Full Service Car Wash

Near Major Intersection—Densley Populated Area



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21 COMMERCIAL Masters

OFFERING SUMMARY

Location

For additional information

Complete the Confidentially Agreement (NDA) by using the link below

BashirTariq.com/nda-form

Offering Summary

Price	**$1,990,000**
Building Size	6,000 ± approximately
Lot Size	Part of the shopping center
Tunnel	160 Ft approximately

- See the **Flex or Express Car Wash Model Site Plan** page for possible conversion layout and the applicable disclaimer

Lease Term

Lease Term	17 years	*Additional Lease Term Available*
Rent	$9,500	

- Upon acceptance of an offer, if an extension or additional lease term is needed, the Seller will cooperate with the Buyer and assist in negotiating the additional lease term with the Landlord





INVESTMENT HIGHLIGHTS

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Rare opportunity to acquire an established Full-Service Car Wash operation in the heart of Rowland Heights

- Prime shopping center frontage, signalized corner along Colima Road, one of the community's principal commercial and retail corridors. Car Wash is located inside the shopping center
- Established neighborhood car wash with a recognizable identity and many years of operating history
- Multiple revenue streams, including exterior washes, full-service packages, interior cleaning, waxing and automobile detailing
- Approximately 381 online customer reviews demonstrate substantial market awareness and an established customer history
- Strategically located near the busy Colima Road and Nogales Street retail district, with convenient access to the 60 Freeway
- Surrounded by restaurants, supermarkets, shopping centers, professional offices and densely populated residential neighborhoods
- Established operating location may provide a new owner with immediate market presence compared with developing and permitting a car wash from the ground up
- Additional upside may be available through improved signage, digital advertising, social-media marketing, online promotions and reputation management

FLEX CAR WASH CONVERSION POSSIBLE

Great location for Flex Car Wash conversion. Combination of both Express Car Wash and Full-Service Car Wash operations

- This model provides diversified revenue streams, customer retention through memberships, and scalable growth potential. Making it highly attractive and profitable business opportunity
- Attracts both speed-focused and service-focused customers
- Allowing owners to adapt to customer preferences
  - ◊ **Full-Service Car Wash:** for those who value professional cleaning, auto detailing, premium wash packages and add-on services
  - ◊ **Express Car Wash:** for those who prioritize speed, convenience, affordability and monthly memberships
- This dual Flex Model attracts a broader customer base and higher revenue potential
  - ◊ Business attracts significantly more traffic. Creates multiple upselling opportunities. Higher average ticket revenue $ per car Strong customer retention. Auto detailing and high margin services. Monthly membership plans. Premium add-on services and interior upgrades

Flex Car Wash Conversion Disclaimer

- ♦ Potential conversion from the existing full-service operation to a flex car wash is presented solely as a possible value-add opportunity. Neither Seller nor Broker represents, warrants, or guarantees that the property can be converted, permitted, or operated as a flex car wash
- ♦ Any proposed conversion is subject to independent investigation and approval. Buyers should consult with City/County Planning, Public Works, Building and Safety, environmental and wastewater authorities, as well as qualified car wash architects, engineers, equipment manufacturers and industry consultants.
- ♦ The buyer must independently verify zoning, permitted use, conditional-use requirements, building permits, site circulation, vehicle stacking, tunnel configuration, electrical capacity, water and sewer availability, water-reclamation requirements, drainage, ADA compliance, environmental regulations and all other governmental requirements. The buyer shall further check the conversion cost, construction expenses, completion time frame with their advisors and industry consultants.
- ♦ Seller and broker make no representation or guarantee that a flex-service conversion will be approved or economically feasible

FLEX OR EXPRESS CAR WASH MODEL



Flex or Express Car Wash Conversion Disclaimer

- **Possible Flex or Express Car Wash conversion from the existing Full-Service operation is presented solely as a possible value-add opportunity.**
- Neither Seller nor Broker represents, warrants, or guarantees that the property can be converted, permitted, operated, approved, or economically feasible as a flex or an express car wash model.
- The Buyer must independently verify zoning, permitted use, conditional-use requirements, building permits, site circulation, vehicle stacking, tunnel configuration, electrical capacity, and all other City and Governmental requirements. The Buyer shall further check the conversion cost, construction expenses, completion time frame with their advisors, architect-engineers, equipment & industry consultants and experts.

