

EXPRESS CAR WASH - POMONA CA Major Off-Ramp CA-71



Bashir Tariq 951-269-3000

BashirTariq@msn.com
DRE# 01851484



OFFERING SUMMARY

Location

Joy Express Car Wash

1344 W. Mission Blvd
Pomona CA 91766

Offering Summary

Price	\$1,290,000	
Building Size	3,600 SF	
Lot Size	31,726 SF .73 acres	
Year Built	1969	updated over the years
Tunnel	100 FT	
Vacuums	11	Room to add additional vacuums

Lease

Lease Term	18 years	
Rent	\$9,545	includes NNN

Newley Remodeled EXPRESS Car Wash



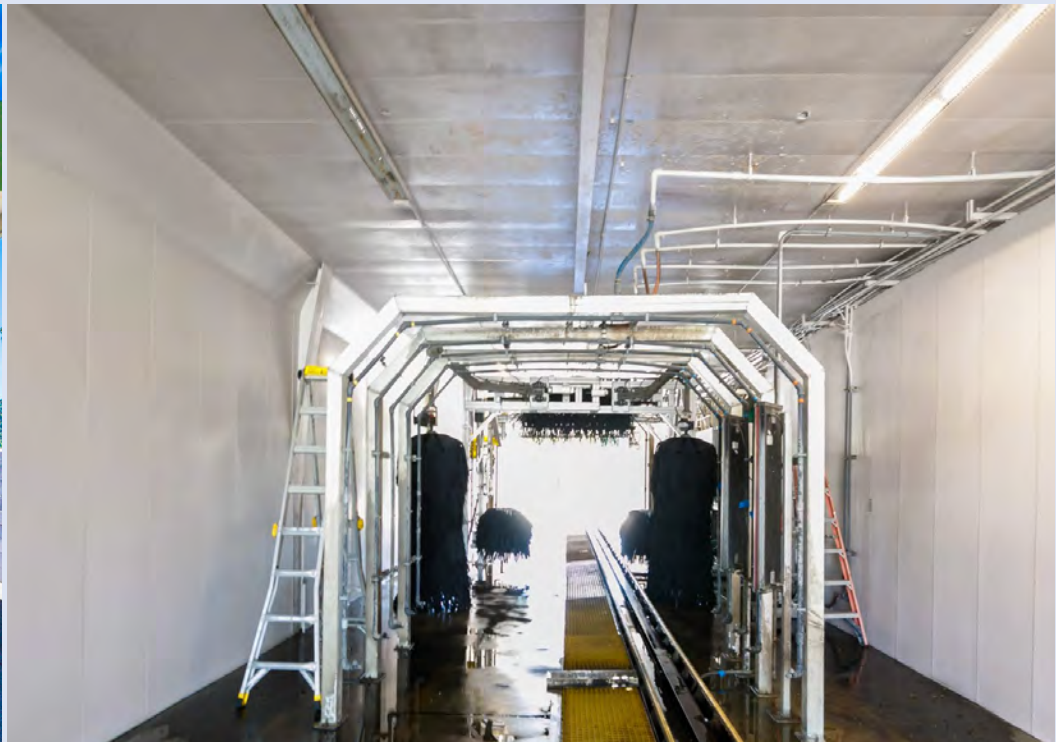
INVESTMENT HIGHLIGHTS

NEWLY REMODELED EXPRESS CAR WASH ● **PRIME LOCATION, CA-71 MAJOR OFF RAMP IN THE CITY OF POMONA, CA**

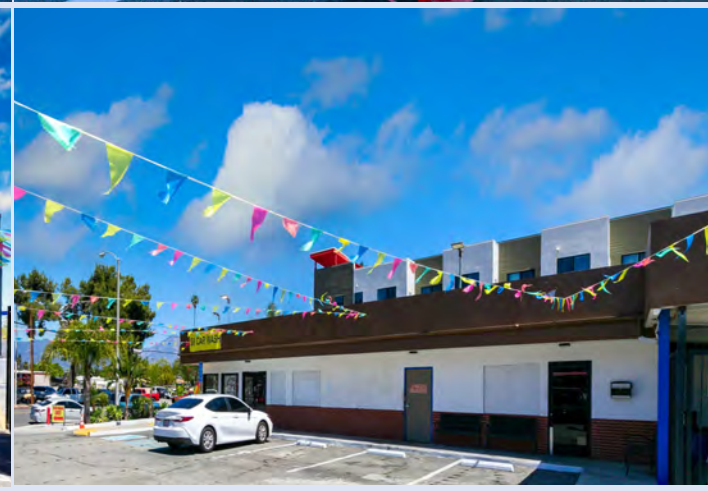
- **Upgraded Tunnel System** – Includes new wall panels, brushes, and enhanced wash & chemical dispensing systems.
- **High-Traffic Location** – Strategically situated on Mission Blvd at CA-71 off-ramp in Pomona.
- **Expansion Opportunity** – Detail bays available for lease or operation by the car wash operator for added revenue.
- **Additional Profit Center** – On-site coffee shop can be leased or operated in-house to offer gourmet coffee and snacks.
- **Densely Populated area** – Over **357,000 residents** within a **5-mile radius**.
- **High Traffic, High visibility** – Over 22,600 vehicle per day traffic count
- **Nearby Major Attractions** – Including the **Fairplex (home of the L.A. County Fair)**, **Cal Poly Pomona**,



EXTERIOR - INTERIOR VIEWS



TUNNEL VIEWS



