

# Hammer Express Car Wash Norco CA

**Seller Financing Available**

**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 | Seller Financing Available |
|------------------|----------------------------|
| Price            | \$1,690,000                |
| Building Size    | 7,060 SF                   |
| Vacuums          | 16                         |

## Lease Term

|            |                        |
|------------|------------------------|
| Lease Term | 23 year                |
| Rent       | \$6,356 after sublease |

## Seller Financing Available

Save money on loan fees and high interest rates  
Close in 30 days, own your own Express Car Wash





# INVESTMENT HIGHLIGHTS

## RARE OPPURTUNITY TO OWN, EXPRESS CAR WASH, WITH 2 TUNNELS

- One Tunnel is being operated as an Express Car Wash
  - Second Tunnel can be used as an Express Auto Detail, Hand Wash or any other creative service use
  - Room to add additional services, raise revenue or lease the space to window tint, or auto related use
  - Very large building over 7,000 SF. Seller is leasing portion of the building. Other spaces are available for rent
  - Located on main street, surrounded by major Auto Dealerships, Community College, Navel Surface Warfare Center
  - Norco calls it self “Horsetown U.S.A and is famous for horses and trails
  - Rural and Modern living 3,000 - 5,600 SF homes near Golf Course
  - Near Major intersection of 15 freeway and 91 freeway
  - SELLER FINANCING IS AVAILABLE. SAVE MONEY ON LOAN FEES AND HIGH INTEREST RATES
- YOU CAN CLOSE ESCROW WITHIN 30 DAYS**





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                         | 2 miles   | 5 miles   | 10 miles  |  |
| 2024 Population                    | 37,097    | 290,741   | 718,692   |  |
| Median Age                         | 37.8      | 35.8      | 35.8      |  |
| Bachelors' Degree Higher Education | 21%       | 26%       | 25%       |  |
|                                    |           |           |           |  |
| INCOME                             |           |           |           |  |
| Average House Income               | \$121.545 | \$120,319 | \$118,060 |  |
|                                    |           |           |           |  |
| HOME VALUE                         |           |           |           |  |
| Median Home Value                  | \$646,743 | \$638,671 | \$601,617 |  |
| Median Home Year Built             | 1983      | 1990      | 1987      |  |
|                                    |           |           |           |  |
| HOUSEHOLDS                         |           |           |           |  |
| 2024 Households                    | 10,011    | 80,788    | 204,173   |  |
| Average Household Size             | 3.2       | 3.4       | 3.3       |  |
| Average Household Vehicles         | 3         | 3         | 2         |  |
|                                    |           |           |           |  |
| HOUSING OCCUPANCY                  |           |           |           |  |
| Owner Occupied Households          | 64%       |           |           |  |
| Renter Occupied Households         | 36%       |           |           |  |
|                                    |           |           |           |  |
| TRAFFIC                            |           |           |           |  |
| Hamner Ave and 3rd St S            | 28,929    | 2022      |           |  |
| Hamner and Commerce St N           | 28,371    | 2022      |           |  |
|                                    |           |           |           |  |
| DAYTIME EMPLOYMENT                 |           |           |           |  |
| Employees                          | 19,728    | 96,329    | 239,202   |  |
|                                    |           |           |           |  |
| Businesses                         | 2,161     | 11,501    | 28,677    |  |
|                                    |           |           |           |  |
|                                    |           |           |           |  |
|                                    |           |           |           |  |

SNAPSHOT



290,741

POPULATION 5 mile



\$120,319

INCOME 5 mile



\$638,671

HOME VALUE 5 mile



28,929

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>[28]</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.

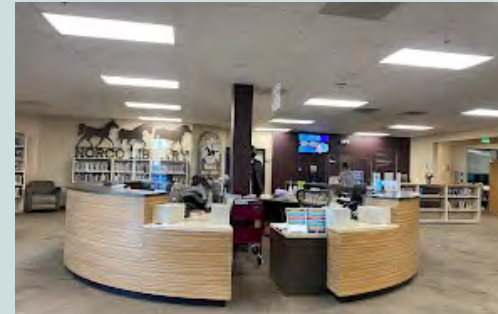
The largest event highlighting Norco's community and lifestyle is the annual Norco Fair,<sup>[31]</sup> run by community volunteers. The Norco Fair runs over Labor Day Weekend, beginning on Thursday evening with the Miss Norco, Horsetown USA Contest and continues until Monday, finishing with a Labor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

