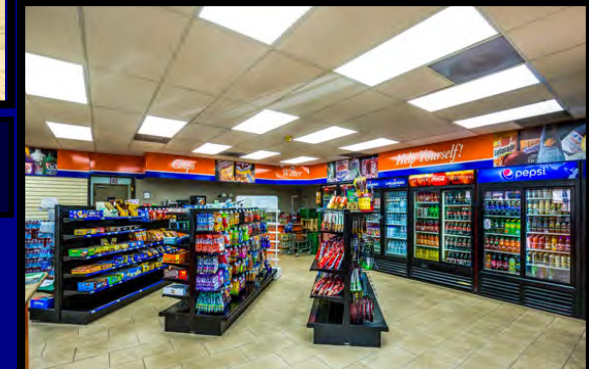




HIGH Performing CAR WASH + GAS STATION + C-Store + 6 Bays Automotive Center

BUSINESS DESCRIPTION AND HIGHLIGHTS

- High performing - High Volume - High Profits * Car Wash with monthly sales around \$200,000 + plus Gasoline Sales, C-Store and Rental income
- This is Truly One Stop convenience center for customers. Densely populated area with over 1 million population within 10 miles radius
- Well known, Well established Car Wash situated on 57,000 SF Land and over 10,000 SF Building Real Estate Available
- Gas Station upgraded with 6 new Pumps, electrical wiring, new fuel pipes and Credit Card Terminals
- Sinclair Fuel, Easy access, customers can purchase gas only or gas and wash their vehicles at the same time
- Upstairs Executive Corporate Office with conference room and bathroom. Well placed security camera system
- Room to add Grab-N-Go or Sit and Eat Food services, Gourmet Coffee, Fresh Juices, Ice Cream. This can help increase lunch time rush additional customers and profits
- Add pet wash for additional profits. Customers can wash their pets while washing their vehicles. Add Smog Shop, Oil Change or other profit centers



HIGH Performing CAR WASH + GAS STATION + C-Store + 6 Bays Automotive Center

Well known and Well Established Car Wash - LA County

Lot Size: 57,038 SF Lease Term: 40 Years
Building: 10,162 SF Lease: \$39,720 per mo. NNN

BUSINESS
\$3,990,000

Car Wash sales around \$200,000 per month
+ Plus Gasoline sales, C-Store Sales

Real Estate Available

Call Now For Details Bashir Tariq 951-269-3000



CAR WASH

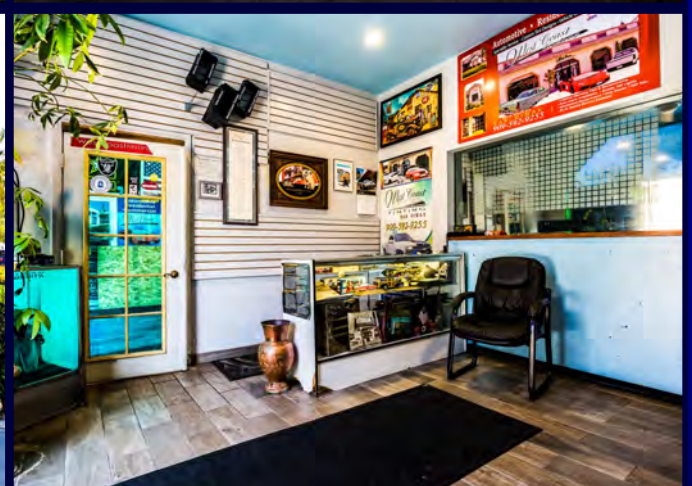
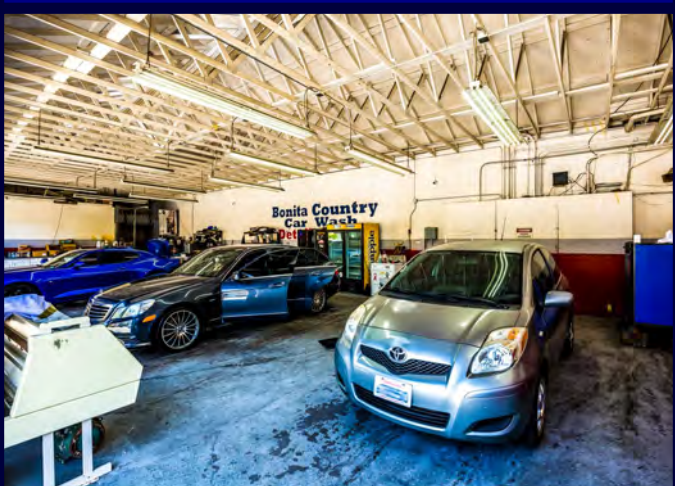
6 Bays Automotive Center

