

Hammer Express Car Wash Norco CA

Near Norco College and Dealerships



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DRE# 01851484



OFFERING SUMMARY

Location

Hamner Express Car Wash

2126 Hamner Ave
Norco CA 92860

Offering Summary

Express Car Wash

Price **\$1,090,000**

Building Size 7,060 SF

Tunnel 85 Ft

Vacuums 16

Lease Term

Lease Term 20 year

Rent \$6,569 after sublease

Sublease income \$3,400
Lease \$8,720+1,227 NNN

Additional space available for rent



INVESTMENT HIGHLIGHTS

Rare Opportunity to Own an Express Car Wash with Dual Tunnels Prime Norco Location - “HorseTown U.S.A”

- Take advantage of this unique investment opportunity in the heart of Norco, California – “HorseTown U.S.A.”
- Two Separate Car Wash Tunnels: One tunnel is currently operating as a modern Express Car Wash
- The second tunnel offers flexibility – ideal for Express Auto Detailing, Hand Wash, or any other automotive-related service
- Expansion Potential: Room to add additional services or revenue streams
- Spacious Building: Over 7,000 square feet of building space
- Lease extra space to vendors offering window tinting, auto wraps, accessories, or repair services
- Seller subleasing a portion; additional rentable spaces are available. Increase your revenues instantly
- Strategic Location: Located on a main thoroughfare with strong daily traffic and high visibility
- Surrounded by major auto dealerships, a community college, and the Naval Surface Warfare Center
- Minutes from the 15 and 91 Freeway interchange – a key transportation corridor
- Close to upscale residential neighborhoods featuring 3,000 – 5,600 SF homes and a golf course
- Don't miss out on this rare opportunity to own and expand a car wash business in a growing and dynamic area!



AERIAL OVERVIEW



155,984 CPD



Hammer Ave



Some ingress/egress areas are common areas

Hamner Express Car Wash



ingress/egress
common areas

Hamner Ave

DEMOGRAPHICS

POPULATION	3 miles	5 miles	10 miles	
2024 Population	90,738	290,741	718,692	
Median Age	35.9	35.8	35.8	
Bachelors' Degree Higher Education	22%	26%	25%	
INCOME				
Average House Income	\$114,704	\$120,319	\$118,060	
HOME VALUE				
Median Home Value	\$655,671	\$638,671	\$601,617	
Median Home Year Built	1988	1990	1987	
HOUSEHOLDS				
2024 Households	26,120	83,463	207,646	
Average Household Size	3.3	3.4	3.3	
Average Household Vehicles	3	3	2	
HOUSING OCCUPANCY				
Owner Occupied Households	64%			
Renter Occupied Households	36%			
DAYTIME EMPLOYMENT				
Employees	19,728	96,329	239,202	
Businesses	2,161	11,501	28,677	
TRAFFIC				
Hamner Ave and 3rd St S	29,532	2025		
Hamner Ave and Commerce St N	28,963	2025		
2nd St and Hamner Ave W	21,495	2025		
I-15	140,846	2025		

SNAPSHOT



290,741

POPULATION 5 mile



\$120,319

INCOME 5 mile



\$638,671

HOME VALUE 5 mile



29,532

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

EXTERIOR VIEWS



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.

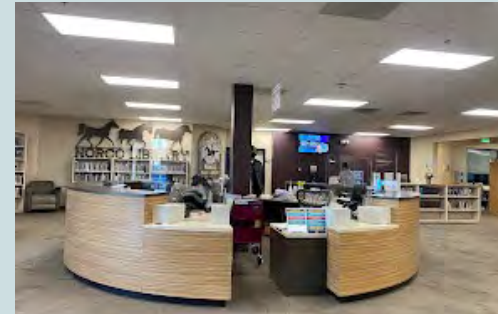
The largest event highlighting Norco's community and lifestyle is the annual Norco Fair,^[31] run by community volunteers. The Norco Fair runs over Labor Day Weekend, beginning on Thursday evening with the Miss Norco, Horsetown USA Contest and continues until Monday, finishing with a Labor Day Parade 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.

