



## CAR WASH + REAL ESTATE + Oil & Lube 2 Bays + Upstairs Office

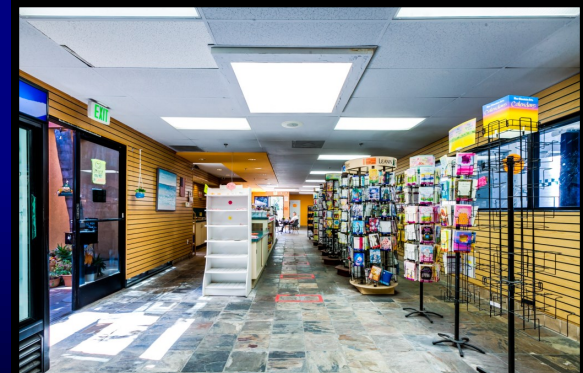
### BUSINESS DESCRIPTION AND HIGHLIGHTS

- EXPRESS Car Wash or FLEX Car Wash conversion possible
- Currently Fuller Service Car Wash and Auto Detailing
- 2 Oil and Lube Bays, add Window Tinting for additional profits
- Upstairs office with bathroom and shower
- Semi absentee ownership, Great potential
- Great opportunity for 1st time buyers
- Great addition for experienced operators to add another car wash to their flagship

**Express Car Wash or Flex Car Wash  
conversion possible**

**2 Bays Lube Center  
Upstairs Office**





## CAR WASH + REAL ESTATE + Oil & Lube 2 Bays + Upstairs Office

**BUSINESS For Sale** **\$1,000,000**

**Real Estate Available** **\$2,950,000**

Lot Size: 38,900 SF .893 Acres Building 5,313 SF

Call now before its too late Bashir Tariq 951-269-3000

**Call now for details Bashir Tariq 951-269-3000**





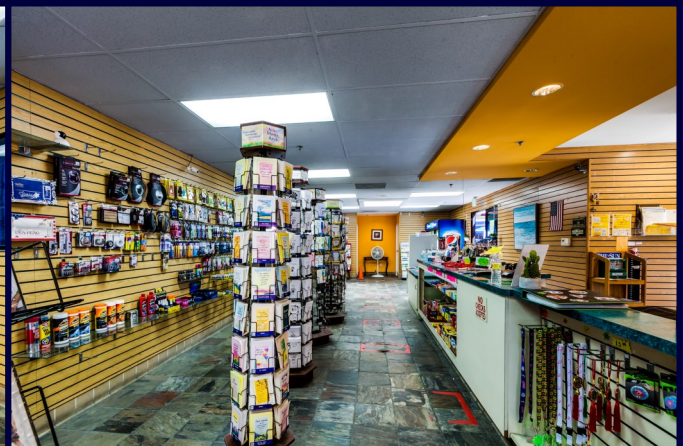
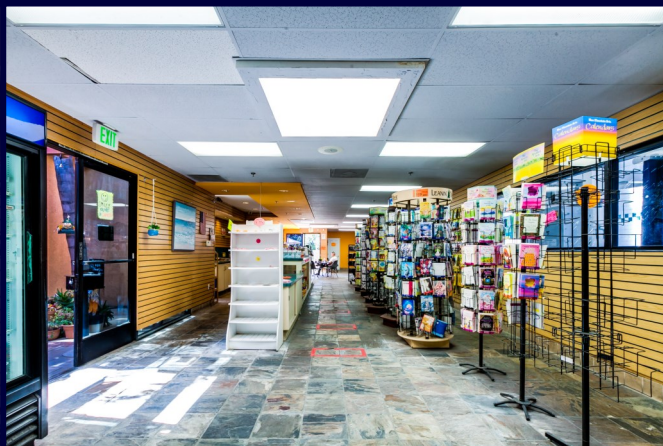
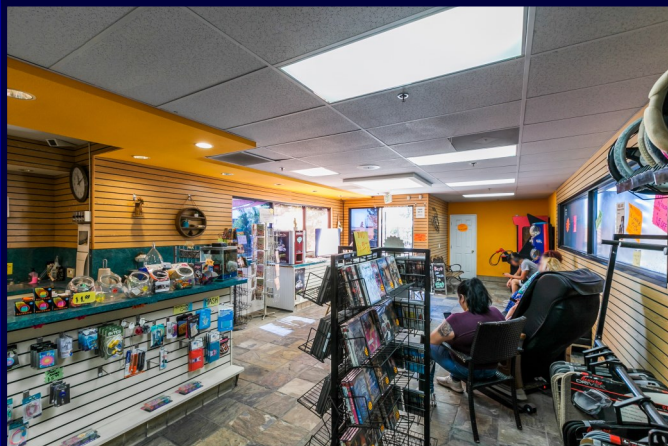
330 Fwy

