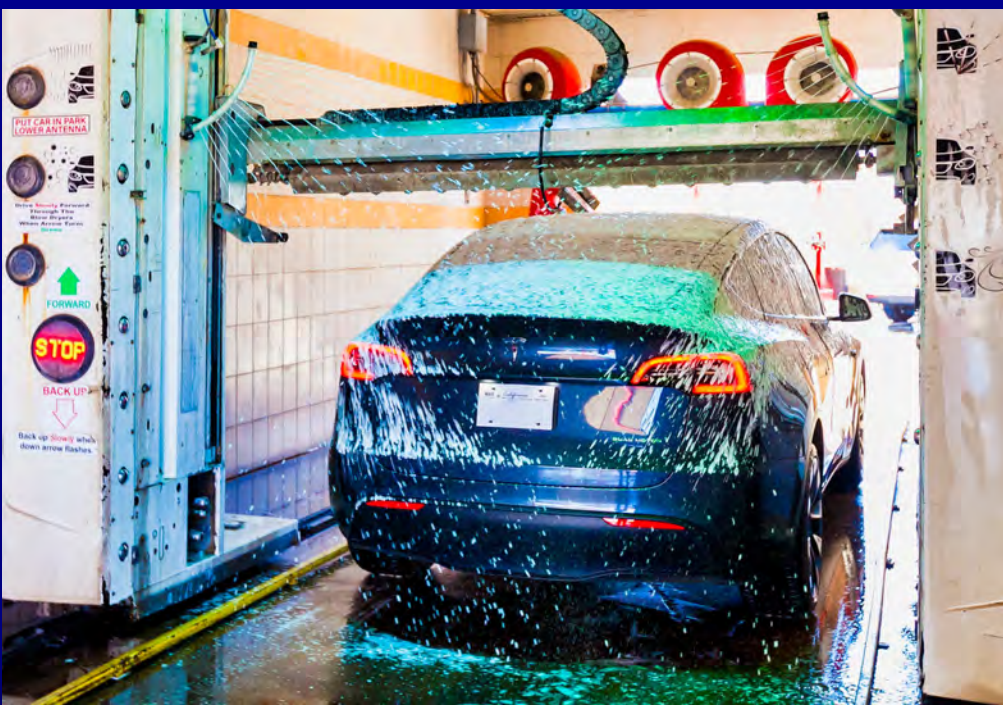
New Express Tunnel, Vacuums, Coin-Op Car Wash, Entrance to the Car Wash



EXPRESS CAR WASH - COIN-OP Car Wash - In-Bay Car Wash Exterior Views



COIN-OP CAR WASH VIEWS



IN-BAY AUTOMATIC CAR WASH VIEW

DEMOGRAPHICS - TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$68,373	\$75,434	\$72,973
Median Household Income	\$47,997	\$57,378	\$53,207
< \$25,000	3,714	5,133	7,816
\$25,000 - 50,000	3,164	4,639	7,159
\$50,000 - 75,000	1,873	2,883	4,240
\$75,000 - 100,000	1,826	3,468	4,458
\$100,000 - 125,000	1,098	2,148	2,950
\$125,000 - 150,000	313	729	1,144
\$150,000 - 200,000	635	1,257	1,960
\$200,000+	557	993	1,279

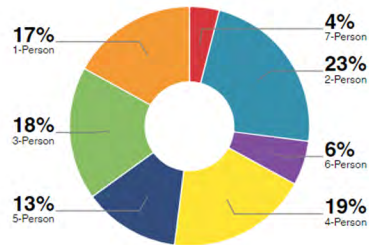
Population

	2 mile	5 mile	10 mile
2010 Population	39,211	64,987	101,930
2022 Population	42,571	70,322	107,223
2027 Population Projection	42,885	70,803	107,427
Annual Growth 2010-2022	0.70%	0.70%	0.40%
Annual Growth 2022-2027	0.10%	0.10%	0%
Median Age	32.9	32.6	32.5
Bachelor's Degree or Higher	16%	18%	17%
U.S. Armed Forces	33	103	327

