

CAR WASH with Multi-Profit Centers 1.28 Acres—Major Hwy



Bashir Tariq 951-269-3000

BashirTariq@msn.com
DRE# 01851484



OFFERING SUMMARY

Location

Apple Valley Auto Spa

20570 Bear Valley Rd
Apple Valley CA 92308

Offering Summary

Price	\$2,690,000
Building Size	5,827 SF
Lot Size	55,800 SF 1.28 Acres
Year Built	2007
Vacuums	2 Bays Drive Thru Oil Change 2 Bays Auto Detail - Center

Multi Profit Center

100% Hand Car Wash
2 Bays Drive Thru Oil & Lube Center
2 Bays Auto Detail Center
Additional revenue possibilities: Window Tinting, Smog Check Station, Gourmet Coffee, Juice and Snack Bar Upstairs Office

Prime location for Flex combination:
Full Service and Express Car Wash



INVESTMENT HIGHLIGHTS

PRIME LOCATION, BEAR VALLEY RD, APPLE VALLEY - CA

- Car Wash located on major Highway, built in 2007 and remodeled in 2024
- Offers multiple profit centers with many other possibilities
- Ideal location for Flex Car Wash: Offer Full Service Car Wash and an Express Car Wash
- Currently operating as Full Service Hand Car Wash, 2 Bays Auto Detail Center and 2 Bays Oil & Lube Center. Upstairs an executive office suite
- Additional revenue possibilities: Window Tinting, Smog Check Station, gourmet coffee, juice and snack bar
- Customers value the premium Hand Wash experience, where vehicles are carefully washed by hand using soft washing mitts
- Located on Bear Valley Rd with over 33,000 vehicles daily traffic
- Population of over 107,000 within 5 miles radius



EXTERIOR VIEWS



AERIAL OVERVIEW



INTERIO AND UPSTAIRS OFFICE VIEWS



EXTERIOR - TUNNEL AND ADDITIONAL VIEWS



OIL CHANGE VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	47,272	107,575	313,067
Median Age	39.8	37.1	34.5
Bachelors' Degree Higher Education	18%	17%	13%
INCOME			
Average House Income	\$86,312	\$88,189	\$82,883
HOUSING			
Median Home Value	\$364,269	\$361,954	\$337,619
Median Home Year Built	1987	1986	1988
HOUSEHOLDS			
2024 Households	16,540	35,941	96,311
Average Household Size	2.8	2.9	3.2
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	69%		
Renter Occupied Households	31%		
TRAFFIC			
Bear valley Cutoff and De Varian Ln E	33,483	2025	
Bear valley Cutoff and Tesuque Rd W	32,123	2025	
DAYTIME EMPLOYMENT			
Employees	7,519	23,849	67,051
Businesses	1,047	3,356	9,389

SNAPSHOT



107,575

POPULATION 5 mile



\$88,189

INCOME 5 mile



\$361,954

HOME VALUE 5 mile



33,483

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

APPLE VALLEY, CA

Apple Valley is located at the southern edge of the Mojave Desert. It is bordered by the cities of Victorville on the west and Hesperia on the southwest sides, with the unincorporated community of Lucerne Valley a distance to the east and the city of Barstow about 30 miles (48 km) to the north. Apple Valley, along with Victorville, Hesperia, Adelanto, and immediate surrounding areas, are commonly known as the Victor Valley. The primary thoroughfare through Apple Valley is State Route 18, which was given the moniker "Happy Trails Highway" within Apple Valley town limits, after the theme song of Roy Rogers and Dale Evans, who once resided on Outer Highway 18. The commercial area is split currently between State Route 18 and Bear Valley Road (the two roads are near parallel until they intersect in the east, outside of town). The Mojave River that borders the west side of Apple Valley flows south-to-north. The town is bounded on its southern edge by the foothills of the San Bernardino Mountains.