210 Fwy

E Highland Ave

N Palm Ave





**CAR WASH + REAL ESTATE + Oil & Lube 2 Bays + Upstairs Office**





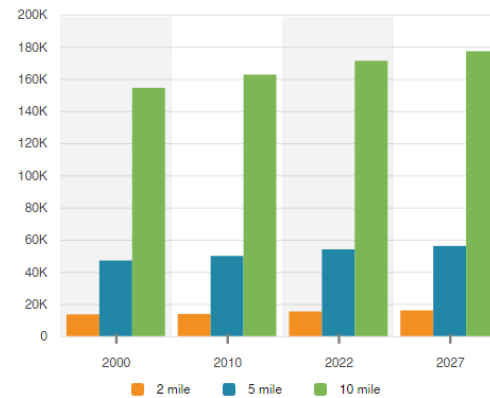
**CAR WASH + REAL ESTATE + Oil & Lube 2 Bays + Upstairs Office**



## Population

	2 mile	5 mile	10 mile
2010 Population	44,963	170,493	536,644
2022 Population	49,391	184,373	565,727
2027 Population Projection	51,415	191,528	585,335
Annual Growth 2010-2022	0.8%	0.7%	0.5%
Annual Growth 2022-2027	0.8%	0.8%	0.7%
Median Age	35.1	33.3	33.9
Bachelor's Degree or Higher	14%	14%	19%
U.S. Armed Forces	31	78	257

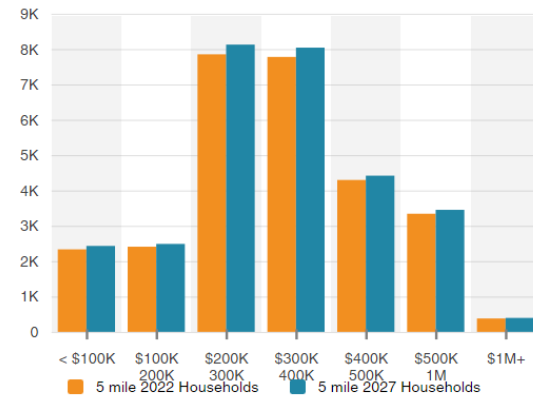
## Households



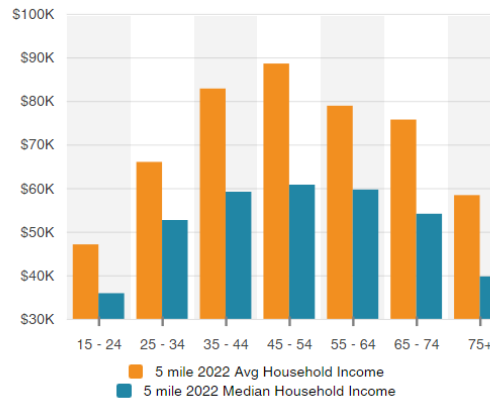
## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
N Palm Ave	20th St S	10,641	2022
E Orchid Dr	Peacock Ave E	817	2022
Center St	E Orchid Dr S	116	2022
Center St	E Orchid Dr S	120	2015
Peacock Ave	E Orchid Dr S	115	2022
N Palm Ave	Palm Ave N	3,571	2022
Pleasant Hill Dr	Palm Ave E	772	2022
Highland Ave	N Orange St W	13,122	2018
Bradford Ave	E Orchid Dr S	941	2018
Cymbidium Ct	E Orchid Dr S	77	2018