Traffic

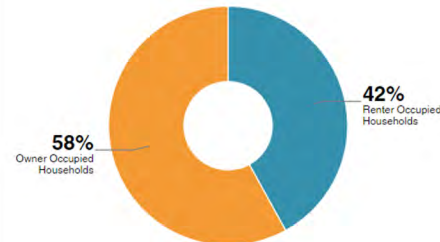
Collection Street	Cross Street	Traffic Volume	Count Year
N Imperial Ave	City St S	27,780	2022
86	City St S	28,000	2018
North Imperial Avenue	City St S	28,021	2020
86	-	26,900	2022
N Imperial Ave	Scott Ave S	28,276	2022
N Imperial Ave	Pico Rd S	27,483	2022
Scott Avenue	N Imperial Ave NE	27,518	2020
N Imperial Ave	W Lincoln Ave S	27,483	2022
N Imperial Ave	Woodward Ave S	28,209	2022
86	Woodward Ave S	28,000	

Household Size



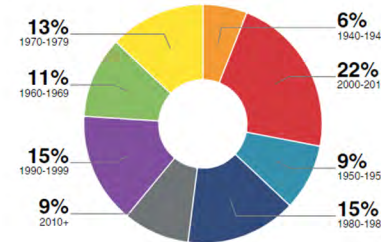
5 mile 2022 % of Households

Housing Occupancy



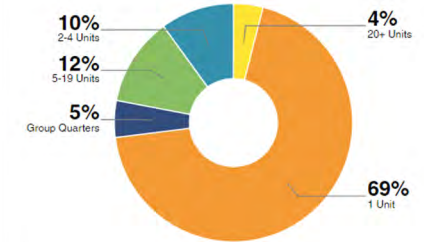
5 mile 2022 Housing Units

Homes By Year Built



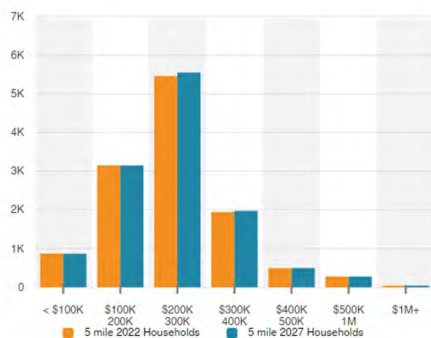
5 mile 2022 Housing Units

Housing Type

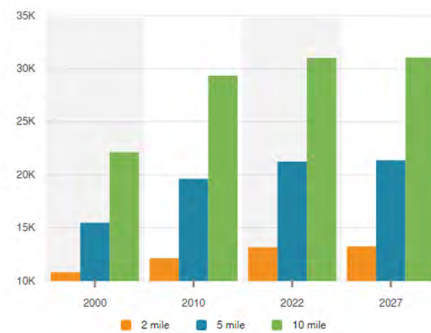


5 mile 2022 Housing Units

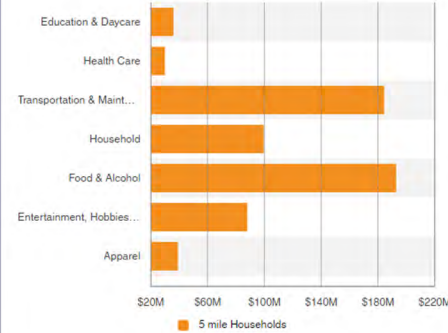
Home Values



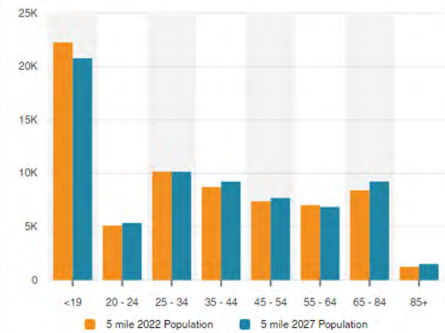
Households



Consumer Spending



Population By Age





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Award winning Business Sales Director - Award winning results * Closed 3 Car Wash escrows in less than 30 days *** Signed 5 Listings in 1 day**