



New Bubble Zone Express Car Wash Opening early 2022 - Visalia - Tulare County California

BUSINESS DESCRIPTION AND HIGHLIGHTS

- 2021 If you been thinking to purchase or build an express car wash, look no further, purchase now and start new year with new express car wash. Turnkey operation. Seller will build the car wash for you and hand you the keys upon completion. Purchase now before its too late
- 2021 State of the art McNeil equipment with 2 DRB pay stations - 2021 37.80 KW PV Grid, structure mount Solar Panels
- 2021 Great location, near major intersection, fast growing area
- 2021 Several thousand homes, under planning, construction and coming soon within few miles
- 2021 Major shopping center and fast foods across the street—Target, TJMax, Ross, Vallarta, McDonalds, Subway, Pizza
- 2021 Amazon recently opened a new fulfillment center less than 5 miles





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Express Car Wash under construction - Opening may 2022

Seller will build the car wash and hand you the keys - Turnkey operation

You will own and operate the car wash from day one

BUSINESS + Real Estate **\$7,880,000**

100 Ft Tunnel
14 Vacuum's

Business only **\$3,880,000**

Lot Size 30,056 SF

35 years lease NNN

Flex Car Wash operation possible. Owner-Operator can operate as an Express Car Wash or enjoy Full Service + an Express Car Wash

2/21 37.8 KW PV Grid Solar Panels
2/21 McNeil Tunnel Equipment Package
2/21 2 - DRB Pay Stations
2/21 4 - 15 hp Blow Dryers

Year 2022 - Start New Year with owning New Express Car Wash - Call now 951-269-3000

