

EXPRESS Car Wash + Property

Near Major Intersection



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DRE# 01851484



OFFERING SUMMARY

Location

Brookhurst Express Car Wash

14571 Brookhurst St
Westminster CA 92683

Offering Summary

Price **\$9,790,000** **Business + Real Estate**

Building Size	5,916	SF	
Lot Size	52,925	SF	1.22 acres
Year Built	2020	major remodeling, built in 1971	
Vacuums	20	Vacuums	

Parcel no: 098-594-12

- **Converted to an Express Car Wash in 2020**
- **Sonnys Branded New Equipment installed in 2020**
- **Rental income \$4,615 per mo. Rent, CAM, Utility charges**
- **Solar Panels Approved**



EXPRESS CAR WASH, 1.22 ACRES, PRIME LOCATION, NEAR MAJOR INTERSECTION

- 2020 Car Wash converted to an Express Car Wash. Major remodeling, New Sonnys Branded equipment installed with 20 vacuums
- New main electrical switch board with 800 AMP, 150V new transformer, new sub-panels installed in 2020
- Car Wash has 2 towers above the roof around 400-SF each with possible conversion for office or additional storage
- 216 approved Solar Panels. Seller will provide plans and details during due diligence period
- Additional profit centers leased for \$4,615, includes rent, cam charges and utilities use. Space is still available for additional rent
- Densely populated area, over 719,000 population within 5 miles radius. Over 43,000 vehicles per day, see demographics.
- Over 276,000 daytime employees, 36,500 business within 5 miles radius. Average household income over \$105,000, see demographics