Upstairs Executive Office and Conference Room

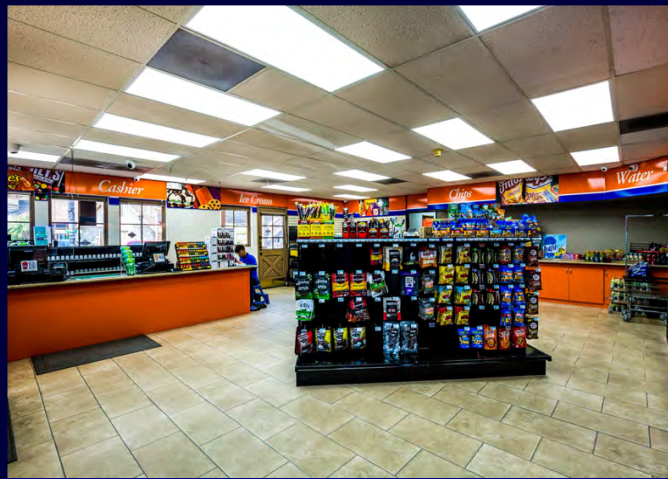
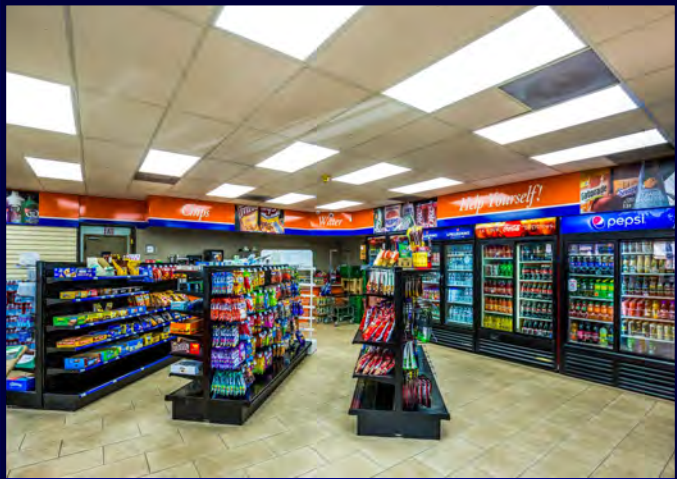
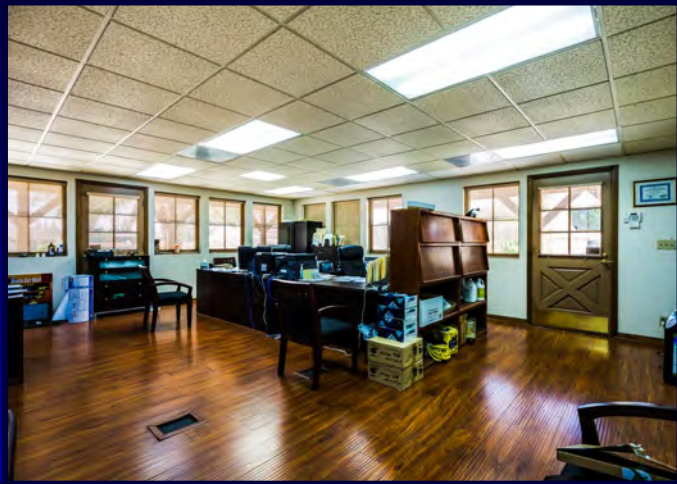
C-Store

Gasoline Station





HIGH Performing CAR WASH + GAS STATION + C-Store + 6 Bays Automotive Center



HIGH Performing CAR WASH + GAS STATION + C-Store + 6 Bays Automotive Center



CAR WASH + 2 Fuel Pumps



Gas Station 4 Fuel Pumps



6 Bays Auto Center

Upstairs Office and C-Store



C-Store with Large Storage Room

HIGH Performing CAR WASH + GAS STATION + C-Store + 6 Bays Automotive Center



HIGH Performing CAR WASH + GAS STATION + C-Store + 6 Bays Automotive Center

DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$110,275	\$105,523	\$102,068
Median Household Income	\$92,152	\$84,516	\$81,381
< \$25,000	2,291	11,915	39,457
\$25,000 - 50,000	1,952	14,193	51,999
\$50,000 - 75,000	2,610	14,230	53,927
\$75,000 - 100,000	2,262	12,289	44,203
\$100,000 - 125,000	2,160	10,519	36,804
\$125,000 - 150,000	1,655	8,192	26,974
\$150,000 - 200,000	2,155	9,428	31,298
\$200,000+	1,725	9,266	28,668