## Home Values



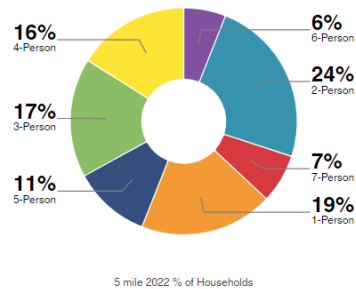
## Household Income By Age



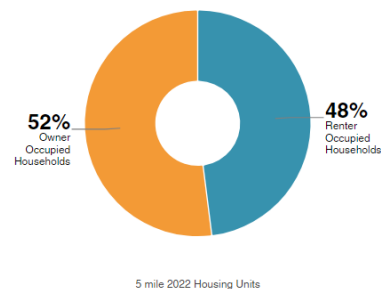
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$76,540	\$74,857	\$79,788
Median Household Income	\$55,878	\$54,335	\$59,720
< \$25,000	2,928	12,093	32,518
\$25,000 - 50,000	3,804	12,782	39,562
\$50,000 - 75,000	2,920	9,462	29,646
\$75,000 - 100,000	1,831	6,342	23,681
\$100,000 - 125,000	1,233	4,658	16,378
\$125,000 - 150,000	1,077	3,206	10,458
\$150,000 - 200,000	784	2,772	9,811
\$200,000+	734	2,617	9,182

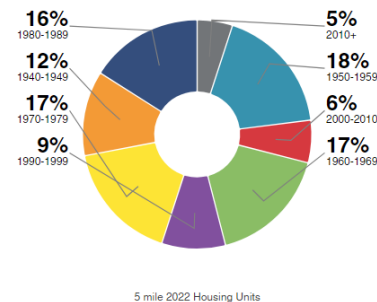
## Household Size



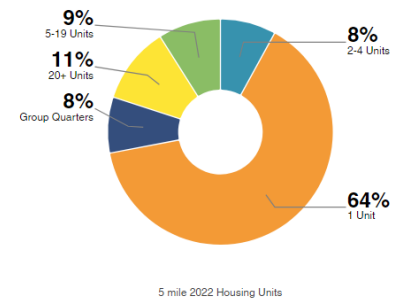
## Housing Occupancy



## Homes By Year Built

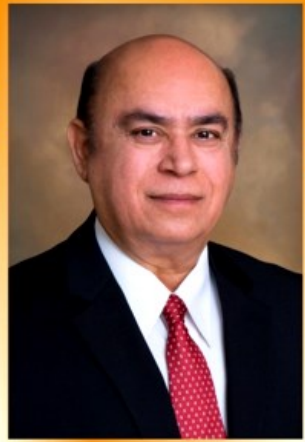


## Housing Type



Information gathered from several different resources. For accuracy you are advised to check with your own resources





CalDRE #01851484

# BASHIR TARIQ

## 951-269-3000

BashirTariq@msn.com

**AWARD  
WINNING  
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320  
Anaheim Hills, CA 92808  
Office: (714) 584-2788



**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*

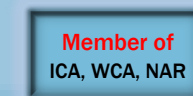
## BUY - SELL - LEASE

**CALL NOW FOR CONSULTATION AND PROFESSIONAL REPRESENTATION**

### Business Sales and Commercial Real Estate

- Car Washes • Gas Stations • Truck Stops • Car Lots • Land - Vacant Lots
- All Type of Business Sales and Purchases • Commercial Properties and Leases
- Retail Shopping Centers • Automotive Service Centers • Warehouses
- Restaurants • Fast Food • Liquor Stores • Convenience Markets
- Apartments • Hotels • Investment Properties • Farms and Ranches

**I Can Help You Sell Any Business That You Own or Help You Purchase  
the Dream Business You Been Waiting For CALL NOW 951-269-3000**



**Award winning Business Sales Director - Award winning results \*\*\* Closed 3 Car Wash escrows in less than 30 days \*\*\***