

# Hammer Express Car Wash Norco CA

Near Norco College and Dealerships



**Bashir Tariq 951-269-3000**

[BashirTariq@msn.com](mailto:BashirTariq@msn.com)

DRE# 01851484



# OFFERING SUMMARY

## Location

### Hamner Express Car Wash

2126 Hamner Ave  
Norco CA 92860

## Offering Summary

### Express Car Wash

**Price** **\$990,000**

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



Hamner Ave

ingress/egress  
common areas

# DEMOGRAPHICS

|                                    | 3 miles   | 5 miles   | 10 miles  |
|------------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>                  |           |           |           |
| 2024 Population                    | 90,738    | 290,741   | 718,692   |
| Median Age                         | 35.9      | 35.8      | 35.8      |
| Bachelors' Degree Higher Education | 22%       | 26%       | 25%       |
| <b>INCOME</b>                      |           |           |           |
| Average House Income               | \$114,704 | \$120,319 | \$118,060 |
| <b>HOME VALUE</b>                  |           |           |           |
| Median Home Value                  | \$655,671 | \$638,671 | \$601,617 |
| Median Home Year Built             | 1988      | 1990      | 1987      |
| <b>HOUSEHOLDS</b>                  |           |           |           |
| 2024 Households                    | 26,120    | 83,463    | 207,646   |
| Average Household Size             | 3.3       | 3.4       | 3.3       |
| Average Household Vehicles         | 3         | 3         | 2         |
| <b>HOUSING OCCUPANCY</b>           |           |           |           |
| Owner Occupied Households          | 64%       |           |           |
| Renter Occupied Households         | 36%       |           |           |
| <b>DAYTIME EMPLOYMENT</b>          |           |           |           |
| Employees                          | 19,728    | 96,329    | 239,202   |
| Businesses                         | 2,161     | 11,501    | 28,677    |
| <b>TRAFFIC</b>                     |           |           |           |
| 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".<sup>[2]</sup> 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,<sup>[3]</sup> 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.

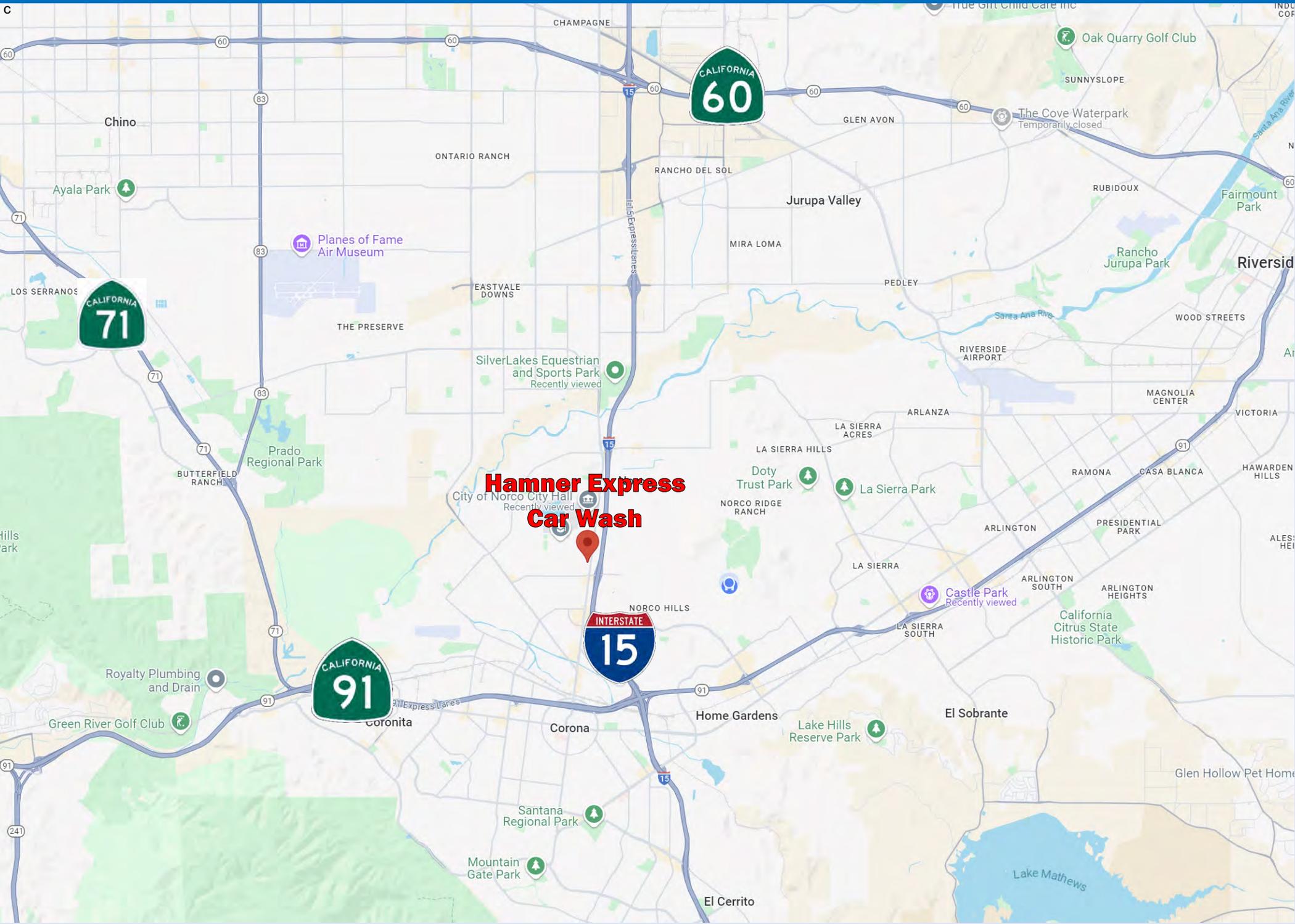
## MAJOR EMPLOYERS

- 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



# Confidentiality & Disclaimer

## 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**

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.

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**