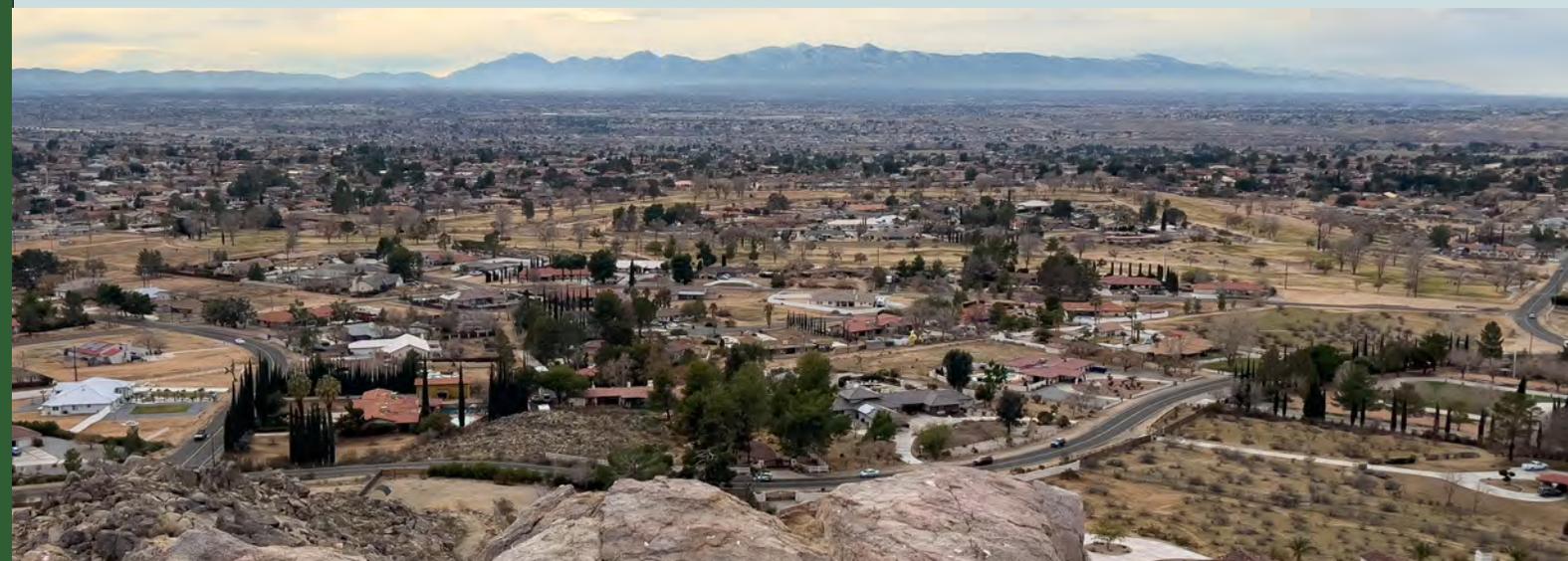
According to the United States Census Bureau, the town has a total area of 73.5 square miles (190 km²), of which 73.2 square miles (190 km²) are land and 0.3 square miles (0.78 km²), or 0.45%, is covered by water.

The elevation of Apple Valley is about 2,900 ft (880 m) above sea level.

