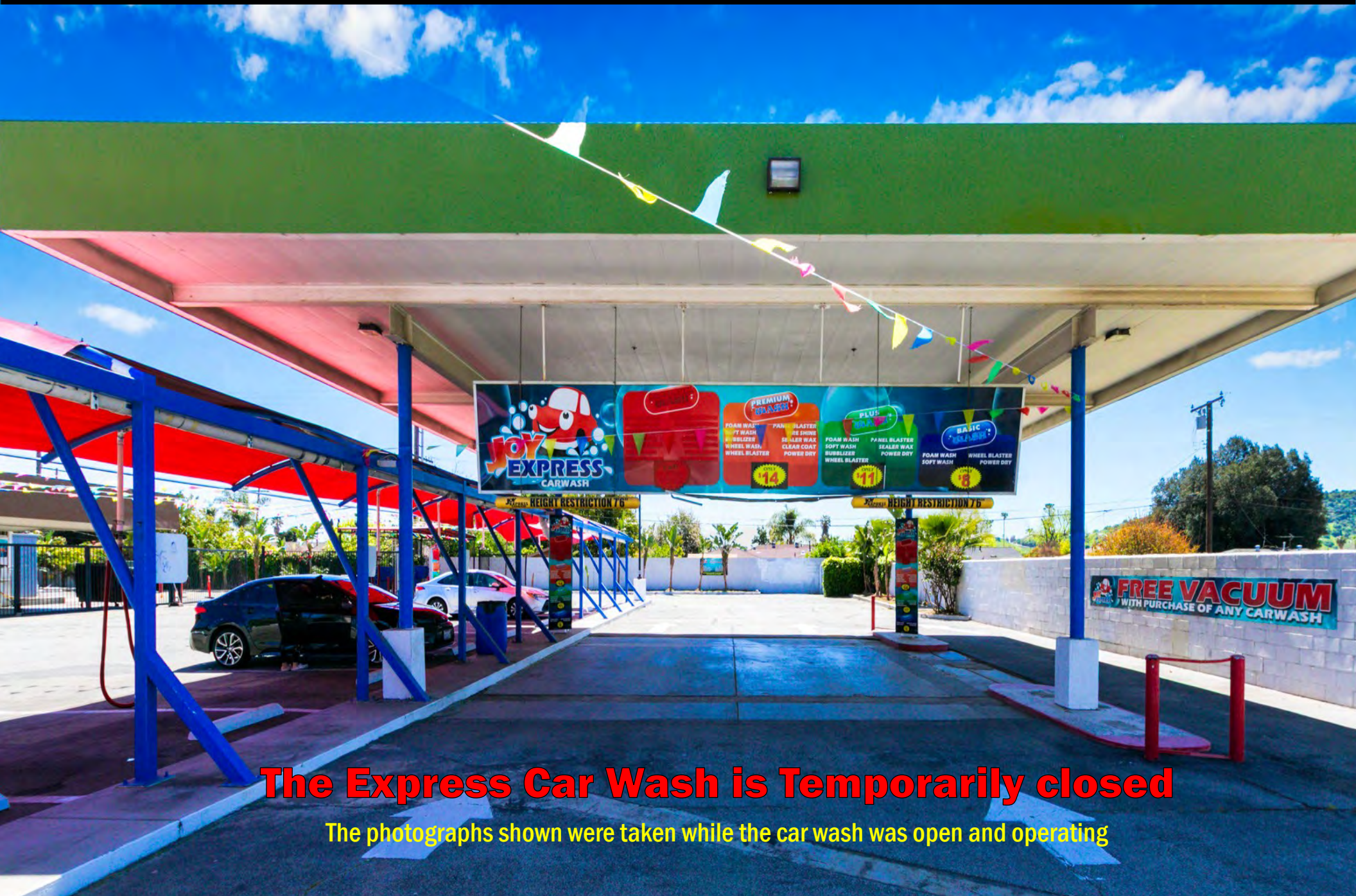


EXPRESS CAR WASH Major Off-Ramp CA-71 Pomona, CA



The Express Car Wash is Temporarily closed

The photographs shown were taken while the car wash was open and operating

OFFERING SUMMARY

Location

Joy Express Car Wash

1344 W. Mission Blvd
Pomona CA 91766

Offering Summary

Price	\$790,000	
Building Size	3,600 SF	approximately
Lot Size	31,726 SF	.73 acres
Year Built	1969	updated over the years
Tunnel	100 FT	
Vacuums	11	Room to add additional vacuums

Lease Term

Lease Term	18 years
Rent	\$9,381 <i>NNN per mo.</i>
Property taxes	\$665 <i>approximately</i>