AERIAL OVERVIEW



AERIAL OVERVIEW



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AERIAL OVERVIEW



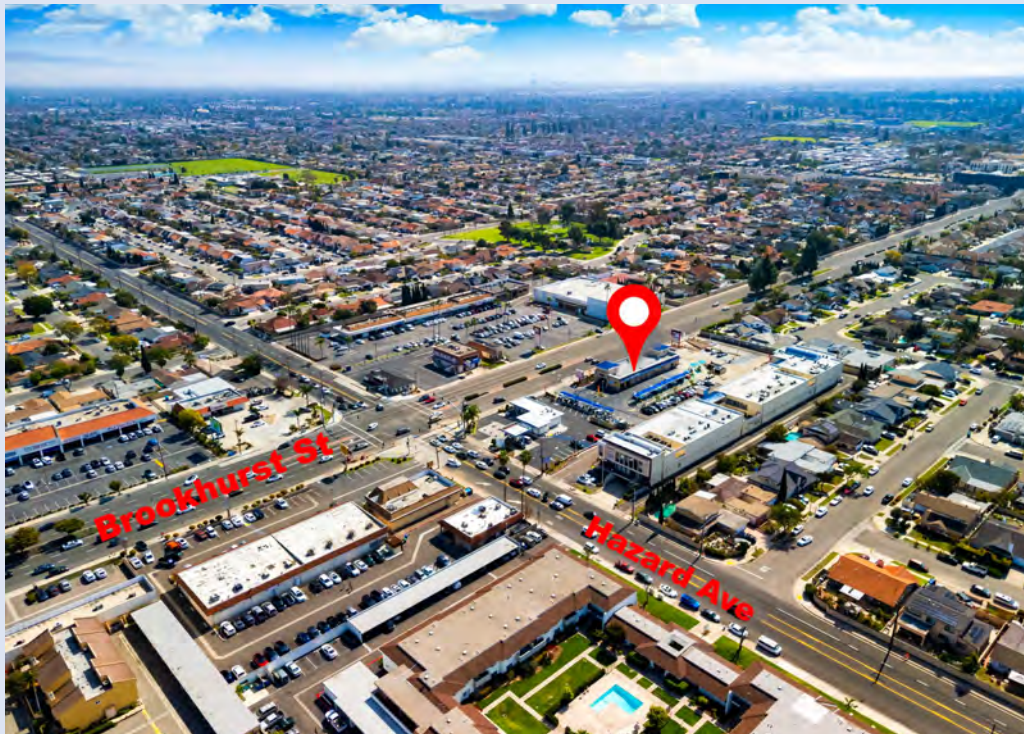
Brookhurst St

Hazard Ave

EXTERIOR VIEWS

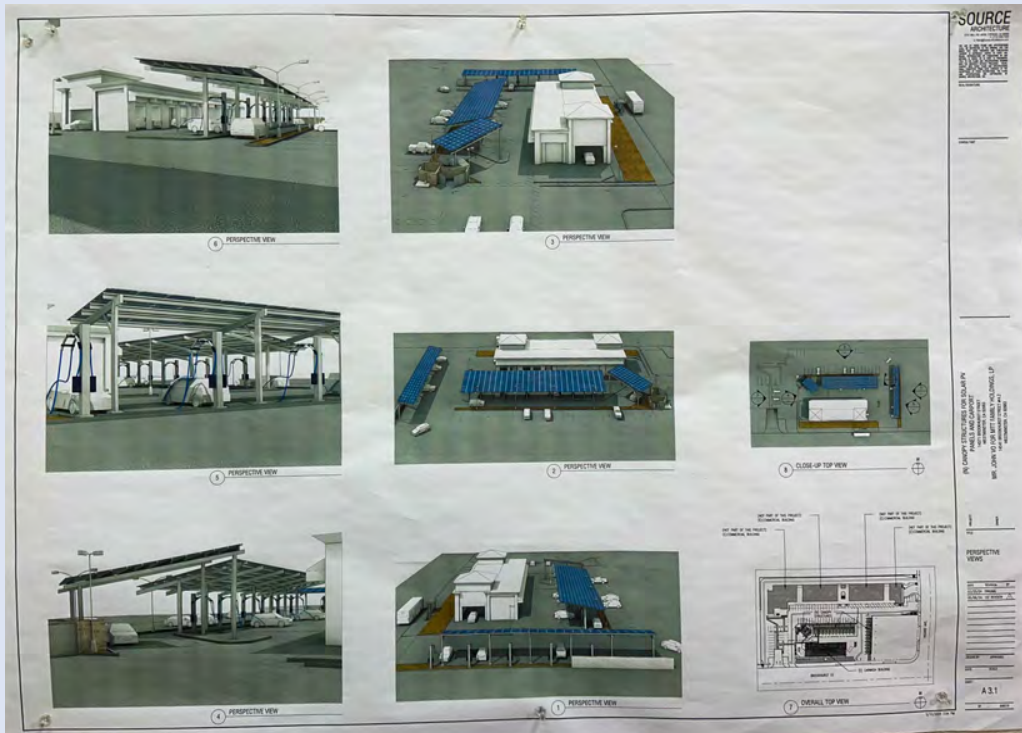


EXTERIOR AND TUNNEL VIEWS



SOLAR PANEL PLAND APPROVED

Solar Panel plans Approved 216 Panels



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	282,082	719,066	2,027,920
	Median Age	40.4	38.7	38.6
	Bachelors' Degree Higher Education	23%	24%	32%
INCOME				
	Average House Income	\$98,402	\$105,641	\$117,512
HOUSING				
	Median Home Value	\$690,260	\$711,540	\$775,297
	Median Home Year Built	1969	1968	1970
HOUSEHOLDS				
	2024 Households	79,889	205,270	649,450
	Average Household Size	3.4	3.3	3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	50%		
	Renter Occupied Households	50%		
TRAFFIC				
	Brookhurst St and Newcastle Ave N	43,147	2022	
	Hazard Ave and Kerry St W	16,224	2022	
DAYTIME EMPLOYMENT				
	Employees	80,719	276,747	1,141,157
	Businesses	12,489	36,572	133,000

SNAPSHOT



719,066

POPULATION 5 mile



\$105,641

INCOME 5 mile



\$711,540

HOME VALUE 5 mile



43,147

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

WESTMINSTER

Westminster is a city in western Orange County, California, United States. Westminster was founded in 1870 by Rev. Lemuel Webber as a Presbyterian temperance colony and was incorporated in 1957.

Westminster is bordered by the city of Seal Beach on the west, by Garden Grove on the north and east, and by Huntington Beach and Fountain Valley on the south. Santa Ana, the county seat of Orange County, is east of Westminster.

Westminster has one of the largest Vietnamese populations in the US. They settled largely in Little Saigon,^[7] and the city is known as the "capital" of overseas Vietnamese with 39,799 Vietnamese Americans, or 43.8% of the total population, as of the 2020 United States Census.

