

Car Wash Property and Improvements For Sale

Rental Income \$264,000 annual

7.54 % Cap



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DRE# 01851484



OFFERING SUMMARY

Location

Cypress Street Auto Wash

510, 530, 550, 570 Cypress Ave
And 2470 Athens Ave
Redding, CA 96002

Real Estate and
Improvements for Sale

7.54% Cap Rate

Business not included

Offering Summary

Price

\$3,500,000

Building Size

4,500 SF + 3,500 SF

Per lease agreement

Lot Size

84,169 SF

1.93 acres

Year Built

1964

improvements made over the years

Lease Term

Lease Term

04/30/2028 expires

Rent

\$264,000 annual NNN

Option to renew

(1) Five years at \$288,000 annual NNN

Building and lot size are approximate square footage.
Buyer is advise to verify with their consultant and advisors



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



EXTERIOR - INTERIOR VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	67,543	102,938	150,338
	Median Age	38.9	40.1	41.4
	Bachelors' Degree Higher Education	23%	23%	22%
INCOME				
	Average House Income	\$78,777	\$84,235	\$83,373
HOUSING				
	Median Home Value	\$329,200	\$349,615	\$345,012
	Median Home Year Built	1980	1982	1982
HOUSEHOLDS				
	2024 Households	27,841	41,379	59,693
	Average Household Size	2.3	2.4	2.4
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	56%		
	Renter Occupied Households	44%		
TRAFFIC				
	Cypress Ave and Athens Ave SE	49,637	2022	
	Athens Ave and Cypress Ave S	9,505	2022	
DAYTIME EMPLOYMENT				
	Employees	50,565	60,893	73,501
	Businesses	6,528	67,807	9,761