Dual Flex Model Opportunity

- Dual Flex Model offers:
- Express Car Wash and
 - Full Service Car Wash



INVESTMENT HIGHLIGHTS

EXPRESS CAR WASH ● **PRIME LOCATION, CA-71 MAJOR OFF RAMP IN THE CITY OF POMONA, CA**

INCREDIBLE INVESTMENT OPPORTUNITY

- An excellent opportunity to acquire an express car wash strategically located near the **CA-71 Freeway's Mission Boulevard off-ramp** in Pomona, CA
- The property features an approximately **3,600-square-foot building** situated on a spacious **31,726-square-foot lot**, providing an investor or experienced owner-operator with multiple opportunities to improve operations, expand services, and increase revenue
- The City of Pomona has had a moratorium on the development of new car washes, potentially providing a competitive advantage to existing car-wash locations. Prospective buyers must independently verify the moratorium's current status, applicability, and restrictions directly with the City of Pomona

Property and Business Highlights

- Highly visible Mission Boulevard location near the CA-71 Freeway
- Approximately 3,600-square-foot building. Approximately 31,726-square-foot lot
- Upgraded express-wash tunnel. Newer interior tunnel wall panels
- 11 customer vacuum stations. Additional space to install more vacuum stations
- Two bays suitable for express auto detailing and related services
- Potential coffee shop leasing opportunity for additional rental income
- Strong upside through active owner-operator management, consistent operating hours, local marketing, memberships, and service expansion

Value-Add Opportunity

- The car wash is under absentee ownership and has operated intermittently following the remodeling
- The Seller has been unable to provide consistent management and oversight, creating a significant opportunity for an experienced, hands-on owner-operator to stabilize operations, increase sales, and maximize the property's full potential
- A hands-on owner-operator may have an opportunity to improve operating consistency, introduce membership programs, expand detailing services, add vacuum stations, and lease the coffee shop space to generate supplemental income

Strong Pomona Market

- The property is surrounded by a population of more than **370,000 residents within a Five-Miles radius**, with an average household income of approximately over **\$118,000**. It is also conveniently located near major employment, educational, residential, and entertainment destinations, including **Fairplex** and **Cal Poly Pomona**
- Its freeway accessibility, large surrounding population, upgraded improvements, and multiple revenue opportunities make Joy Express Car Wash an attractive acquisition for an experienced operator or value-add investor

Dual Flex Car Wash Opportunity

- Dual Flex Model offer, an Express Car wash and Full Service Car Wash
- See Important Disclosure for addition information and details

IMPORTANT DISCLOSURE

Important Disclosure

- **The Business is being sold in its current “AS-IS, WHERE-IS” condition**
- **The Express Car Wash is Temporarily Closed.** The photographs shown were taken while the car wash was open and operating
- **Seller financial statements, operating records, and supporting financial documentation are NOT available**
- **The car wash has been absentee-owned and has operated intermittently during the past few years**
- The condition of the premises, improvements, and equipment may have changed due to absentee ownership, limited oversight, deferred maintenance, and intermittent operations
- Prospective buyers must conduct their own independent investigation and due diligence regarding the real property, business operations, equipment, improvements, utilities, permits, licenses, zoning, environmental matters, financial performance, and the feasibility of any proposed use, renovation, expansion, or improvement
- All prospective buyers should rely solely upon their own inspections, investigations, and professional advisors when evaluating this opportunity
- Dual Flex Model conversion from the existing express car wash is presented solely as a possible value-add opportunity. Any proposed conversion is subject to independent investigation and approval. Buyers should consult with City, and appropriate authorities, as well as qualified car wash architects, engineers, equipment manufacturers and industry consultants for the cost and time required for change over.
- ◆ *Neither Seller nor Broker represents, warrants, or guarantees that the property can be converted, permitted, or operated as a flex car wash. nor approved or economically feasible*
- ◆ *Please contact the listing broker for additional information and showing instructions. Do not contact the owner, employees, customers, or any on-site representatives*



