

CAR WASH + PROPERTY - 2 Bays Auto Center **Upstairs Office**

SELLER FINANCING AVAILABLE

Low Interest Rate - Close in 30 Days



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DRE# 01851484



OFFERING SUMMARY

Location

Highland Car Wash
3760 E. Highland Ave
Highland CA 92346

Offering Summary

Full Service Car Wash and Real Estate

Price	\$2,450,000
Building Size	5,313 SF
Lot Size	38,900 SF
Year Built	1997

Seller Financing Available

Seller Financing, Low interest rate
30 days closing

Express Car Wash conversion possible

Express conversion possible
Check with car wash consultant and the City



INVESTMENT HIGHLIGHTS

- Full Service Car Wash 2 Bays Automotive Center, Auto Detailing
- 2 Bays Oil & Lube Center, 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



Highland Car Wash + Property - 2 Bays Auto Center - Upstairs Offer

SELLER FINANCING AVAILABLE - Close in 30 days



DEMOGRAPHICS

POPULATION		2 miles	5 miles	10 miles
	2023 Population	47,979	183,677	563,610
	Median Age	35.5	33.6	34.1
	Bachelors' Degree Higher Education	14%	14%	19%
INCOME				
	Average House Income	\$81,029	\$76,624	\$81,616
HOME VALUE				
	Median Home Value	\$343,755	\$331,617	\$349,966
	Median Home Year Built	1977	1971	1973
HOUSEHOLDS				
	2023 Households	15,313	53,919	171,083
	Average Household Size	3.1	3.3	3.2
	Average Household Vehicles	2	3	5
TRAFFIC		Traffic	Year	
	N Palm Ave and 20th St	10,641	2022	
HOUSING OCCUPANCY				
	Owner Occupied Households	52%		
	Renter Occupied Households	48%		

SNAPSHOT



183,677

POPULATION 5 mile



\$76,624

INCOME 5 mile



\$331,617

HOME VALUE 5 mile



10,641

TRAFFIC Vehicles Per Day

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

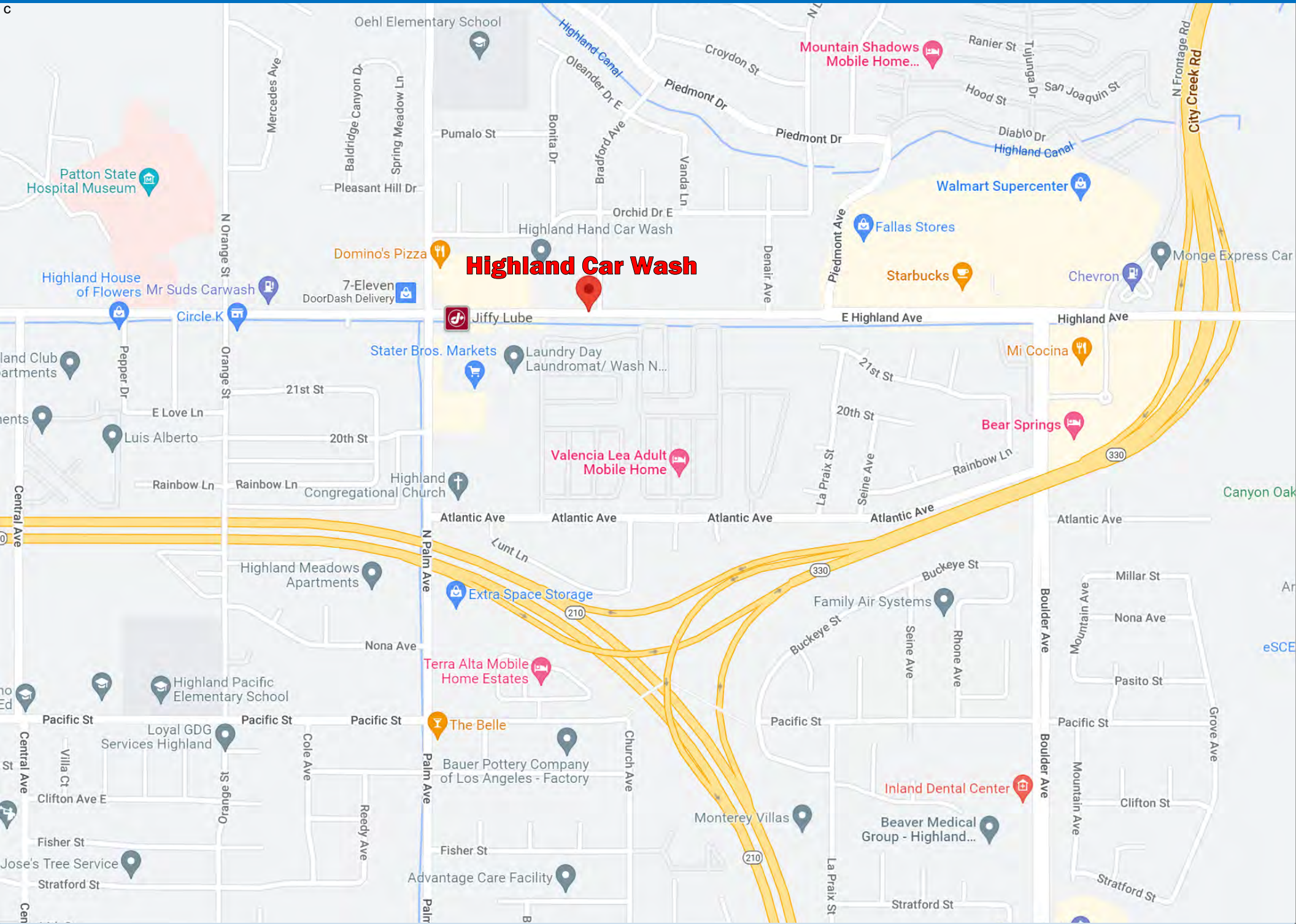
EXTERIOR Car Wash Views



EXTERIOR - INTERIOR - TUNNEL VIEWS



REGIONAL MAP



Presented By:



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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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AWARD WINNING AGENT

KW COMMERCIAL

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KW Commercial Director Business Sales and Commercial Real Estate



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