



Car Wash - Oil Change - Window Tint - Smog Shop

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Elite Conveyor Belt System - Nothing touches the rims or the tires.
- Vehicle sits and rides on the conveyor without moving, while being washed
- Dually - Double tire vehicles washed online, inside tunnel as all other vehicles
- Completely remodeled inside-out and equipment few years back
- Separate Free Standing 3 Bay auto Repair Center
- Currently offering, Castrol Oil Change, Window Tint. Smog Shop opening soon

Express or Flex Car Wash conversion Possible - Lot Size 1.25 Acres





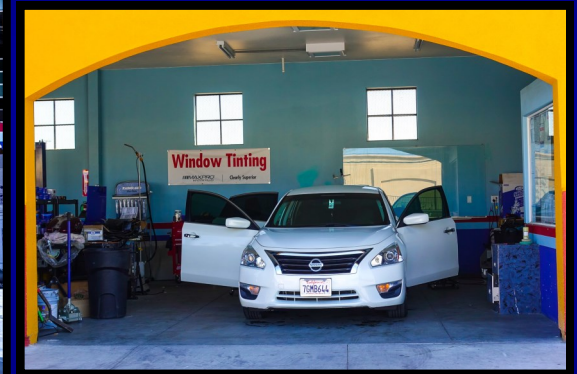
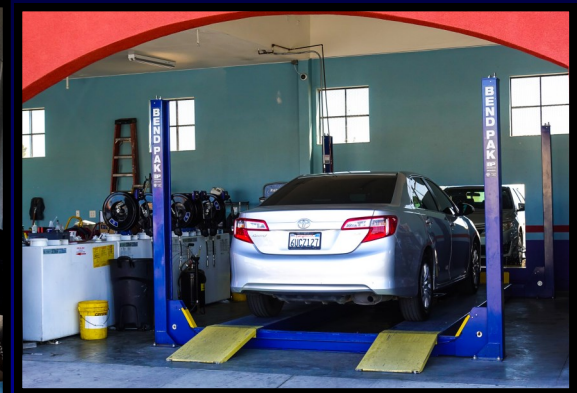
Inside Lobby - Executive Office - Upscale Kitchen

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Luxurious Lobby, waiting area, High Ceiling
- Free Coffee-Tea-Hot Chocolate for customers
- Free WIFI access for customers
- Hi End Office with leather chairs and new cabinets
- Modern Kitchen with Hi End Appliances
- 32 Cameras DVR, Surveillance System

Express or Flex Car Wash conversion Possible - Lot Size 1.25 Acres





Automotive Maintenance & Repair Center

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Freestanding Auto Repair Center with 3 large bays, bathroom, office
- Computerized Window tinting. All tint film cut to manufacturers specifications
- Castrol Oil Change - Bend pack extended Oil Lift
- Smog Shop coming soon
- Windshield Crack-Chip Repair Center
- Car Wash offers Hi-End Auto Polishing & Waxing for Motorhomes, Recreational Vehicles, Boats

Express or Flex Car Wash conversion Possible - Lot Size 1.25 Acres



Business Sale Information

BUSINESS and Real Estate

\$4,500,000

Near Major Intersection US Hwy 18 and Apple Valley Rd

Lot Size 1.25 Acres

Building Size GBA 5,664 SF

Built in 2007

Remodeled inside out 2017

Express or Flex Car Wash conversion possible

Call now for details: Bashir Tariq 951-269-3000



Rear View and Tunnel

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Most of the equipment is new few units rebuilt in early 2017
- Recent installation New 30hp Super Vacuum with multiple drops
- Hi pressure wheel pumps, LED lighting over wax and rinse
- Water recycling system. New Tunnel Signs installed in 2017
- LED Street Sign, LED Building and Parking lot lights
- Elite Conveyor Belt system, nothing touch the rim or tires. Vehicle rides on the conveyor without moving, while being washed

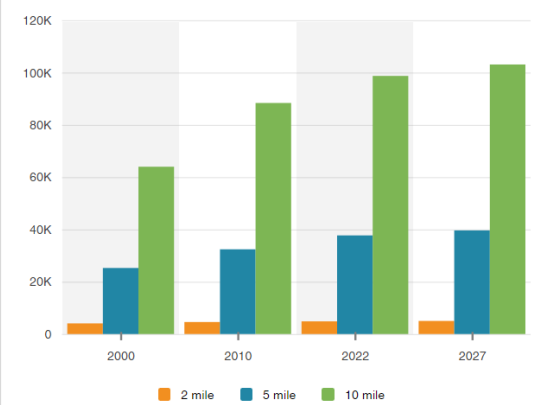
Express or Flex Car Wash conversion Possible - Lot Size 1.25 Acres



Population

	2 mile	5 mile	10 mile
2010 Population	13,547	100,019	290,196
2022 Population	14,445	115,655	322,054
2027 Population Projection	14,974	121,407	335,969
Annual Growth 2010-2022	0.6%	1.3%	0.9%
Annual Growth 2022-2027	0.7%	1.0%	0.9%
Median Age	36.5	34.4	33.7
Bachelor's Degree or Higher	17%	16%	13%
U.S. Armed Forces	14	104	235

