

CAR WASH + 3 Automotive Bays

Near Major Intersection - Apple Valley

30 years Lease

\$12,000 per mo. NNN 1.25 acres



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DRE# 01851484



OFFERING SUMMARY

Location

Apple Valley Car Wash

18080 Quantico Rd
Apple Valley CA 92307

Offering Summary

Lease **\$12,000** per mo. **NNN**

Building Size 3,984 SF
Lot Size 54,450 SF 1.25 acres
Year Built 2007

Lease Term

Lease Term 30 year
Rent \$12,000 per mo. NNN
Property Taxes \$565 per mo. approximately
Lease Deposit 1 Year equivalent

- This is Lease, NO financials available
- Car Wash and Automotive Center is currently operating
- You can visit as a customer, do not speak to any workers or management about the lease opportunity

Car Wash + 3 Bays Automotive Center

Built in 2007, completely remodeled in late 2016



INVESTMENT HIGHLIGHTS

CAR WASH + 3 BAYS AUTOMOTIVE CENTER

Property Features and Lease Term

- **30-years lease** \$12,000 per mo. NNN - **\$200,000 lease deposit**
- **NO** - bank financing, **NO** - loans, or loan fees, **NO** - lengthy approval process
- Simply provide the required lease deposit, satisfy the Lessor's qualification requirements, execute the lease, and take over operations
- The lease deposit may be credited toward the purchase price as a down payment if the Lessor and Lessee mutually agree in the future on the purchase price and terms
- **Express Car Wash or Flex Car Wash operation possible**
- A **Flex Car Wash** combines the efficiency of an Express Car Wash with the ability to provide Full-Service Car Wash and Automotive Detailing Services, offering multiple revenue streams and greater operational flexibility. *Consult professional advisors for feasibility, conversion and permitting requirements*
- The **Car Wash and Automotive Center** is currently operating and open for business
- The Car Wash is equipped with an **Elite conveyor belt system** designed to help reduce the risk of damage to wheels, rims, and tires
- Car Wash is currently operating as a **100% hand car wash** with an **automotive detailing center**, providing an opportunity for a new operator to continue the existing business model or explore alternative Express or Flex Car Wash operational concepts, subject to Lessor consent and all required approvals and permit
- **Prospective tenants** are welcome to visit the property as a customer to observe the operation, customer traffic, location, and overall facility
- **Do Not: approach, question, or discuss this lease opportunity with any employees or management.** All inquiries, requests for information, property tours, and negotiations must be directed exclusively through the Listing Broker
- Lessee may personally operate the Car Wash and sublease Automotive Center, with Lessor's prior written consent
- **Three-bays Automotive Center currently includes:** Operating Oil Change, Window Tint currently subleased, Smog Shop space available for owner operation or sublease
- Car Wash and three-bay Automotive Center originally built in **2007** and **completely remodeled in late 2016**
- **Thank you for your cooperation and professionalism while visiting the car wash**



