

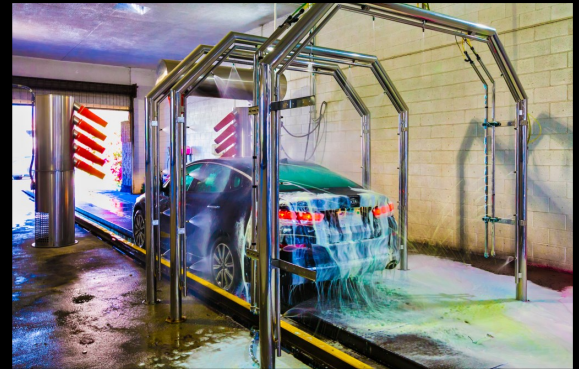


## Convert or Expand to SUPER EXPRESS Car Wash or SUPER FLEX Car Wash - 1.82 Acres

### BUSINESS DESCRIPTION AND HIGHLIGHTS

- Great Location, Hi-Traffic Busy Street, Few minutes from 60 Fwy . Over 48,000 CPD Central Ave and State Hwy 60 W S
- Super Express Car Wash or Super Flex Car Wash conversion possible
- 1.82 acres, approximately 1/2 currently occupied by the existing car wash and 1/2 vacant
- Possible to add 40-50 vacuums and add multi profit centers. Make it one stop car wash
- Over 467,000 Population within 5 mile radius
- Over \$107,000 household income within 10 mile radius
- Rare opportunity, call now before its too late





**SUPER Express or Flex Car Wash conversion possible - 1.82 Acres**

**Business + Real Estate \$5,800,000**

Lot Size: 79,279 SF = 1.82 acres

Rare Opportunity

Call now before its too late Bashir Tariq 951-269-3000

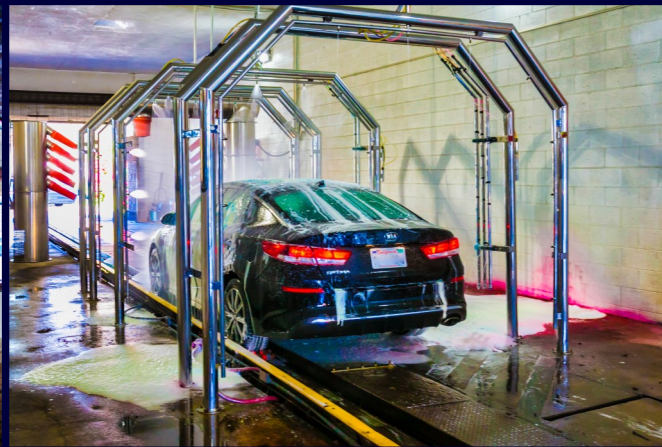
**Call now for details Bashir Tariq 951-269-3000**



**Convert existing car wash or Expand 1.82 acres to  
SUPER EXPRESS Car Wash or SUPER FLEX Car Wash**

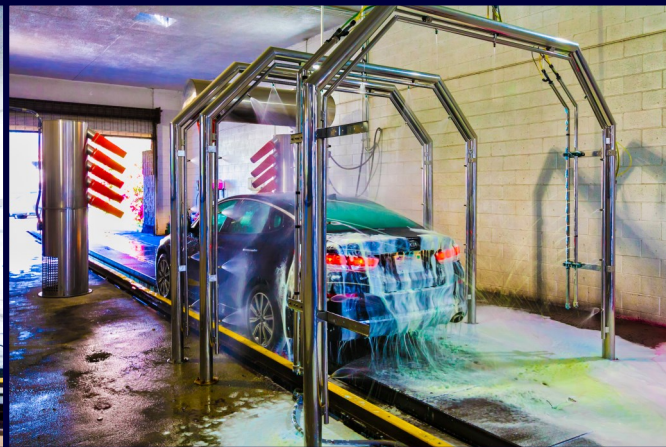






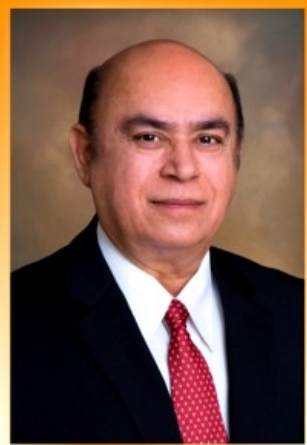
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**Convert or Expand to SUPER EXPRESS Car Wash or SUPER FLEX Car Wash - 1.82 Acres**





CalDRE #01851484

**BASHIR TARIQ**  
**951-269-3000**

BashirTariq@msn.com

**AWARD  
WINNING  
AGENT**



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Office: (714) 584-2788



**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*

## BUY - SELL - LEASE

**CALL NOW FOR CONSULTATION AND PROFESSIONAL REPRESENTATION**

### Business Sales and Commercial Real Estate

- Car Washes • Gas Stations • Truck Stops • Car Lots • Land - Vacant Lots
- All Type of Business Sales and Purchases • Commercial Properties and Leases
- Retail Shopping Centers • Automotive Service Centers • Warehouses
- Restaurants • Fast Food • Liquor Stores • Convenience Markets
- Apartments • Hotels • Investment Properties • Farms and Ranches

**I Can Help You Sell Any Business That You Own or Help You Purchase  
the Dream Business You Been Waiting For CALL NOW 951-269-3000**



**Award winning Business Sales Director - Award winning results \*\*\* Closed 3 Car Wash escrows in less than 30 days \*\*\***