AERIAL OVERVIEW



AERIAL OVERVIEW



INTERIOR - EXTERIOR VIEWS









TUNNEL VIEWS



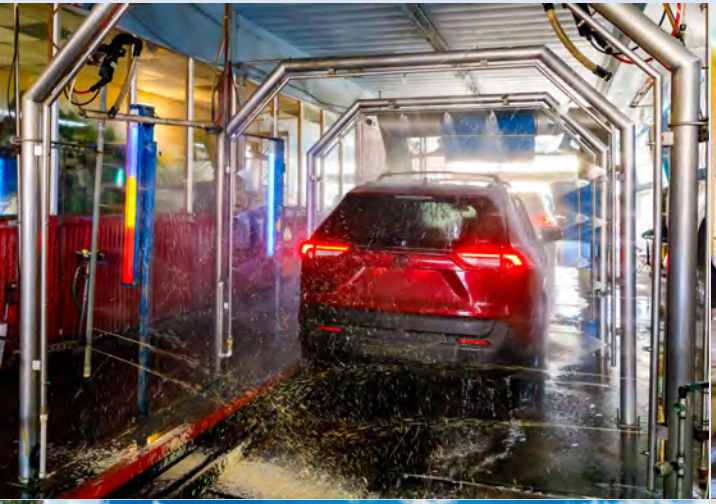








TUNNEL VIEWS



















DEMOGRAPHICS

			3 miles	5 miles	10 miles
POPULATION					
	2025 Population		115,686	315,653	1,4873,424
	Median Age		42.4	41.8	39.9
	Bachelors' Degree Higher Education		32%	33%	29%
INCOME					
	Average House Income		$122,305	$131,294	$124,577
HOUSING					
	Median Home Value		$778.361	$798,169	$780,001
	Median Home Year Built		1974	1972	1968
HOUSEHOLDS					
	2025 Households		33,811	99,980	444,466
	Average Household Size		3.3	3.2	3.2
	Average Household Vehicles		2	2	2
HOUSING OCCUPANCY					
	Owner Occupied Households		66%		
	Renter Occupied Households		34%		
DAYTIME EMPLOYMENT					
	Employees		44,657	129,378	581,915
	Businesses		5,463	14,495	67,780
TRAFFIC					
	Collection Street	Cross Street	Traffic	Year	
	Colima Rd	Batson Ave W	42,457	2026	
	Colima Rd	Batson Ave E	43,468	2026	
	Fullerton Rd	Colima Rd S	35,817	2026	
	Colima Rd	Colima Rd W	31,358	2026	

SNAPSHOT



315,653

POPULATION 5 mile



$131,294

INCOME 5 mile



$798,169

HOME VALUE 5 mile



42,457

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

ROWLAND HEIGHTS, and Vicinity, CA

Rowland Heights is located in Los Angeles County adjacent to Orange County. The census definition of the area was created by the Census Bureau for statistical purposes and may not precisely correspond to local understanding of the area with the same name. According to the United States Census Bureau, the CDP has a total area of 13.1 square miles (34 km^2).

Rowland Heights is bordered by Hacienda Heights to the northwest, Diamond Bar to the east, Brea to the south, La Habra Heights to the southwest, and the City of Industry to the north.

Since the 1990s, there has been a significant demographic shift as many upper-class immigrants from Taiwan, China, and South Korea have settled in the hillside homes of Rowland Heights (and in neighboring regions such as Hacienda Heights, Walnut, and Diamond Bar). Also, Rowland Heights has also attracted immigrants from mainland China because the area is advertised in China as having high-end homes and convenient shopping centers. Many work at or own businesses in the nearby City of Industry. Additionally, Latinos have maintained a long-standing presence in the lower sections. The city has developed an eclectic suburban "Chinatown", "Little Tokyo", and "Koreatown", mostly in the form of upscale strip malls. There are several large Asian product supermarkets in the area

A number of corporations, such as Newegg, FedEx, DIRECTV, and Fashion Nova, as well as other technology and import and export businesses, are located in neighboring City of Industry. Many business owners and employees reside in Rowland Heights as well as neighboring Hacienda Heights and Walnut due to their proximity



THINGS TO SEE & DO

IN THE CITY AND VACINITY









Presented By:



Bashir Tariq

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C21 COMMERCIAL

Confidentiality & Disclaimer

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

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

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C21 Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. C21 Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



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C21 COMMERCIAL

50 YEARS EXPERIENCE

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

Member of: ICA, WCA, ICSC NAR, C.A.R, RIAOC, RCAOC

WESTERN CARWASH ASSOCIATION

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- Franchise Businesses
- Liquor Stores and Convenience Markets
- Retail Shopping Centers
- Auto Service Centers
- Service - Technical based Businesses
- Apartments-Hotels-Motels
- Investment Properties
- Retail Stores, or Any Business that you own

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