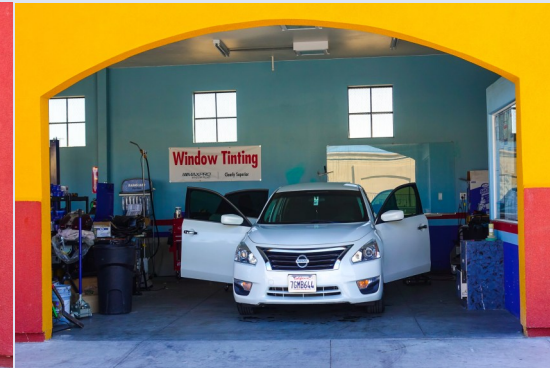
AERIAL OVERVIEW



AERIAL OVERVIEW



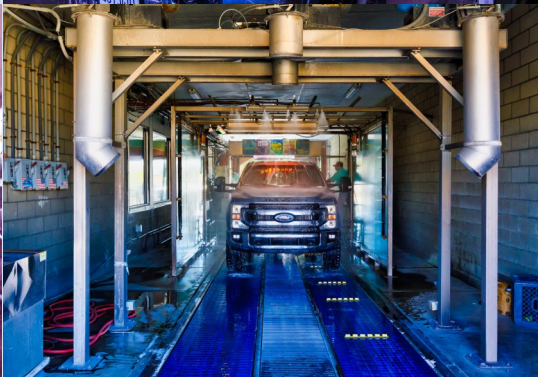
EXTERIOR VIEWS



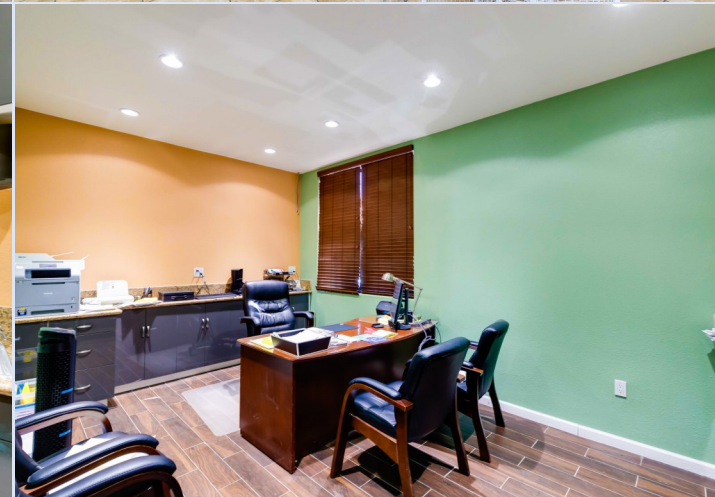
EXTERIOR VIEWS



EXTERIOR VIEWS



TUNNEL VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	37,058	118,629	337,687
	Median Age	34.9	34.7	34.7
	Bachelors' Degree Higher Education	14%	16%	13%
INCOME				
	Average House Income	\$85,984	\$95,845	\$93,128
HOUSING				
	Median Home Value	\$434,634	\$418,997	\$396,652
	Median Home Year Built	1983	1988	1990
HOUSEHOLDS				
	2025 Households	12,124	39,358	104,686
	Average Household Size	3.1	3.1	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	59%		
	Renter Occupied Households	41%		
DAYTIME EMPLOYMENT				
	Employees	12,310	35,896	70,231
	Businesses	2,071	5,263	9,695
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	Happy Trails Hwy	Kasota Rd E	34,345	2025
	Happy Trails Hwy	D St W	45,054	2025
	Apple Valley Rd	Potomac Rd S	18,211	2025
	Happy Trails Hwy	Muni Rd SW	45,070	2025

SNAPSHOT



118,629

POPULATION 5 mile



\$95,845

INCOME 5 mile



\$418.997

HOME VALUE 5 mile



34,345

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.

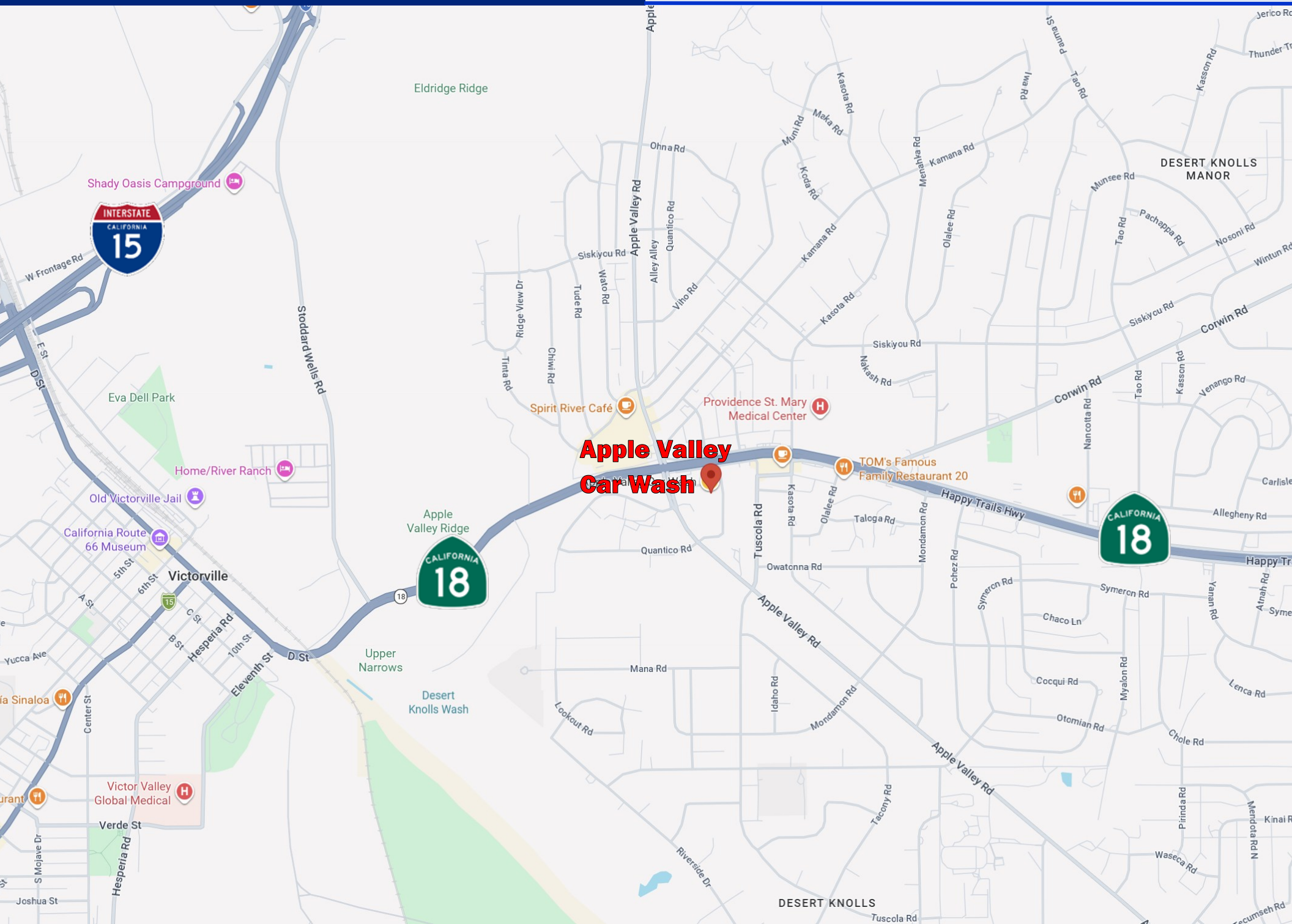
Apple Valley is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 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 THE CITY AND VACINITY



REGIONAL MAP



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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