



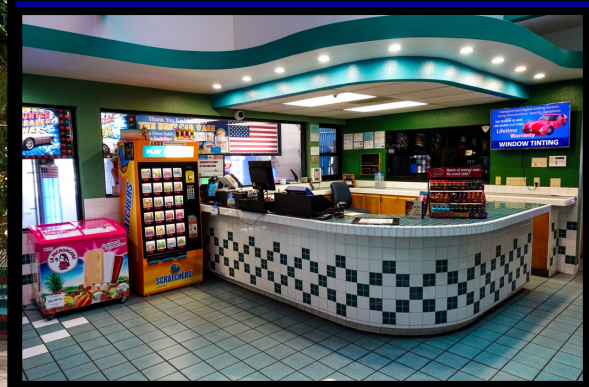
EXPRESS or FLEX Car Wash Conversion Possible - Next to Historic Landmark

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 ●

Real Estate Included





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
- Lease 40 years \$8,500 per mo. NNN

Business Selling Price

\$1,990,000

Real Estate Available

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

Car Wash washes Double Tire Dually on Line

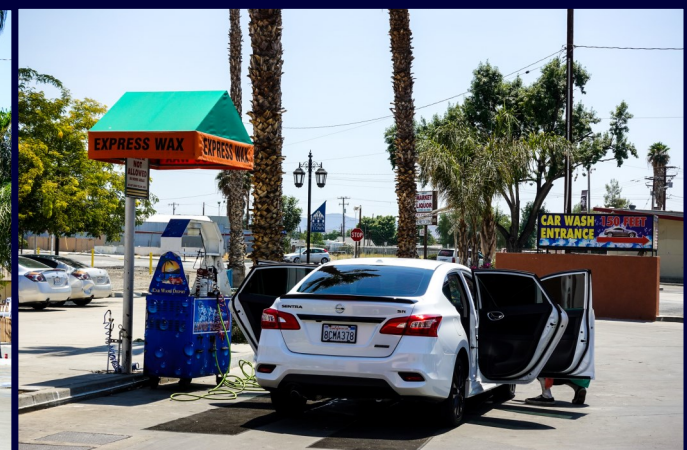
Call now for details

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

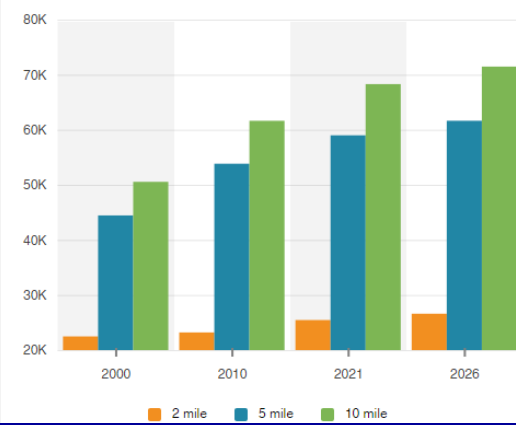


EXPRESS or FLEX Car Wash Conversion Possible - Next to Historic Landmark

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

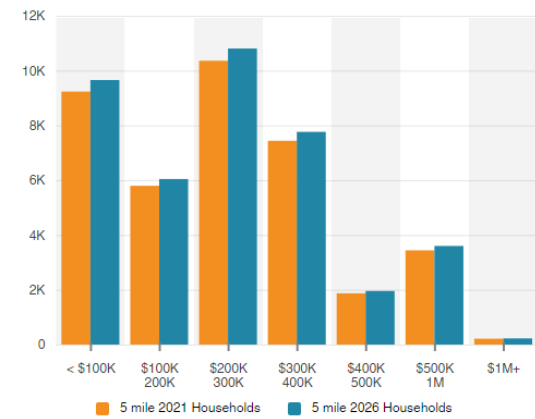
Households



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



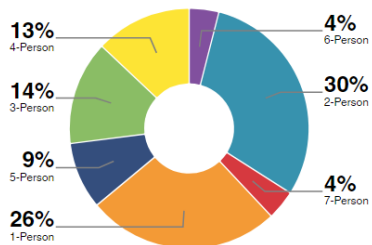
Population By Race

	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

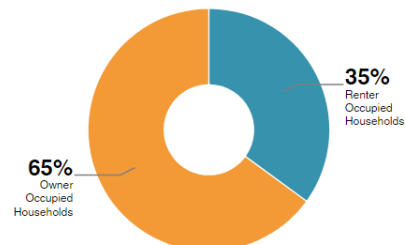
	2 mile	5 mile	10 mile
Avg Household Income	\$50,861	\$65,792	\$68,478
Median Household Income	\$38,942	\$50,223	\$51,901
< \$25,000	8,352	14,702	16,390
\$25,000 - 50,000	7,461	14,683	16,680
\$50,000 - 75,000	4,875	11,332	12,941
\$75,000 - 100,000	2,355	6,882	8,112
\$100,000 - 125,000	1,043	4,763	5,671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



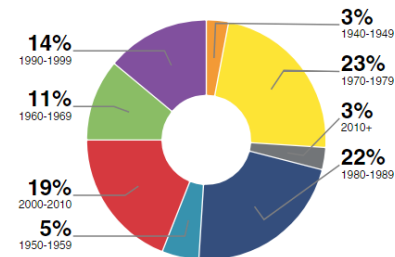
5 mile 2021 % of Households

Housing Occupancy



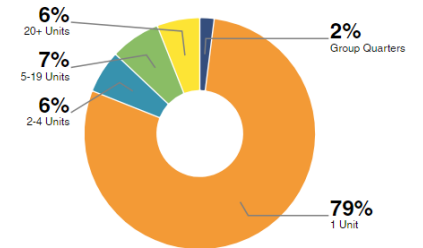
5 mile 2021 Housing Units

Homes By Year Built



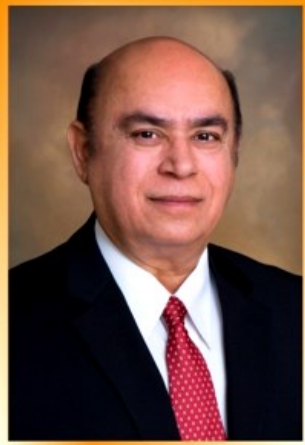
5 mile 2021 Housing Units

Housing Type



5 mile 2021 Housing Units

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



CalDRE #01851484

BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

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Washes in the Car Wash industry*

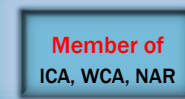
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