Bubble Zone Express Car Wash - 318 W. Shannon Parkway, Visalia CA 93291





Shannon Pkwy

Dinuba Blvd

Lot Size 30,056
Tunnel 100 Ft
Vacuums 14

Solar Panels 37.80 KW Grid
McNeil Equipment
2 DRB Pay Stations

Fast growing area

Bubble Zone Express Car Wash
Opening early 2022



Call now for
professional representation

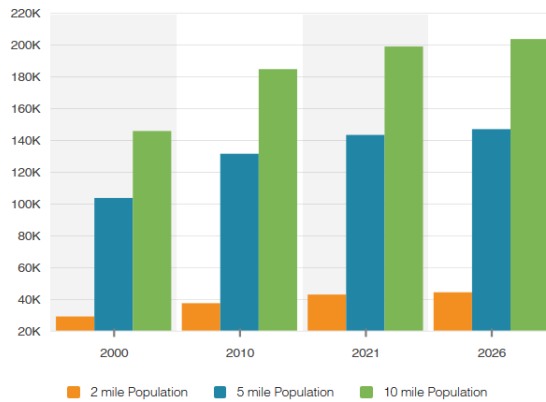
Bashir Tariq 951-269-3000



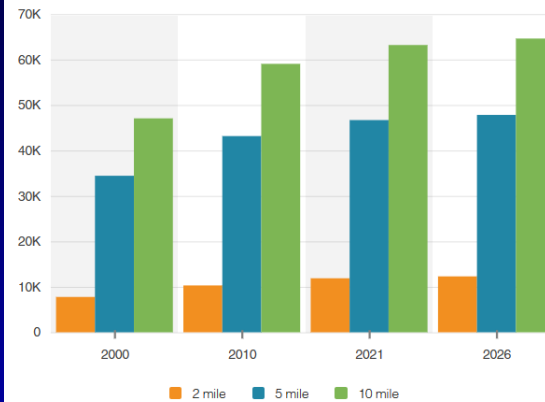
45 years
Car Wash
industry
experience



Population



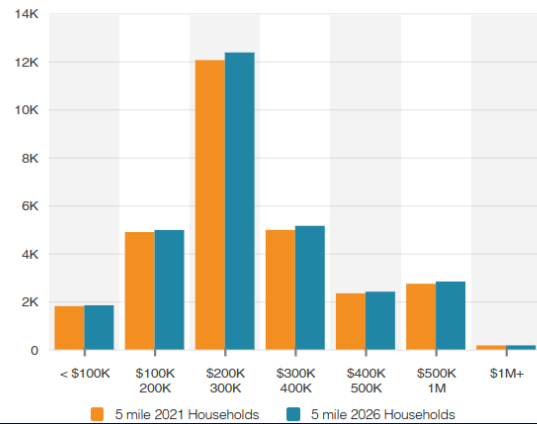
Households



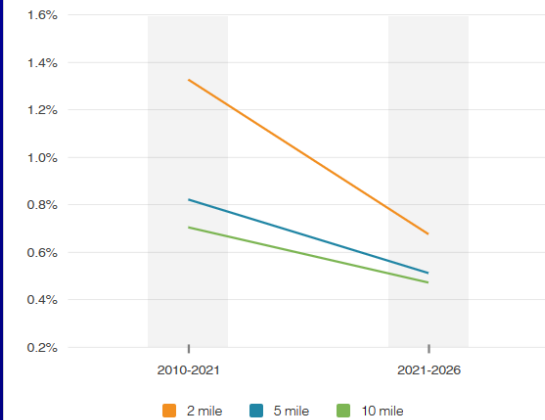
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
W Riggan Ave	N Conyer St W	11,632	2018
W Riggan Ave	N Conyer St W	12,739	2020
W Riggan Ave	N Giddings Ave W	11,858	2020
River Way Dr	-	161	2018
Not Available	Not Available No	943	2020
N Giddings Ave	-	775	2018
E Riggan Ave	W Riggan Ave W	7,123	2018
E Riggan Ave	W Riggan Ave W	7,268	2020
N Giddings Ave	W Robin Ave S	2,523	2020
N Giddings Ave	W Robin Ave S	1,129	2018

Home Values



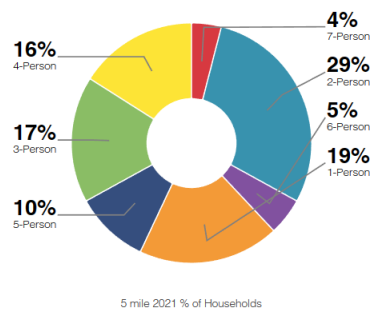
Annual Population Growth



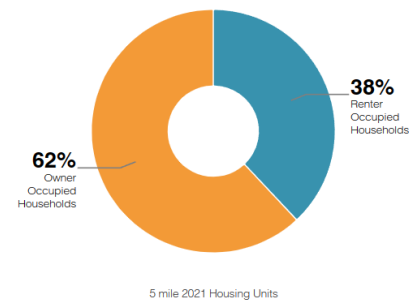
Income

	2 mile	5 mile
Avg Household Income	\$78,880	\$88,693
Median Household Income	\$57,700	\$70,758
< \$25,000	2,459	6,933
\$25,000 - 50,000	2,723	9,139
\$50,000 - 75,000	1,994	8,487
\$75,000 - 100,000	1,728	7,403
\$100,000 - 125,000	754	3,845
\$125,000 - 150,000	811	3,735
\$150,000 - 200,000	790	4,690
\$200,000+	619	2,445

