

Hammner Express Car Wash Dual Tunnel - Near 15 Fwy and 91 Fwy

**Near Norco Community College
and surrounded by Dealerships**



OFFERING SUMMARY

Location

Hamner Express Car Wash

2126 Hamner Ave
Norco CA 92860

Offering Summary

Price	\$995,000
Building Size	7,060 SF
Tunnel	68 Ft
Vacuums	16

Lease Term

Lease Term	20 year
Rent	\$8,720 NNN

Space available for rent

Previously rented up to \$3,400 for auto detail services



INVESTMENT HIGHLIGHTS

Rare Opportunity to Own an Express Car Wash with Dual Tunnels Prime Norco Location – “Horse-Town USA”

- **Unique Dual-Tunnel Facility** – Rare opportunity to acquire an Express Car Wash with **two separate car wash tunnels** in the heart of Norco, California
- **Operating Express Car Wash** – One tunnel is currently operating as a modern Express Car Wash, providing an established platform for continued operations and growth
- **Second Tunnel – Multiple Revenue Opportunities** – The second tunnel offers flexibility for **Express Auto Detailing, Hand Wash, or other automotive-related services**, subject to applicable approvals
- **Over 7,000 SF of Building Space** – Spacious facility provides significant room for operations, expansion, and additional income-producing uses
- **Additional Rental Income Potential** – Extra space may be leased to complementary automotive businesses such as **window tinting, vehicle wraps, accessories, detailing, or repair services**
- **Existing & Additional Rental Opportunities** – Seller subleased up to \$3,400 per month a portion of the premises, with additional rentable areas offering the potential to **increase income immediately**
- **High-Visibility Location** – Strategically positioned on a major Norco thoroughfare with strong daily traffic, excellent visibility, and convenient access
- **Strong Surrounding Demand Generators** – Located near **major automobile dealerships, a community college, the Naval Surface Warfare Center**, established businesses, and residential communities
- **Excellent Freeway Accessibility** – Conveniently located minutes from the **I-15 and SR-91 freeway interchange**, one of the Inland Empire's major transportation corridors

Affluent Residential Trade Area – Close to desirable residential neighborhoods featuring approximately 3,000–5,600 SF homes, along with nearby recreational and golf amenities

Investment Highlights

Dual Tunnels • 7,000+ SF Building • Express Car Wash • Additional Income Potential • Expansion Opportunities • High Visibility • Strong Traffic • Excellent Freeway Access

Don't miss this rare opportunity to acquire an established Express Car Wash with significant expansion and additional revenue potential in the growing Norco market



AERIAL OVERVIEW



155,984 CPD



Hammer Ave



Some ingress/egress
areas are common areas

Hamner Express Car Wash



ingress/egress
common areas

Hamner Ave

INTERIOR - EXTERIOR VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	89,805	290,729	721,958
	Median Age	36.9	36.7	36.7
	Bachelors' Degree Higher Education	22%	26%	25%
INCOME				
	Average House Income	\$133,137	\$134,839	\$132,241
HOUSING				
	Median Home Value	\$738,773	\$717,796	\$708,217
	Median Home Year Built	1987	1990	1987
HOUSEHOLDS				
	2025 Households	24,742	80,809	204,497
	Average Household Size	3.3	3.4	3.3
	Average Household Vehicles	2	3	2
HOUSING OCCUPANCY				
	Owner Occupied Households	65%		
	Renter Occupied Households	35%		
DAYTIME EMPLOYMENT				
	Employees	48,108	95,590	233,963
	Businesses	5,159	11,446	28,471
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	Hamner Ave	3rd St S	30,290	2026
	Hamner Ave	Commerce St N	29,706	2026
	2nd St	Hamner Ave W	21,805	2026
	Corona Freeway	Corona Freeway NW	145,371	2026

SNAPSHOT



290,729

POPULATION 5 mile



\$134,739

INCOME 5 mile



\$717,796

HOME VALUE 5 mile



30,290

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

NORCO

Norco is a city in Riverside County, California, United States. Located roughly 40 miles (64 km) inland from the Pacific Ocean, Norco is known as "Horsetown, USA" and prides itself on being a "horse community". The area is dotted with corrals, farms, hitching posts, ranches, riding trails, and tack-and-feed supply stores; there are also city ordinances in-place requiring new construction to have a "traditional, rustic... Western flavor

CULTURE As a horse community, there are few sidewalks in the city of Norco; instead there are horse trails, and riders can ride to town and tie their horses at the many hitching rails and corrals placed close to businesses. Many horse-related associations are a part of the city, including the Norco Horsemen's Association and the Norco Junior Horsemen's Association.

Politics in Norco are also dominated by concerns about horses and animal-keeping versus suburbanization, a battle that has played out over development in the Norco Hills. In that area, which borders eastern Corona and Riverside, an influx of Orange County commuters are buying homes for \$500,000 and up that have few provisions for animal-keeping. The original spirit of the town's incorporation was to promote "City living in a rural atmosphere".^[28] According to city ordinances, the architecture of Norco "shall reflect a desired Western theme," including qualities "described as rural, informal, traditional, rustic, low-profile and equestrian oriented".

Norco is the home of the Norco Animal Rescue Team.

In 2006, Norco began promoting itself as "Horsetown U.S.A." and received a federal trademark.