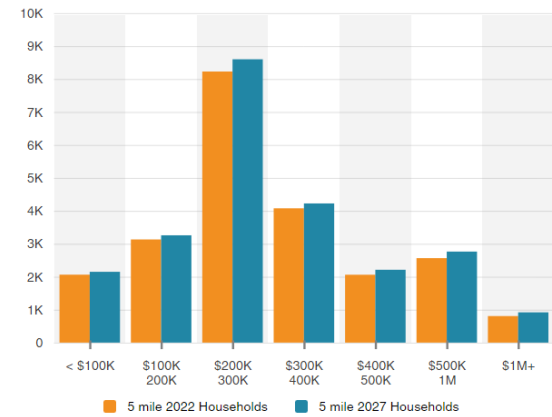
Households



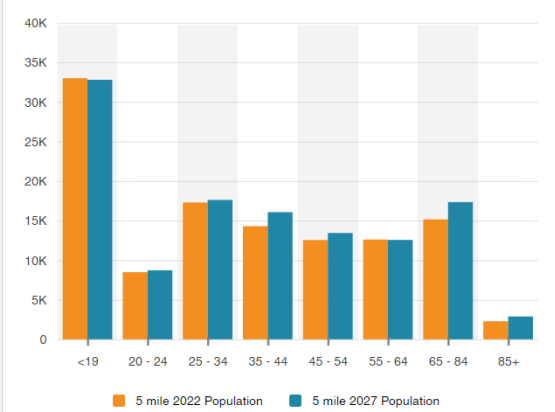
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Outer Hwy 18 S	Quantico Rd E	810	2022
Apple Valley Rd	Potomac Rd S	18,231	2022
Wika Rd	Quantico Rd E	2,063	2022
Happy Trails Hwy	Kasota Rd E	33,368	2022
Outer Hwy 18 S	Tuscola Rd E	1,852	2022
Happy Trails Highway	Apple Valley Rd N	46,997	2020
18	-	31,599	2022
Apple Valley Rd	Wika Rd S	12,737	2022
Outer Hwy 18 S	Kasota Rd E	1,989	2022
Apple Valley Rd	Tuscola Rd SE	18,245	2022

Home Values



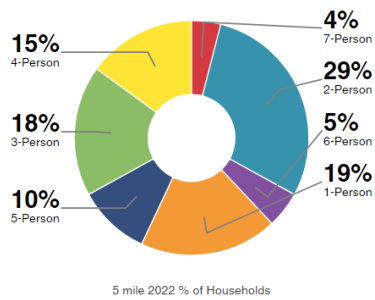
Population By Age



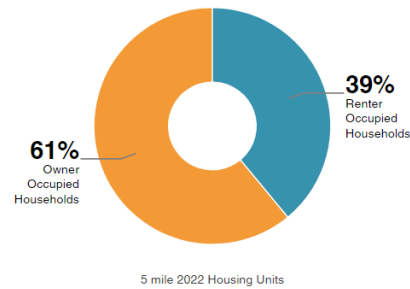
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$83,471	\$82,347	\$76,786
Median Household Income	\$55,477	\$60,833	\$60,123
< \$25,000	837	6,863	17,870
\$25,000 - 50,000	1,376	8,997	24,186
\$50,000 - 75,000	713	5,735	17,617
\$75,000 - 100,000	496	4,772	13,821
\$100,000 - 125,000	477	3,633	9,287
\$125,000 - 150,000	206	2,423	5,196
\$150,000 - 200,000	388	3,490	7,089
\$200,000+	346	1,801	3,643

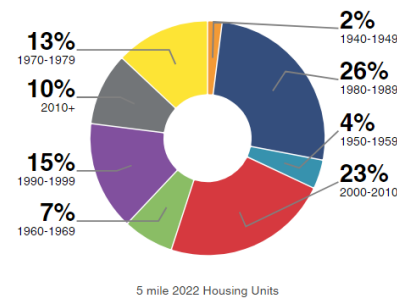
Household Size



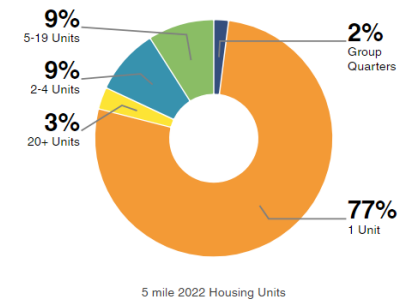
Housing Occupancy

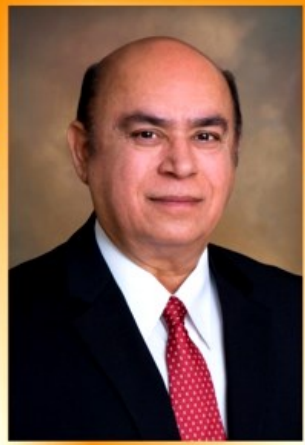


Homes By Year Built



Housing Type





CalDRE #01851484

BASHIR TARIQ

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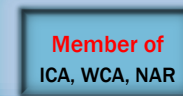
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