AERIAL OVERVIEW



22,355 VPD

Buena Vista Ave

Mission Blvd

EXPRESS
CAR WASH

AERIAL OVERVIEW

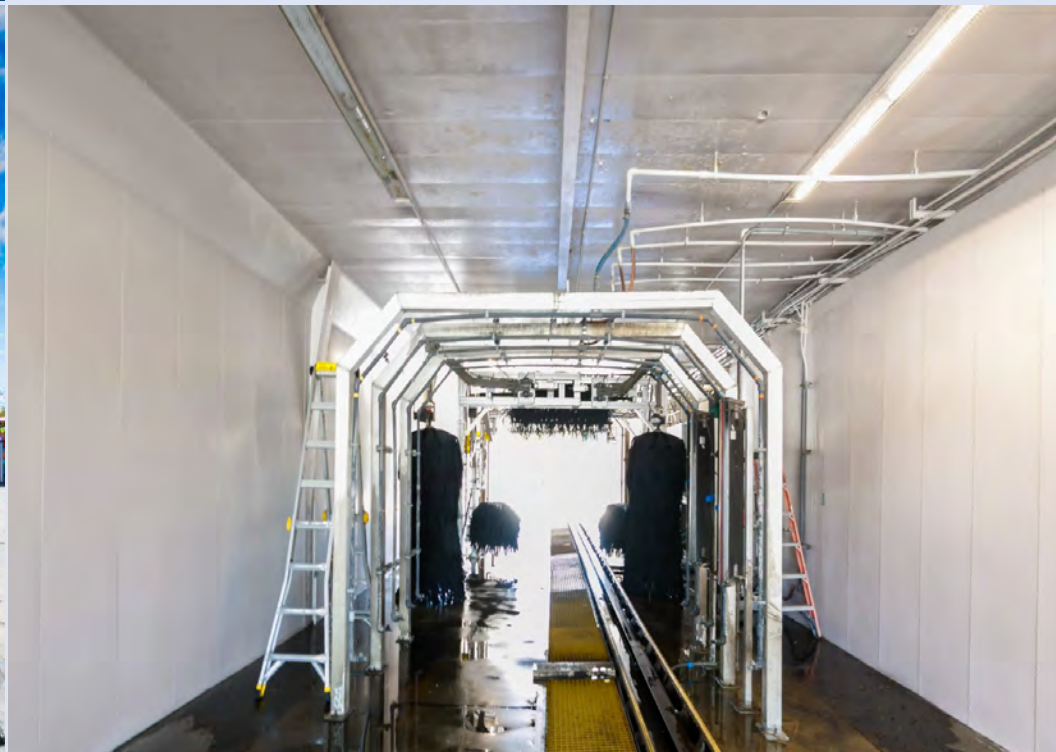


22,355 VPD
Mission Blvd

AERIAL OVERVIEW



INTERIOR - EXTERIOR VIEWS



TUNNEL VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	145,77	370,165	1,158,920
	Median Age	36.2	38.2	39.1
	Bachelors' Degree Higher Education	19%	29%	29%
INCOME				
	Average House Income	\$102,891	\$118,616	\$124,281
HOUSING				
	Median Home Value	\$676,265	\$735,318	\$747,652
	Median Home Year Built	1968	1975	1974
HOUSEHOLDS				
	2025 Households	39,841	109,640	344,050
	Average Household Size	3.4	3.1	3.1
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	60%		
	Renter Occupied Households	40%		
DAYTIME EMPLOYMENT				
	Employees	46,249	133,545	388,787
	Businesses	5,583	17,105	51,310
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	Mission Blvd	Mission Blvd W	86,058	2026
	71 Fwy	W Mission Blvd NW	86,692	2026
	Mission Blvd	Mission Blvd E	22,499	2026
	West Mission Blvd	West Mission Blvd W	22,355	2026

SNAPSHOT



370,165

POPULATION 5 mile



\$118,616

INCOME 5 mile



\$676,265

HOME VALUE 5 mile



86,692

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

AREA OVERVIEW

POMONA, CA

Pomona (/pəˈmoʊnə/ ⓘ pə-MOH-nə) is a city in eastern Los Angeles County, California, United States. Pomona is located in the Pomona Valley, between the Inland Empire and the San Gabriel Valley. The main campus of California State Polytechnic University, Pomona, also known as Cal Poly Pomona, lies partially within Pomona's city limits, with the rest being located in the neighboring unincorporated community of Ramona.

Pomona is approximately 30 miles (48 km) east of downtown Los Angeles, 26 miles (42 km) north of Santa Ana, 25 miles (40 km) west of Riverside, and 32 miles (51 km) west of San Bernardino.

Pomona is bordered by the cities of San Dimas on the northwest, La Verne and Claremont on the north, Montclair and Chino on the east, Chino Hills and Diamond Bar on the south, Walnut, South San Jose Hills, and Industry on the southwest, and the unincorporated community of Walnut Islands on the west. The Los Angeles/San Bernardino county line forms most of the city's southern and eastern boundaries.