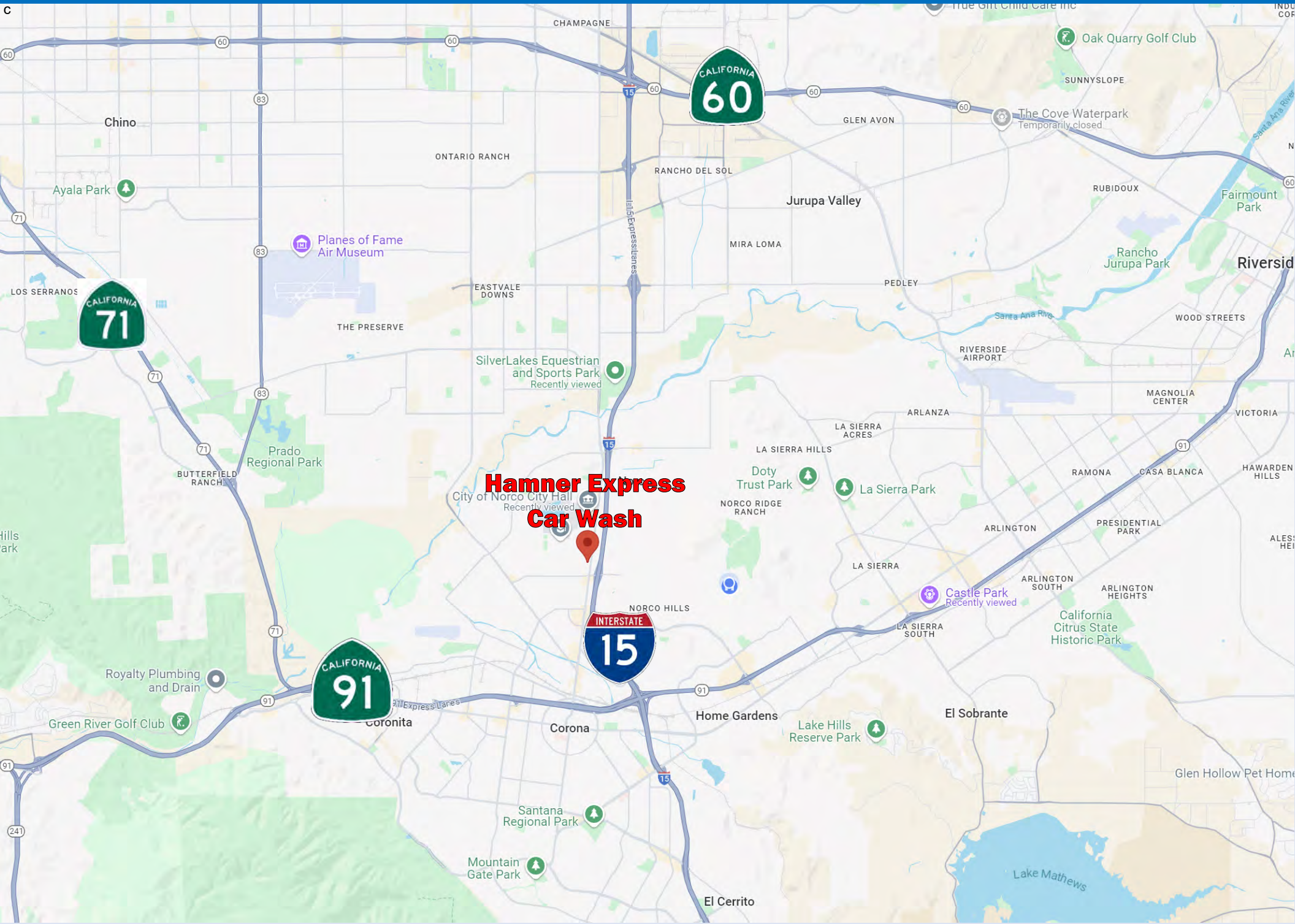
MAJOR EMPLOYERS

- 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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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*

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