

Full Service Automated Car Wash

Jurupa Valley - Riverside



Seller Financing Available with 30% down

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21 COMMERCIAL

OFFERING SUMMARY

Location

Opal Car Wash

3898 Opal St
Jurupa Valley CA 92509

Offering Summary

Price **\$3,350,000**

Building Size 4,705 SF

Lot Size 27,878 SF

Year Built 1992

Seller Financing Available

\$750,000

Cash down payment
Seller financing available



EXECUTIVE SUMMARY

GREAT LOCATION, GROWING AREA, SEMI ABSENTEE OWNERSHIP, ROOM TO ADD TINT SHOP OR SMOG CHECK

• Executive Summary

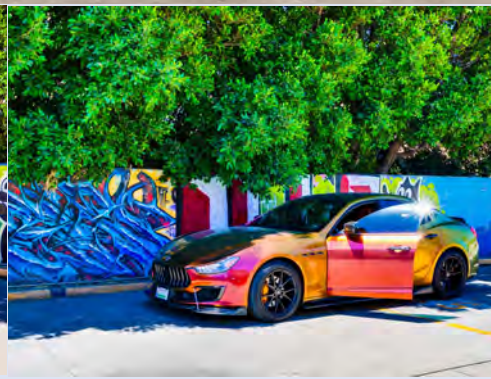
Opal Car Wash presents a rare opportunity to acquire an established car wash operation in the growing and high-demand market of **Jurupa Valley**, located within Riverside County, California. Positioned in a densely populated trade area with strong commuter traffic, the property benefits from excellent visibility, convenient ingress/egress, and proximity to major residential communities and retail corridors.

This offering provides an investor or owner-operator the opportunity to capitalize on:

- Strong population growth in the Riverside County
 - High daily traffic counts on Opal St and Mission Blvd
 - Recurring revenue from wash packages and auto detailing
 - Upside through improved management and marketing
 - Potential to add or expand profit centers, window tinting, smog check, premium auto detailing
- ### • Facility & Equipment
- Car Wash is equipped with fully automated Pico Equipment
 - Seller has added a large canopy to allow vehicles to dry under shaded conditions, along with numerous additional capital improvements to the property.
- ### • Location Overview
- Jurupa Valley is one of Riverside County's fastest-growing communities, strategically located between Riverside, Eastvale, and Mira Loma.
 - The area benefits from: Strong residential expansion. Proximity to major logistics and industrial employers
 - Access to I-15, SR-60, and SR-91 corridors. High commuter traffic patterns
 - The Inland Empire continues to experience sustained population and housing growth, supporting long-term demand for automotive services including



INTERIOR VIEWS



INTERIOR - EXTERIOR VIEWS



TUNNEL VIEWS



TUNNEL VIEWS



Auto Detail or Window Tint

Possible Smog Check

AERIAL OVERVIEW



Mission Blvd

Opal St

AERIAL OVERVIEW



Mission Blvd

Opal St

AERIAL OVERVIEW



DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	71,410	258,213	1,052,345
Median Age	34.4	34	34
Bachelors' Degree Higher Education	16%	15%	20%
INCOME			
Average House Income	\$101,279	\$92,634	\$102,084
HOUSING			
Median Home Value	\$454,344	\$435,365	\$468,526
Median Home Year Built	1977	1974	1982
HOUSEHOLDS			
2024 Households	19,845	74,080	297,220
Average Household Size	3.5	3.4	3.4
Average Household Vehicles	3	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	58%		
Renter Occupied Households	42%		
DAYTIME EMPLOYMENT			
Employees	17,797	121,195	396,043
Businesses	1,763	13,963	45,738
TRAFFIC			
Mission Blvd and Opal St SE	17,540	2025	
Mission Blvd and Pacific Ave NW	15,236	2018	
Mission Blvd and Canal St NW	13,925	2018	



258,213

POPULATION 5 mile



\$92,634

INCOME 5 mile



\$435,365

HOME VALUE 5 mile



17,540

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

JURUPA VALLEY

Jurupa Valley (Serrano: *Hurumpa*) is a city in the northwest corner of Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The Rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838. The name is derived from a Native American village that existed in the area prior to the arrival of Europeans.

On March 8, 2011, voters approved a ballot measure, Measure A, to incorporate and form the city of *Jurupa Valley*. The effective date of incorporation was July 1, 2011. Residents of the area had previously voted on incorporation in 1992, but rejected that measure, along with a competing ballot measure that would have incorporated Mira Loma. Jurupa Valley was the latest city in the state of California to incorporate until 2024 when Mountain House incorporated in San Joaquin County.

