

Full Service Car Wash + Express Car Wash Near I-215 & I 10 Freeways

Seller Financing Available

Start your new business in 30 days



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DRE# 01851484

21 COMMERCIAL

OFFERING SUMMARY

Location

Sparkling Clean Car Wash

1340 E Washington St
Colton CA 92324

Offering Summary

Price	\$1,399,000
Building Size	4,852 SF
Lot Size	46,174 SF
Year Built	1990
Vacuums	Multiple vacuum lines For full service and an express car wash

Lease Term

Lease Term	20 year
Rent	\$10,725 NNN

Seller Financing Available

Seller financing available with \$499,000 down payment
Save money: No loan fees, Better interest rate, No waiting

Own your new business in 30 days



INVESTMENT HIGHLIGHTS

Near I-215 and I 10 Freeways, Colton CA

● Business Highlights

- ◆ Prime location near I-215 and I-10 Freeways, directly off the major Washington St. exit
- ◆ Excellent visibility on E. Washington Street with 30,000+ vehicles per day
- ◆ Located across from Fiesta Village Family Fun & Amusement Park
- ◆ Serving the local community and surrounding neighborhoods since 1990

● Business Description

- Well-established Full-Service and Express Car Wash
- Full-Service Car Wash for customers who prefer to relax while their vehicle is professionally cleaned
- Express Car Wash allowing customers to clean their own vehicles
- Additional revenue streams include auto detailing services and monthly membership programs
- Large, spacious customer lounge with strong upside potential for retail sales (gifts, accessories, snacks, beverages)

● Market & Demographics

- Located in a densely populated trade area
- Over 210,000 residents within a 5-mile radius
- Strong traffic counts and repeat customer base

● Growth Opportunities

- Expand retail offerings in customer lounge
- Increase detailing and membership sales
- Marketing and operational efficiencies for additional upside



EXTERIOR VIEWS



Sparkling Clean Car Wash



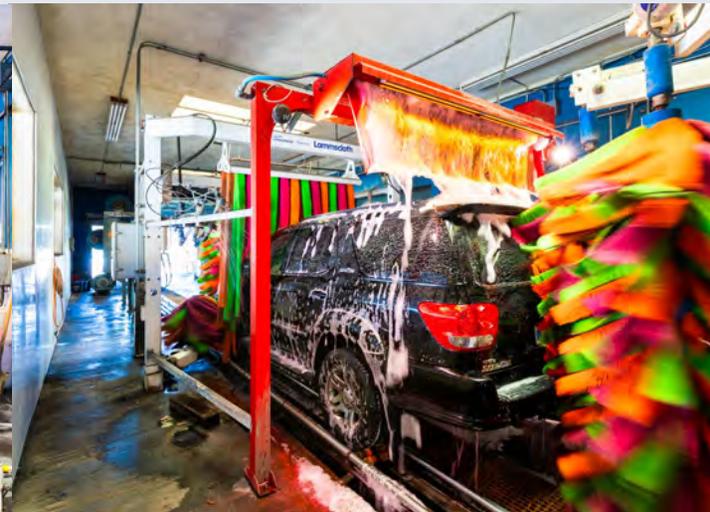
EXTERIOR AERIAL OVERVIEW



INTERIOR - EXTERIOR VIEWS



TUNNEL - EXTERIOR VIEWS



DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	77,479	214,058	1,063,613
Median Age	34.4	33.1	33.3
Bachelors' Degree Higher Education	24%	20%	19%
INCOME			
Average House Income	\$84,125	\$80,229	\$89,893
HOUSING			
Median Home Value	\$411,622	\$377,211	\$411,954
Median Home Year Built	1977	1977	1978
HOUSEHOLDS			
2024 Households	26,011	65,687	367,416
Average Household Size	3	3.2	3.3
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	53%		
Renter Occupied Households	47%		
DAYTIME EMPLOYMENT			
Employees	51,573	135,993	373,679
Businesses	6,397	14,413	44,329
TRAFFIC			
E Washington St and S Meadow Ln E	30,998	2022	
I=215 and I 215 onramp N SW	184,603	2022	
		2025	



214,058

POPULATION 5 mile



\$80,229

INCOME 5 mile



\$377,211

HOME VALUE 5 mile



30,998

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

SAN BERNARDINO - COLTON

San Bernardino (/ˌsænˌbɜːrnəˈdiːnoʊ/ [ⓘ] *SAN BUR-nə-DEE-noh*) is a city in and the county seat of San Bernardino County, California, United States. Located in the Inland Empire region of Southern California, the city had a population of 222,101 in the 2020 census,^[8] making it the 18th-largest city in California. San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire. The governments of El Salvador, Guatemala, and Mexico have established the metropolitan area's only consulates in the downtown area of the city. Additionally, San Bernardino serves as an anchor city to the 3rd largest metropolitan area in California (after Los Angeles and San Francisco) and the 12th largest metropolitan area in the United States; the San Bernardino-Riverside MSA.

Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

ECONOMY

The city's location close to the Cajon and San Gorgonio passes, and at the junctions of the I-10, I-215, and SR-210 freeways, positions it as an intermodal logistics hub. The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight

THINGS TO SEE AND DO

- Original McDonald Site and Museum
- Rain of the World Highway
- Cajon Pass
- Western Museum of Flight
- San Manuel Stadium
- County Museum
- Santa Ana River Trail
- Raceway Indoor Karting
- Glen Helen Raceway
- CA Theatre of Performance
- San Bernardino History & Railroad Museum

THINGS TO SEE & DO IN THE CITY AND VICINITY



Confidentiality & Disclaimer

Presented By:



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

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws



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Car Washes into the Highest and Best Operating
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- Service - Technical based Businesses
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