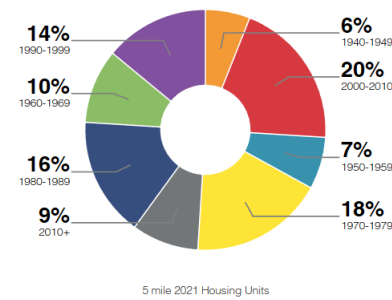
Household Size



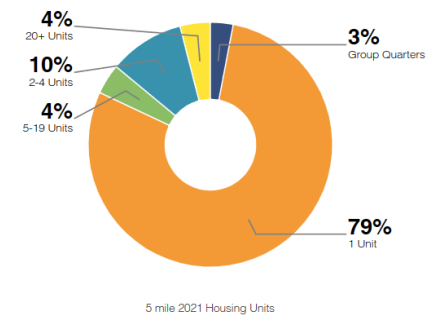
Housing Occupancy



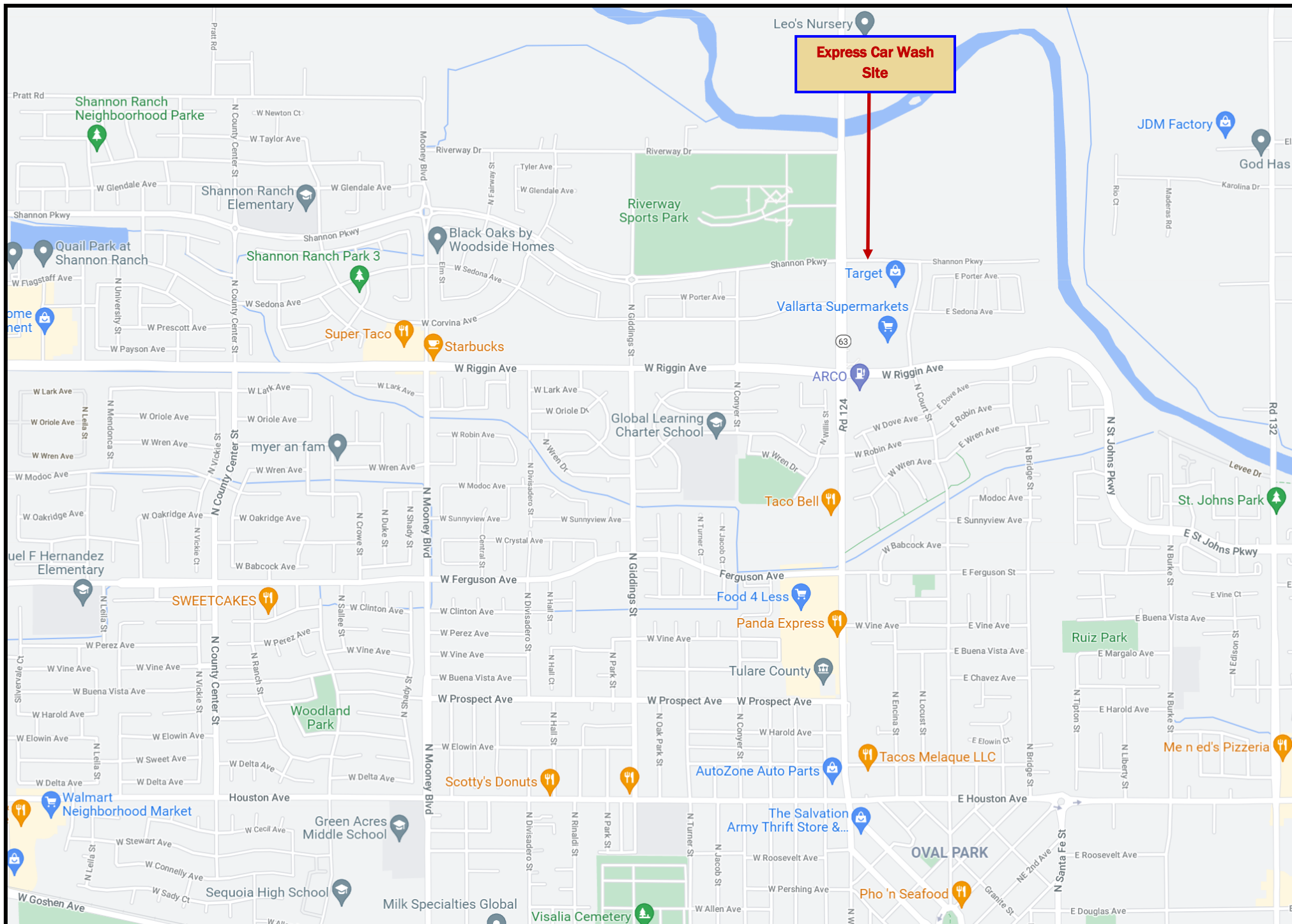
Homes By Year Built



Housing Type



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



Bubble Zone Express Car Wash

318 W. Shannon Pkwy, Visalia, CA



CalDRE #01851484

BASHIR TARIQ

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AGENT**



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Washes in the Car Wash Industry*

BUY - SELL or LEASE

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Business and Commercial Real Estate

2/21 Car Washes 2/21 Gas Stations, 2/21 Truck Stop 2/21 Dealership Lots

2/21 Retail Shopping Centers 2/21 Automotive Service Centers 2/21 Warehouses

2/21 Fast Food 2/21 Restaurants 2/21 Liquor Stores 2/21 Convenience Markets

2/21 Commercial Properties 2/21 Business Opportunities 2/21 Commercial Leases

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