



EXPRESS CAR WASH - Hi Traffic Signalized Corner - Absentee Ownership - Great potential

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Hi Visibility, Hi-Traffic Signalized Hard Corner Lot
- Adjacent to community strip shopping center with multiple tenants
- Absentee ownership, great potential to increase business
- Possible to offer Full-Service Car Wash or continue to keep an Express Car Wash
- Rental Income - Smog Shop currently leased for \$3,280 per month
- Long term lease with around 27 years remaining
- Sixteen vacuums, 2 drive in lanes



EXPRESS CAR WASH - Signalized Great Corner Location

BUSINESS Selling Price \$1,950,000

Lot Size: 23,000 SF

Lease: \$ 5,800 NNN

Building Size: 4,000

27 years lease remaining

Smog Shop rental income \$3,280

Absentee ownership, Great Potential









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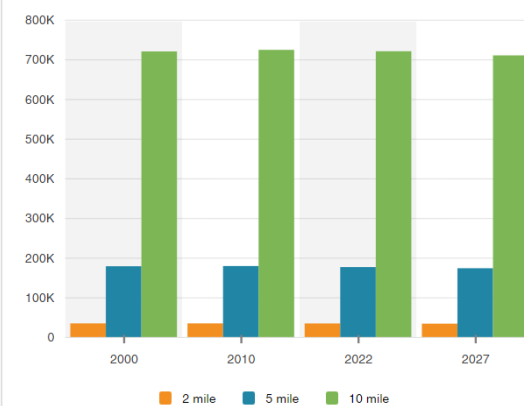


EXPRESS CAR WASH - Hi Traffic Signalized Corner - Absentee Ownership - Great potential

Population

	2 mile	5 mile	10 mile
2010 Population	111,674	565,646	2,359,485
2022 Population	111,164	559,455	2,353,847
2027 Population Projection	109,570	550,826	2,321,221
Annual Growth 2010-2022	0%	-0.1%	0%
Annual Growth 2022-2027	-0.3%	-0.3%	-0.3%
Median Age	40	39.4	37.5
Bachelor's Degree or Higher	36%	31%	25%
U.S. Armed Forces	57	500	1,340

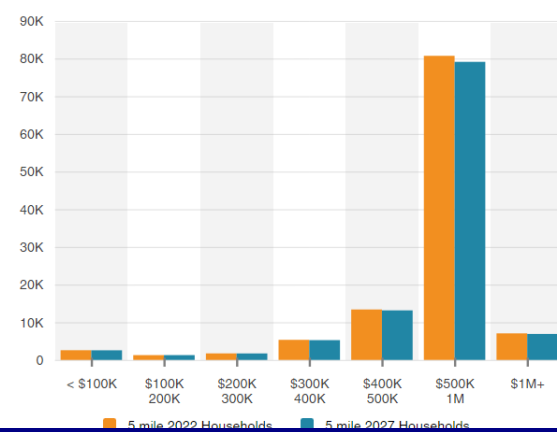
Households



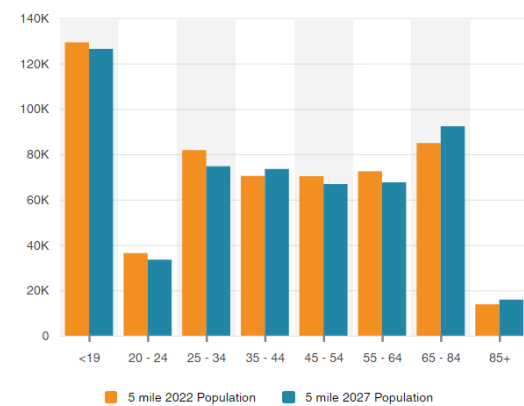
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Bloomfield Ave	Gradwell St N	15,720	2022
Claretta Ave	E Centralia St S	1,087	2022
Centralia St	Claretta Ave E	13,263	2017
Centralia St	Claretta Ave E	3,175	2022
Bloomfield Ave	206th St N	18,022	2022
Hawaiian Ave	207th St S	1,462	2022
Claretta Ave	Gradwell St S	2,809	2022
207th St	Cortner Ave W	2,692	2022
Crescent Ave	Gay St E	12,698	2022
Bloomfield Ave	215th St N	16,073	2022

Home Values



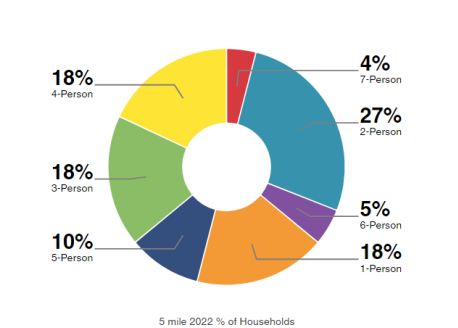
Population By Age



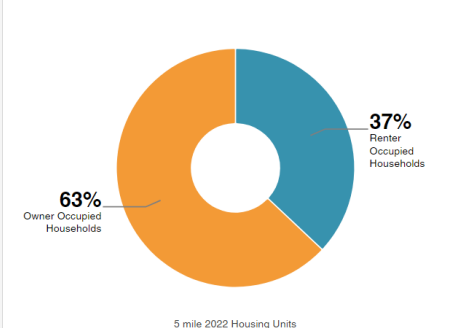
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$119,064	\$111,262	\$98,356
Median Household Income	\$96,064	\$89,042	\$76,673
< \$25,000	3,688	20,726	103,849
\$25,000 - 50,000	4,430	26,191	127,126
\$50,000 - 75,000	5,042	27,438	122,580
\$75,000 - 100,000	4,647	24,511	99,305
\$100,000 - 125,000	4,328	21,221	84,410
\$125,000 - 150,000	3,184	15,364	52,422
\$150,000 - 200,000	4,034	19,870	66,110
\$200,000+	4,798	20,925	64,597

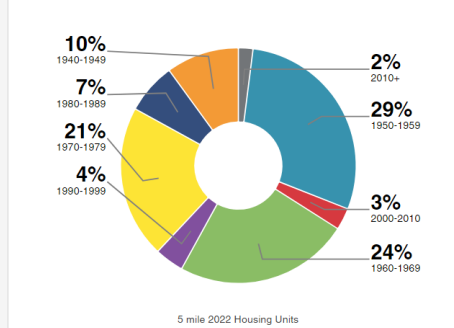
Household Size



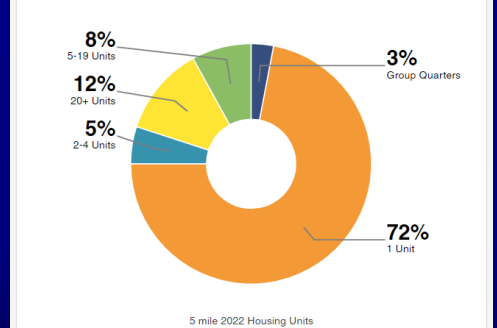
Housing Occupancy



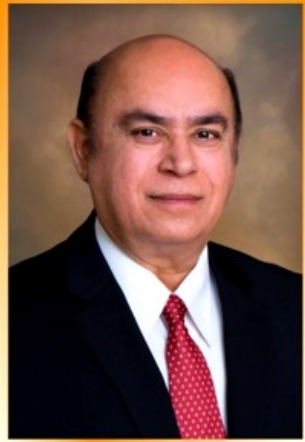
Homes By Year Built



Housing Type



Information gathered from several different sources. For accuracy you are advised to check with your own resources



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Washes in the Car Wash Industry*

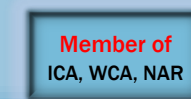
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