

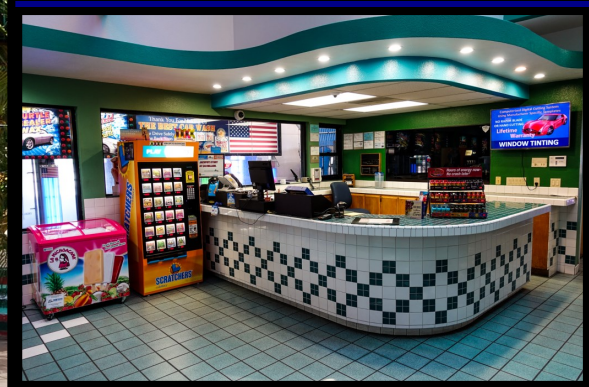


EXPRESS or FLEX Car Wash Conversion Possible - Next to Historic Landmark

CAR WASH WITH MULTI PROFIT CENTERS

- 100% HAND WASH ● OIL CHANGE ● WINDOW TINT ● AUTO DETAIL
- SMOG SHOP ● WINDSHIELD CRACK - CHIP REPAIR
- SANDWICH SNACK CENTER OPENING SOON ●
- MOBIL WASH AND AUTO DETAIL SERVICES AVAILABLE ●





PRIDE OF OWNERSHIP, Built by experienced Car Wash operators

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Full service 100% Hand Wash
- Oil Change—Castrol name brand oil center
- Auto Detail and Paint protection center
- Smog Shop, Separate Office and Storage
- Multiple office and storage space available
- 64 Video camera surveillance system
- Separate employee bathroom with locker room
- Gorgeous Main office with upgraded kitchen , fireplace, full bath with jacuzzi
- Dually's and most double tire vehicles washed on line
- Window Tint—Fully Computerized Window Tint System
- Windshield Crack - Chip repair center
- Sandwich Shop - Food & Snack center **opening soon**
- Mobile Wash & Detailing available, but currently not serving
- Custom built equipment to wash high and wide vehicle
- Separate Secretary office room



EXPRESS or FLEX CAR WASH CONVERSION POSSIBLE

- Lot Size 40,510 SF
- Building 8,000 approximately

Car Wash with very large inside retail space, Multiple Offices, Fireplace, Kitchen, Jacuzzi, 64 Cameras

Car Wash washes Double Tire Dually on Line

Business + Real Estate

Selling Price

\$4,990,000

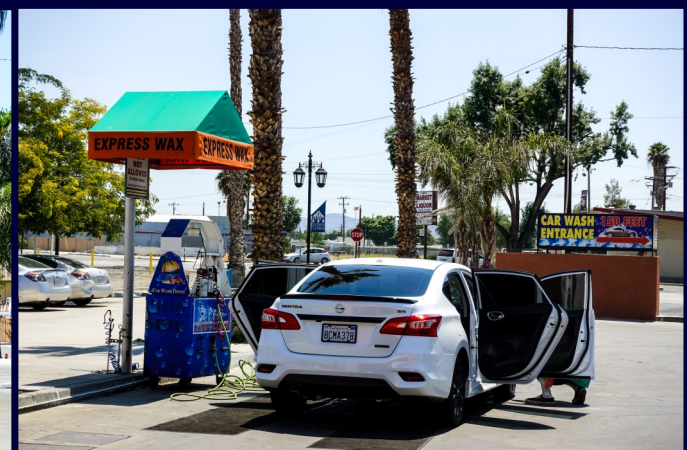
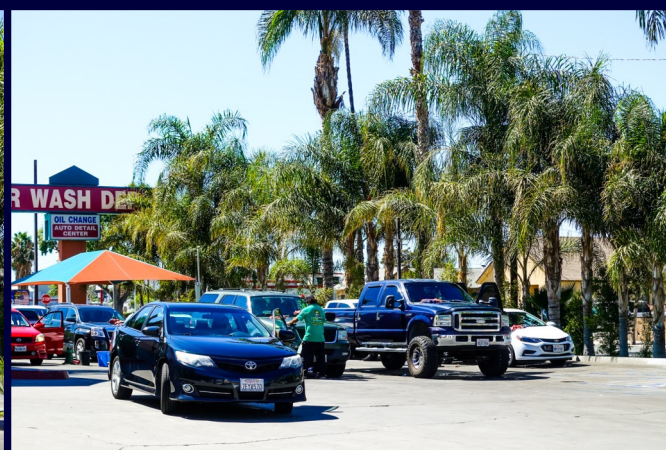
Call now for details

Bashir Tariq 951-269-3000





Car Wash have 64 Camera System, Executive Office with Fireplace, Jacuzzi, Upscale Kitchen