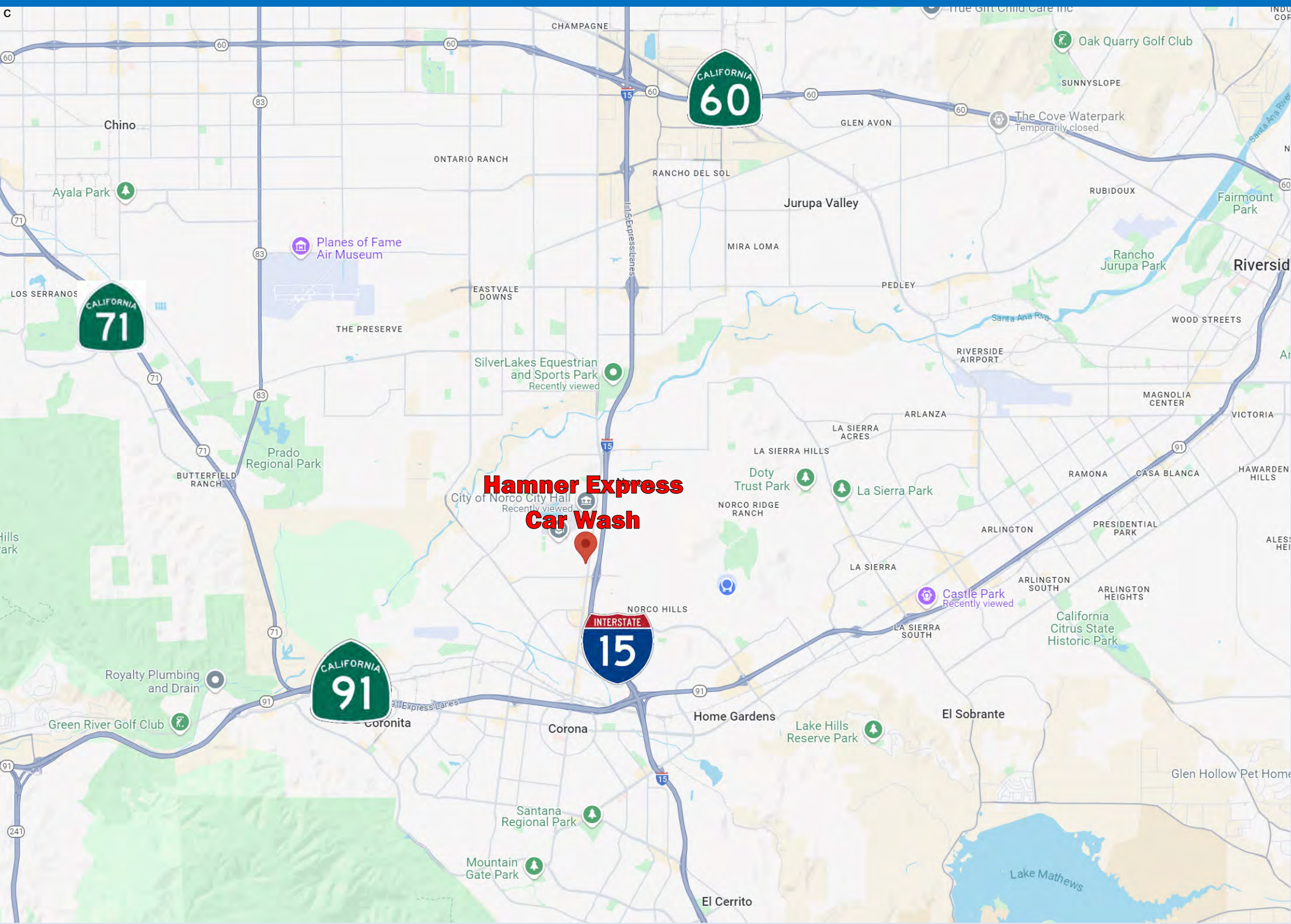
- Nave Surface Warfare Center - 1,895
- Norco College - 465
- Corona-Norco unified School Dist. 1,231
- California Rehab-Center - 1,004
- Others - Target, WinCo Foods, Stater Bros. Markets, Hemborg Ford and many others

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





# REGIONAL MAP





## Presented By:



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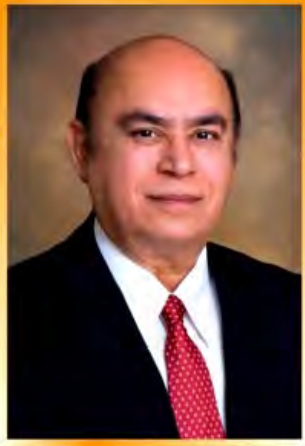
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