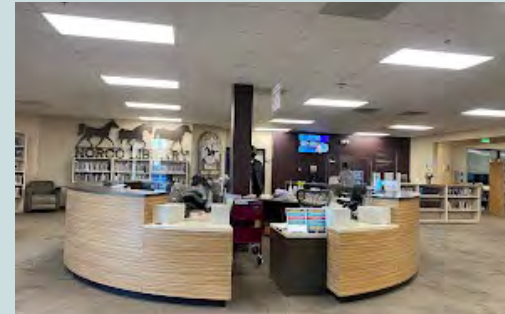
The largest event highlighting Norco's community and lifestyle is the annual Norco Fair,^[31] run by community volunteers. The Norco Fair runs over Labor Day Weekend, beginning on Thursday evening with the Miss Norco, Horsetown USA Contest and continues until Monday, finishing with a Labor Day Parade down 6th Street. Events included at the Fair are the rodeo, rodeo dance, calf dressing competition, pageants, exhibitions, cowboy poker, wild cow milking, snail races, talent show, pet parade, and "Family Fun Day".

HISTORY The city's name is a portmanteau of "North Corona", named after the North Corona Land Company. Norco had its "grand opening" on Mother's Day, May 13, 1923, and was later incorporated as a city on December 28, 1964.

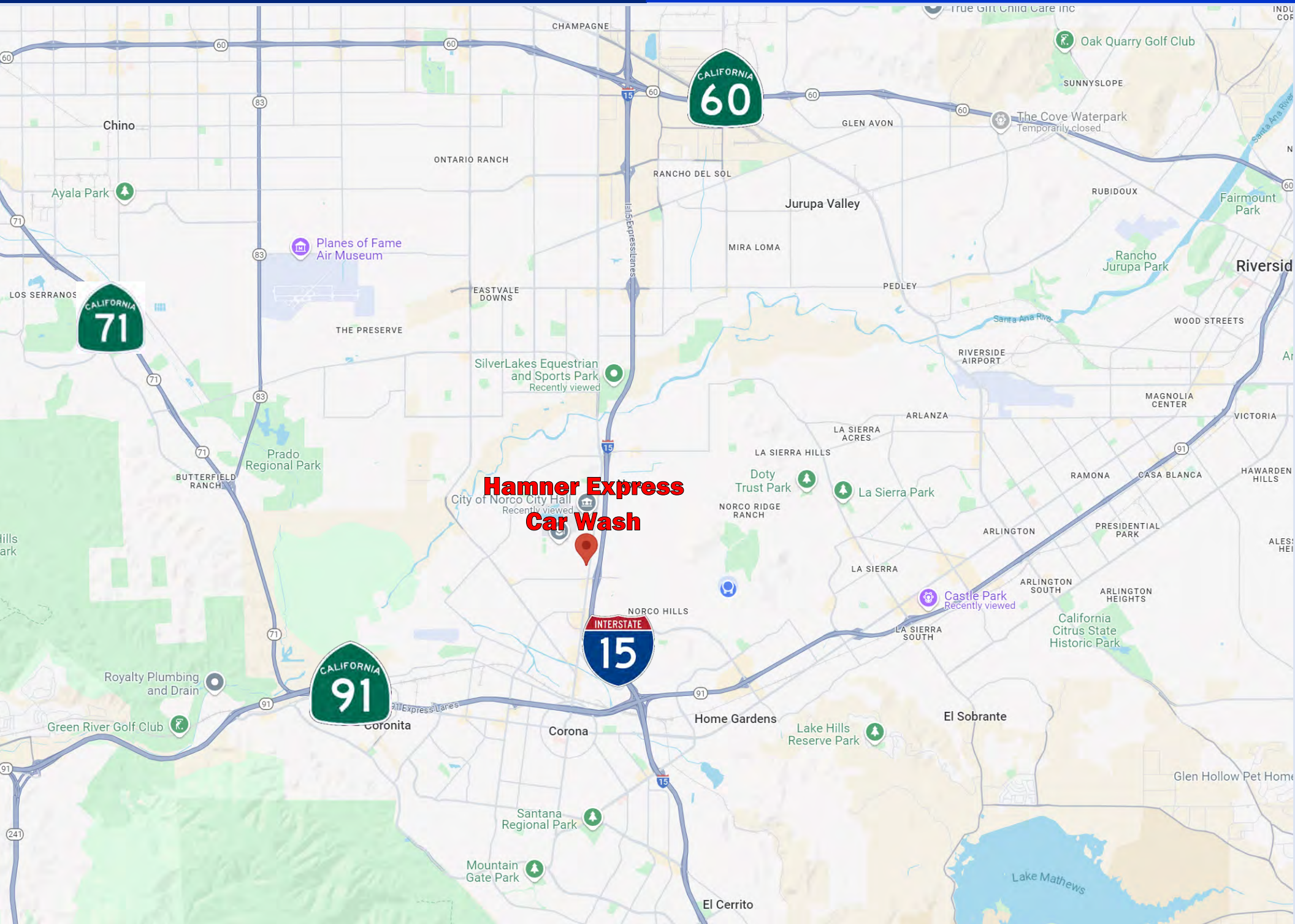
MAJOR EMPLOYERS

- Nave Surface Warfare Center - 1,895
- Norco College - 465
- Corona-Norco unified School Dist. 1,231
- California Rehab-Center - 1,004
- Others - Target, WinCo Foods, Stater Bros. Markets, Hemborg Ford and many others

According to the city's 2022 Comprehensive Annual Financial Report, The top employers in the city



REGIONAL MAP



Presented By:



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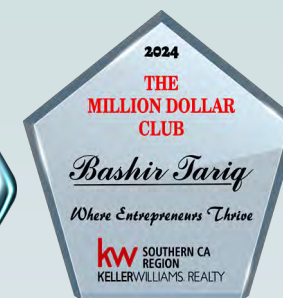
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical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



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
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*Developed and Turned Closed, NON performing
Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

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