EXPRESS or FLEX Car Wash Conversion Possible - Next to Historic Landmark

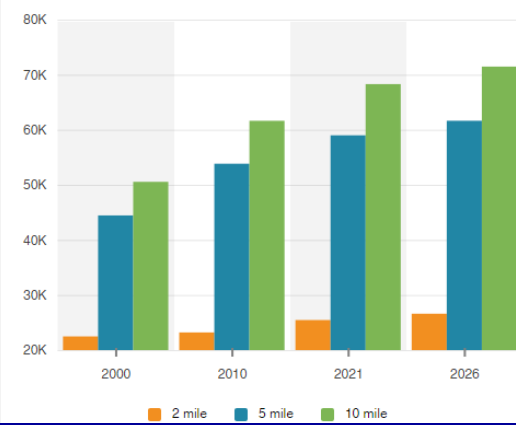


EXPRESS or FLEX Car Wash Conversion Possible - Next to Historic Landmark

Population

	2 mile	5 mile	10 mile
2010 Population	60,298	154,989	178,173
2021 Population	67,311	171,443	199,298
2026 Population Projection	70,587	179,546	209,061
Annual Growth 2010-2021	1.1%	1.0%	1.1%
Annual Growth 2021-2026	1.0%	0.9%	1.0%
Median Age	37.4	36.5	36.8
Bachelor's Degree or Hig...	9%	11%	12%
U.S. Armed Forces	8	165	234

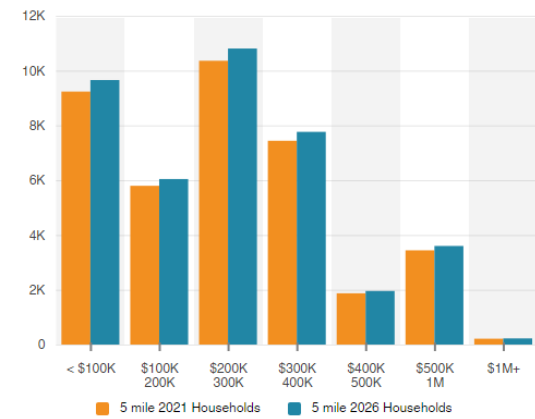
Households



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Front St	State St SW	13,897	2018
State Street	E Florida Ave S	29,851	2020
W Florida Ave	S Ramona St W	33,354	2020
E Latham Ave	N Carmalita St E	5,651	2018
Devonshire Ave	N Alessandro St E	7,043	2018
E Devonshire Ave	N Harvard St W	4,855	2018
E Florida Ave	N Juanita St E	32,296	2020
N Gilbert St	W Latham Ave S	1,125	2018
S State St	E Kimball Ave N	13,348	2018
N Buena Vista St	St John Pl NW	5,446	2018

Home Values



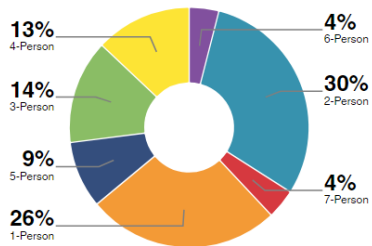
Population By Race

	2 mile	5 mile	10 mile
White	55,547	140,166	164,279
Black	5,106	12,137	13,095
American Indian/Alask...	2,046	5,332	6,140
Asian	1,731	6,119	7,015
Hawaiian & Pacific Isl...	307	786	885
Two or More Races	2,573	6,902	7,884
Hispanic Origin	31,356	78,953	91,633

Income

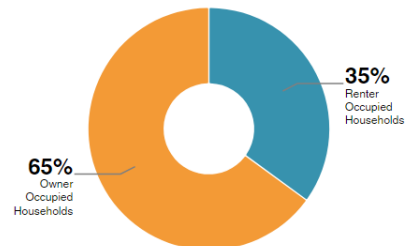
	2 mile	5 mile	10 mile
Avg Household Income	\$50,861	\$65,792	\$68,478
Median Household Income	\$38,942	\$50,223	\$51,901
< \$25,000	8,352	14,702	16,390
\$25,000 - 50,000	7,461	14,683	16,680
\$50,000 - 75,000	4,875	11,332	12,941
\$75,000 - 100,000	2,355	6,882	8,112
\$100,000 - 125,000	1,043	4,763	5,671
\$125,000 - 150,000	515	2,516	3,073
\$150,000 - 200,000	450	2,528	3,270
\$200,000+	402	1,589	2,159

Household Size



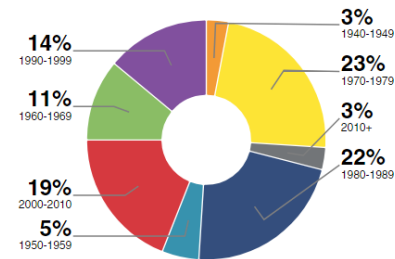
5 mile 2021 % of Households

Housing Occupancy



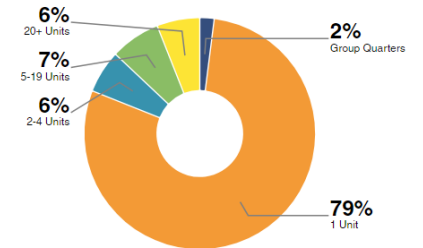
5 mile 2021 Housing Units

Homes By Year Built

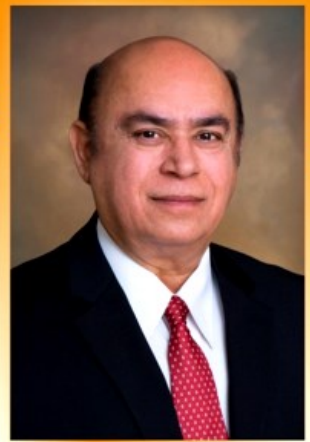


5 mile 2021 Housing Units

Housing Type



5 mile 2021 Housing Units



CaDRE #01851484

BASHIR TARIQ

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AGENT**



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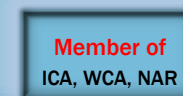
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