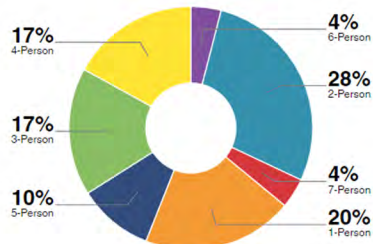
Population

	2 mile	5 mile	10 mile
2010 Population	48,424	286,253	1,075,888
2022 Population	47,800	286,400	1,078,733
2027 Population Projection	46,946	282,034	1,072,222
Annual Growth 2010-2022	-0.10%	0%	0%
Annual Growth 2022-2027	-0.40%	-0.30%	-0.10%
Median Age	41.2	37.8	37.1
Bachelor's Degree or Higher	32%	29%	27%
U.S. Armed Forces	4	147	355

Traffic

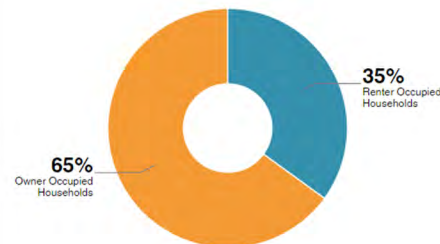
Collection Street	Cross Street	Traffic Volume	Count Year
W Bonita Ave	S Eucla Ave E	15,186	2022
S Eucla Ave	W Bonita Ave N	2,276	2022
W Arrow Hwy	Village Ct NW	17,480	2022
57	State Rte 57 N	151,929	2022
Orange Freeway	-	155,271	2020
57	Village Ct N	165,220	2022
W Arrow Hwy	W Cienega Ave W	22,280	2022
W Arrow Hwy	S Maimone Ave W	33,053	2022
Orange Fwy	Corona Fwy S	169,895	2022
W Bonita Ave	N Monte Vista Ave E	14,528	

Household Size



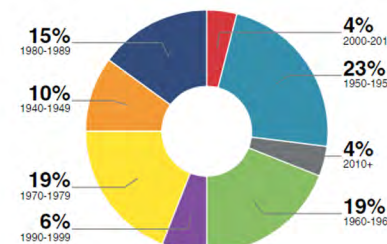
5 mile 2022 % of Households

Housing Occupancy



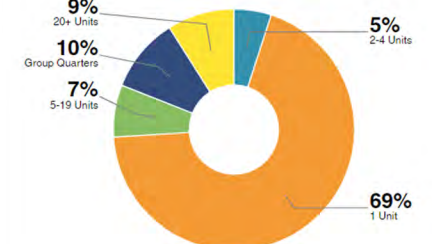
5 mile 2022 Housing Units

Homes By Year Built



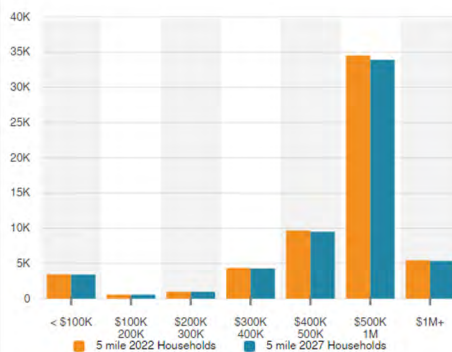
5 mile 2022 Housing Units

Housing Type

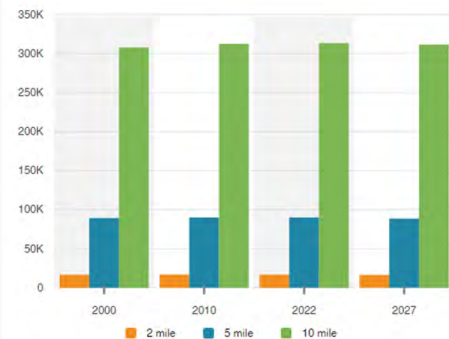


5 mile 2022 Housing Units

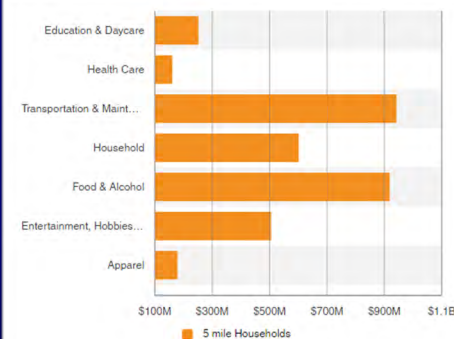
Home Values



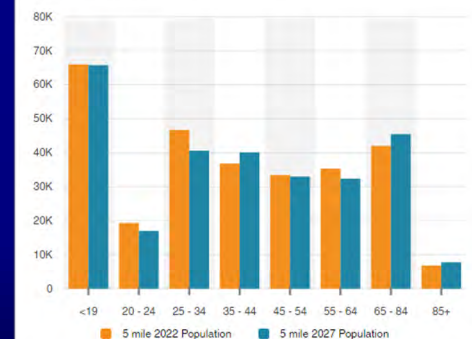
Households



Consumer Spending



Population By Age





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