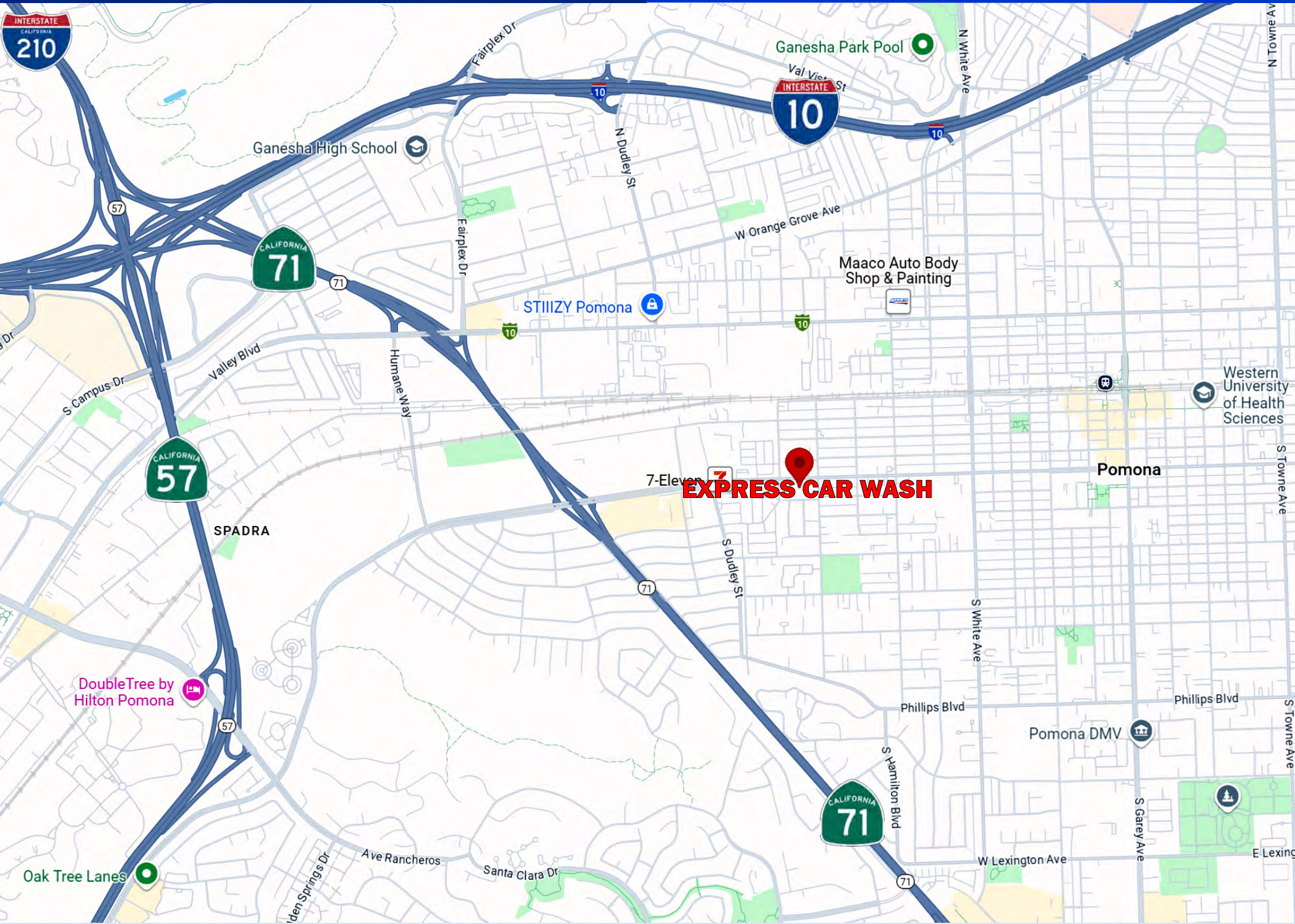
The city is named after Pomona, the ancient Roman goddess of fruit. For horticulturist Solomon Gates, "Pomona" was the winning entry in a contest to name the city in 1875, before anyone had ever planted a fruit tree there. The city was first settled by Ricardo Véjar and Ygnacio Palomares in the 1830s when California and much of the now-American Southwest were part of Mexico.

The first Anglo-Americans arrived prior to 1848 when the signing of the Treaty of Guadalupe Hidalgo resulted in California becoming part of the United States. In 1864, the widow of Ygnacio Palomares of Rancho San José sold 12,000 acres (49,000,000 m²; 49 km²) to Louis Phillips, a Jewish Prussian immigrant, who would shortly be known as "the richest man in Los Angeles County." He built the largest commercial building in Los Angeles central business district at the time, the Phillips Block, which would eventually house Hamburger's, the then-largest department store in the Western United States.

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGIONAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

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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

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. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

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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. Photo were taken by a third party and edited by marketing team. As a result, they may appear slightly different upon visual inspection. All communication must be kept limited to the assigned agent representing C21 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.

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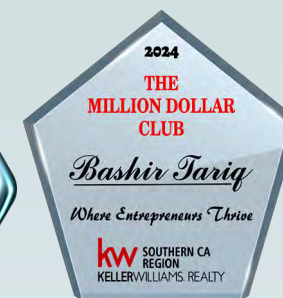
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any Business that you own



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Car Washes into the Highest and Best Operating
Car Washes in the Car Wash industry*

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