SNAPSHOT



102,938

POPULATION 5 mile



\$84,235

INCOME 5 mile



\$349,615

HOME VALUE 5 mile



49,637

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

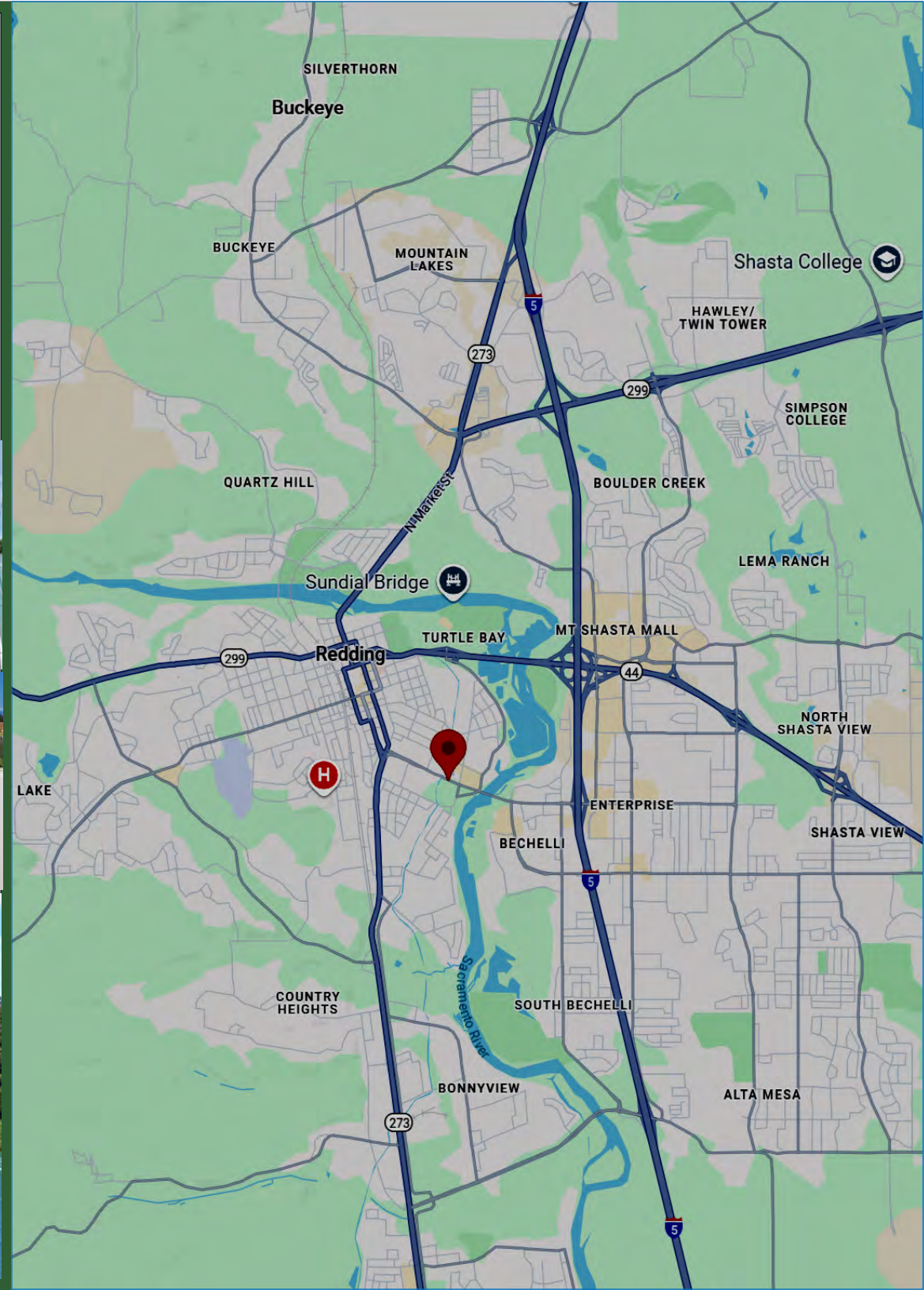
AREA OVERVIEW

REDDING

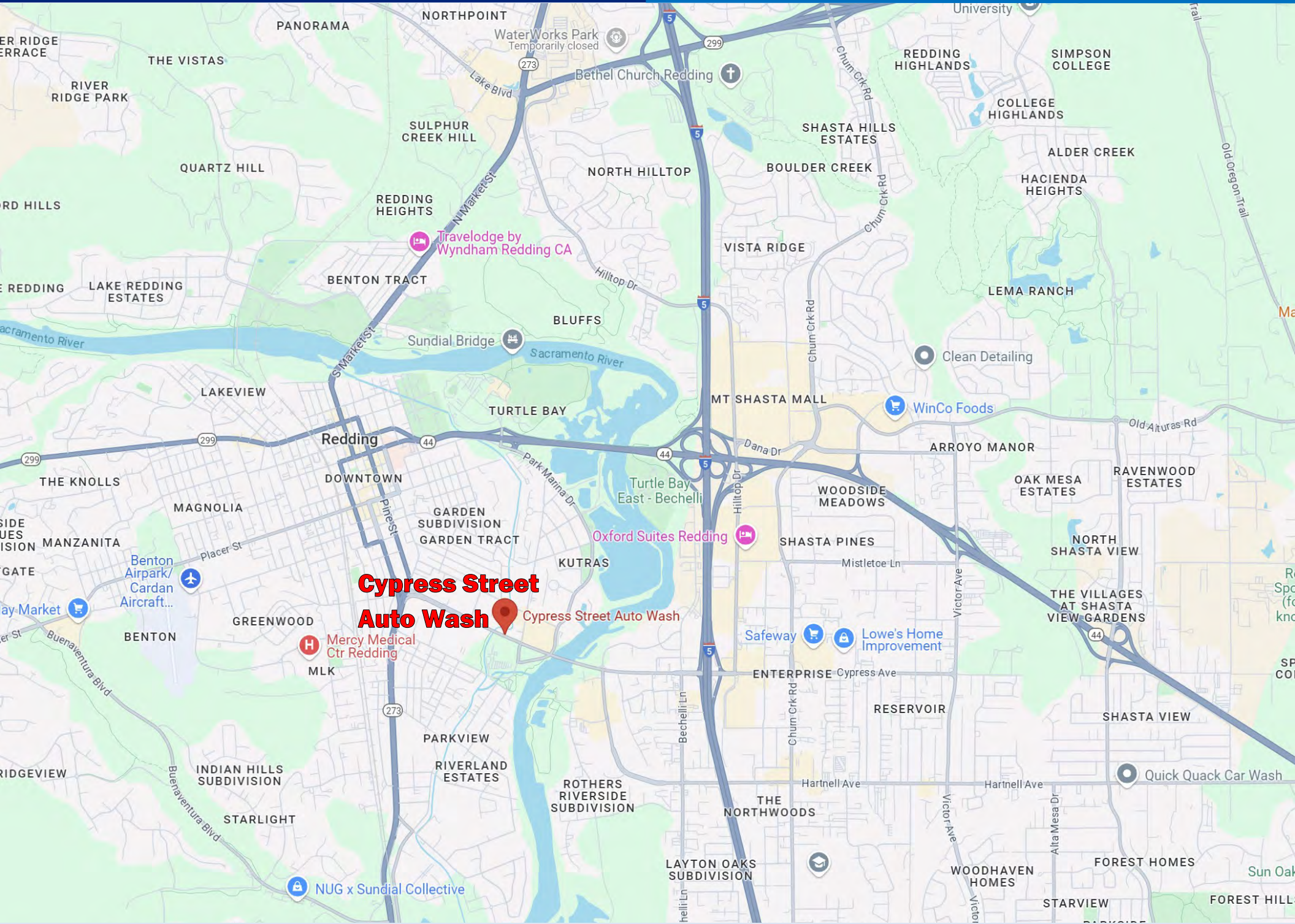
Redding is the county seat of Shasta County, California, and the economic and cultural capital of the Shasta Cascade region of Northern California. Redding lies along the Sacramento River, 162 miles (261 km) north of Sacramento, 230 miles north of San Francisco and 120 miles (190 km) south of California's northern border with Oregon. The county is equidistant between San Diego and Seattle on I-5

HISTORY

Although Europeans had been to California as early as 1542, when Juan Cabrillo sailed to what is now San Diego Bay, indigenous natives long remained the only inhabitants of the Northern California region.



REGINAL MAP



Presented By:



Bashir Tariq

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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

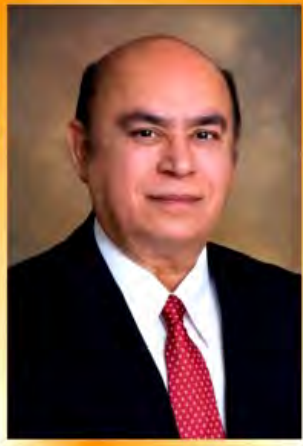
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WINNING
AGENT**



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