The city of Jurupa Valley covers approximately 43.5 square miles (113 km²), and had a population of 105,053 as of the 2020 census. It is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington and Colton in neighboring San Bernardino County.

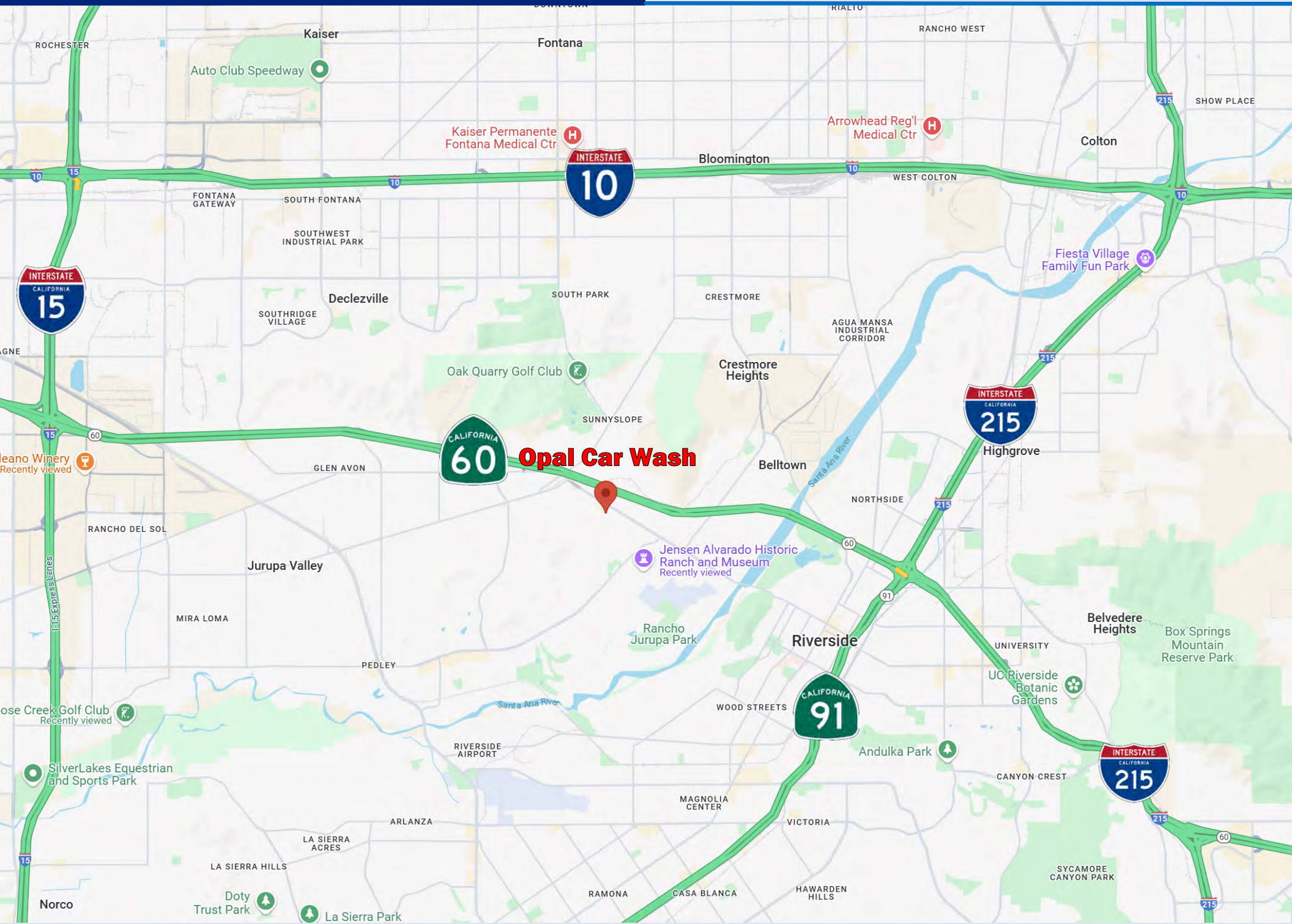
CULTRURAL, SPORTS & RECREATION

- Notable sites include:
- Galleano Winery
 - The Cove Waterpark
 - Jensen Alvarado Ranch
 - Jurupa Mountains Discovery Center
 - Rancho Jurupa Regional Park
- Golf facilities:
- Goose Creek Golf Club
 - Oak Quarry Golf Club
 - Indian Hills Country Club
 - Jurupa Hills Country Club

THINGS TO SEE & DO IN THE CITY AND VACINITY



REGINAL MAP



Confidentiality & Disclaimer

Presented By:



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

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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*

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