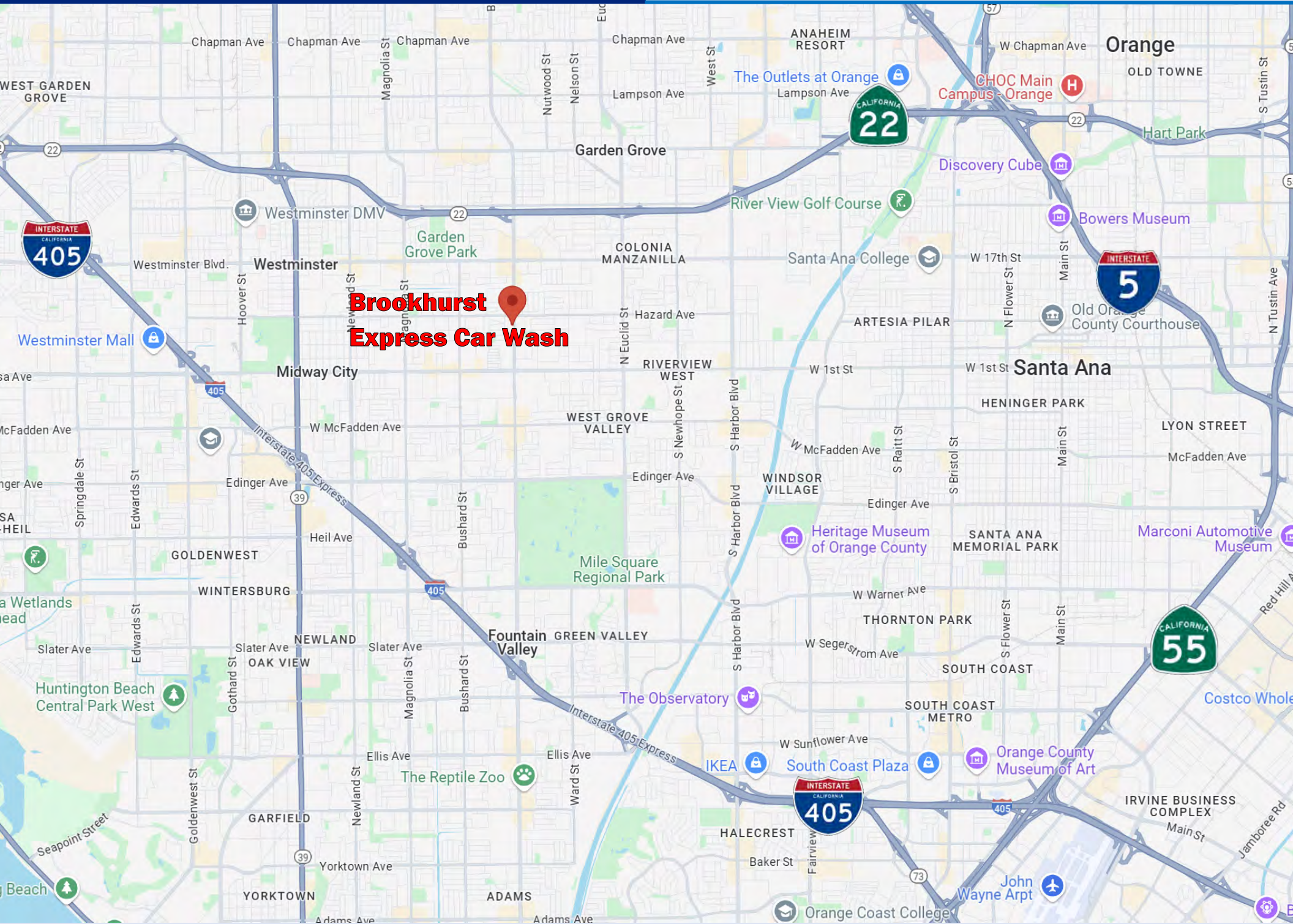
Incorporated in 1957, Westminster, CA is a vibrant and diverse community with a rich history and blend of residents, businesses, and tourists from many ethnic cultures and backgrounds. Located in northwest Orange County, Westminster occupies 10.2 square miles and is surrounded by some of Southern California's key attractions including Disneyland, Knott's Berry Farm, world-class beaches, and Catalina Island. The city is conveniently accessible by local and major freeways and highways, as well as a robust public transportation system. Westminster is located within 10 miles of John Wayne Airport.

Westminster is home to the Westminster Mall, numerous prominent car dealerships along Beach Boulevard, Westminster Center retail complex, and the Rose Center Performing Arts Theater and Banquet Hall – all offering a variety of retail, food, and business experiences. Westminster is also home to the world-renowned "Little Saigon," a community which offers an authentic cultural experience with Vietnamese architecture, festivals, and businesses. It is a thriving business district that holds the famous 150,000-square-foot Asian Garden Mall as the hub of Vietnamese-American businesses and cultural activity in the area.

THINGS TO SEE AND DO IN WESTMINSTER AND SURROUNDING AREAS



REGINAL 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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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*

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- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own



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