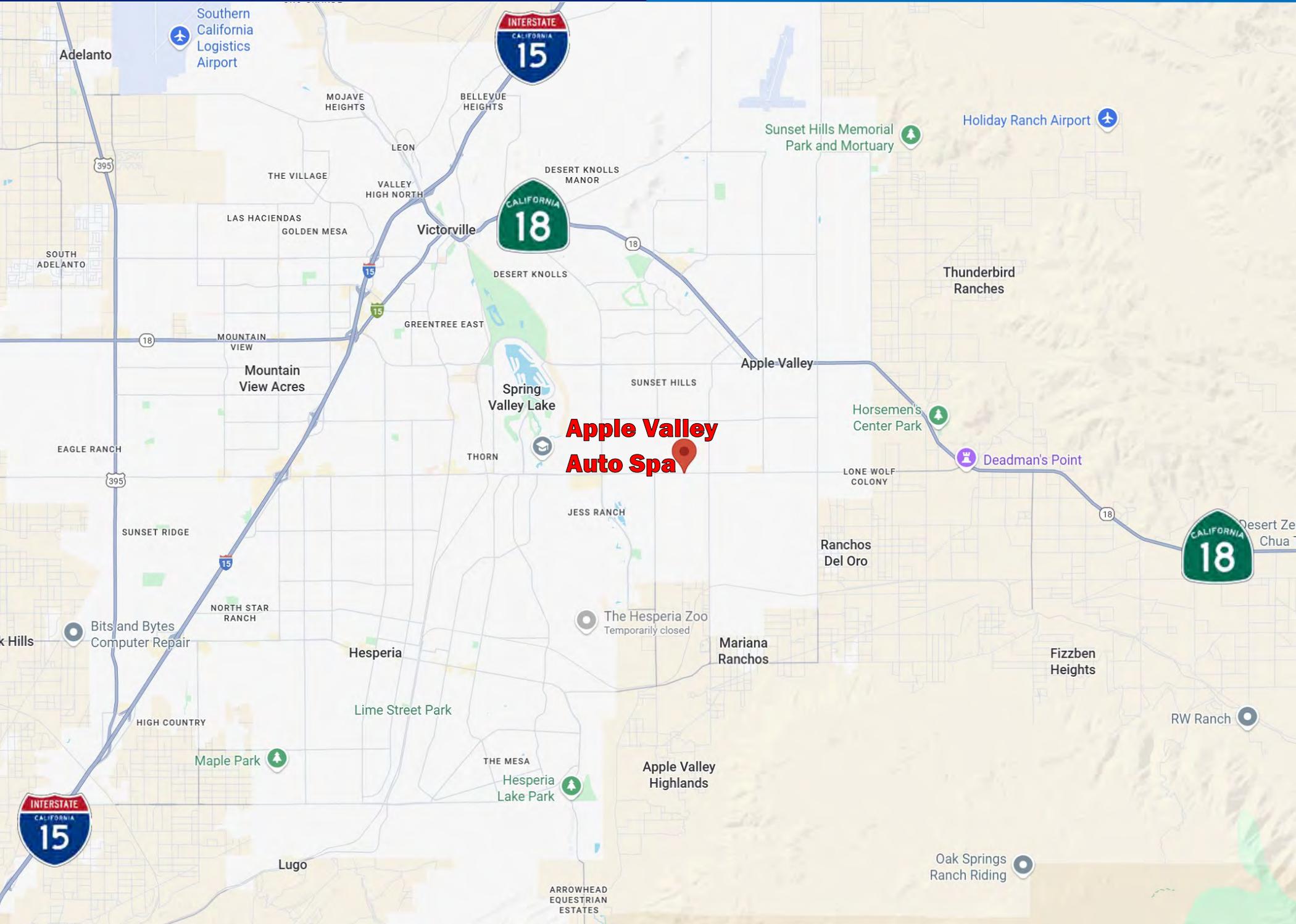
Apple Valley is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 49 miles (79 km) north of San Bernardino through the Cajon Pass. It was incorporated on November 14, 1988, and is one of the 22 incorporated municipalities in California that use "town" in their names instead of "city".

The Apple Valley name was officially recognized when a post office was established in 1949. Apple Valley was home to Roy Rogers and Dale Evans, whose museum was first established in Apple Valley (in 1967) before the museum was relocated to Victorville in 1976. In 2003, the museum moved again, to Branson, Missouri. The move was made in hopes of reaching more fans; however, the museum closed for financial reasons on December 12, 2009.

THINGS TO SEE & DO IN APPLE VALLEY AND VICINITY



REGIONAL MAP



**Apple Valley
Auto Spa**

Confidentiality & Disclaimer

Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

4010 Barranca Pkwy, Suite 100, Irvine CA 92604

Direct: 951-269-3000 | Email: BashirTariq@msn.com

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

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

KW Professional and any and all persons and entities associated and affiliated with KW Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing KW Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws

KW Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. KW Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



BASHIR TARIQ
951-269-3000

BashirTariq@msn.com

Director Business Sales and
 Commercial Real Estate



4010 Barranca Parkway
 Suite 100
 Irvine, CA 92604

CalDRE# 01851484

KW Commercial Director Business Sales and Commercial Real Estate



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

BUY - SELL - LEASE - INVEST

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investments and Leases

- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW Commercial: Southern CA Regional and Top Market Award Winner 2023-2024

Keller Williams: THE MILLION DOLLAR CLUB AWARD WINNER