AERIAL OVERVIEW



22,679 VPD

Buena Vista Ave

Mission Blvd

EXPRESS
CAR WASH

AERIAL OVERVIEW



22,679 VPD
Mission Blvd

AERIAL OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	142,749	357,325	1,119,219
	Median Age	35.4	37.6	38.5
	Bachelors' Degree Higher Education	19%	28%	29%
INCOME				
	Average House Income	\$89,440	\$106,047	\$110,884
HOUSING				
	Median Home Value	\$554,583	\$661,965	\$685,365
	Median Home Year Built	1967	1974	1973
HOUSEHOLDS				
	2024 Households	39,087	107,664	341,181
	Average Household Size	3.4	3.1	3.1
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	60%		
	Renter Occupied Households	40%		
DAYTIME EMPLOYMENT				
	Employees	46,811	134,661	399,269
	Businesses	5,556	16,773	51,309
TRAFFIC				
	W Mission Blvd and S Buena Vista Ave E	22,679	2025	
	W Mission Blvd and S Myrtle Ave W	24,326	2025	
	W Mission Blvd and S Huntington St W	22,136	2025	

SNAPSHOT



357,325

POPULATION 5 mile



\$106,047

INCOME 5 mile



\$661,965

HOME VALUE 5 mile



22,679

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

POMONA, CA

Pomona (/pəˈmoʊnə/ ⓘ pə-MOH-nə) is a city in eastern Los Angeles County, California, United States. Pomona is located in the Pomona Valley, between the Inland Empire and the San Gabriel Valley. The main campus of California State Polytechnic University, Pomona, also known as Cal Poly Pomona, lies partially within Pomona's city limits, with the rest being located in the neighboring unincorporated community of Ramona.

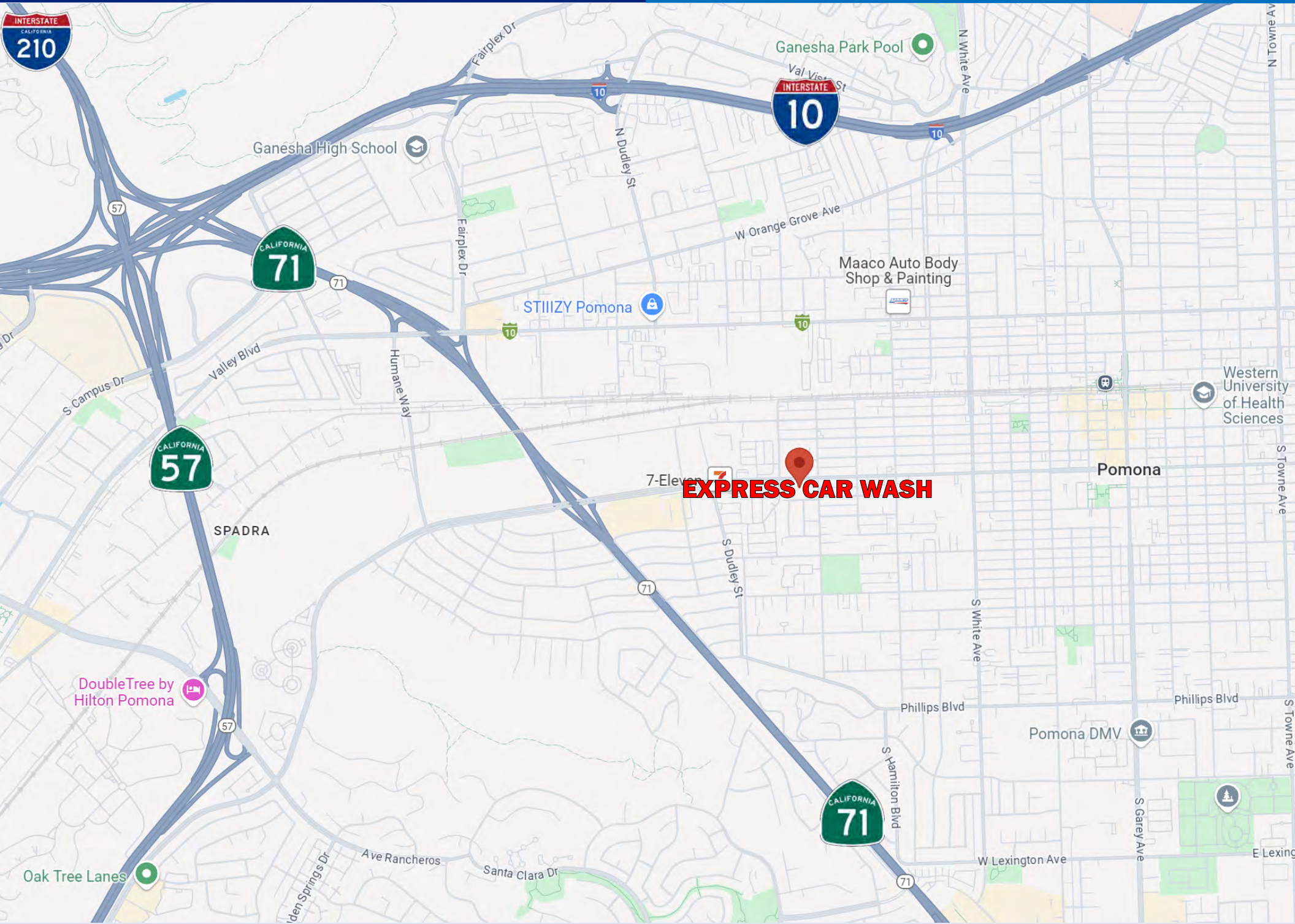
The city is named after Pomona, the ancient Roman goddess of fruit. For horticulturist Solomon Gates, "Pomona" was the winning entry in a contest to name the city in 1875, before anyone had ever planted a fruit tree there. The city was first settled by Ricardo Véjar and Ygnacio Palomares in the 1830s when California and much of the now-American Southwest were part of Mexico.

The first Anglo-Americans arrived prior to 1848 when the signing of the Treaty of Guadalupe Hidalgo resulted in California becoming part of the United States. In 1864, the widow of Ygnacio Palomares of Rancho San José sold 12,000 acres (49,000,000 m²; 49 km²) to Louis Phillips, a Jewish Prussian immigrant, who would shortly be known as "the richest man in Los Angeles County." He built the largest commercial building in Los Angeles central business district at the time, the Phillips Block, which would eventually house Hamburger's, the then-largest department store in the Western United States.

THINGS TO SEE & DO IN POMONA AND VACINITY



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

4010 Barranca Pkwy, Suite 100, Irvine CA 92604

Direct: 951-269-3000 | Email: BashirTariq@msn.com

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. KW 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.

KW Professional and any and all persons and entities associated and affiliated with KW Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing KW Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

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

KW 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. KW 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.



BASHIR TARIQ
951-269-3000

BashirTariq@msn.com

**Director Business Sales and
Commercial Real Estate**



4010 Barranca Parkway
Suite 100
Irvine, CA 92604

CalDRE# 01851484

KW Commercial Director Business Sales and Commercial Real Estate



**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 - INVEST

Call now for Consultation and Professional Representation

All types of Business Sales, Purchases, Commercial Properties, Investments and Leases

- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own



I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for

KW Commercial: Southern CA Regional and Top Market Award Winner 2023-2024

Keller Williams: THE MILLION DOLLAR CLUB AWARD WINNER

