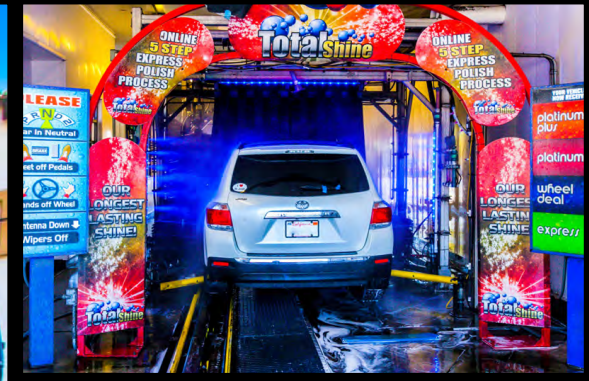




EXPRESS Car Wash Built in 2018 - Major Orange County Signalized Corner Lot

BUSINESS DESCRIPTION AND HIGHLIGHTS

- EXPRESS Car Wash, located at major Orange County intersection in La Habra
- Signalized hard corner lot, access from 2 major streets, surround by Businesses
- Car Wash, built in 2018, equipped with Sonny's Branded Equipment, Dual Vacuums, Water Recycling System
- Express Car Washes are very popular due to minimum labor cost and great high profits
- Densely populated area, over 374,000 population within 5 miles radius
- Santa Barbra style Landscape, LED lights, Video Cameras, Surveillance System
- Call now for details Bashir Tariq 951-269-3000



Express Car Wash Business + Real Estate

Business and Real Estate Description

Lot Size 18,233 SF
 Building: 2,044 Sf
 Vacuums 9
 Year Built 2018

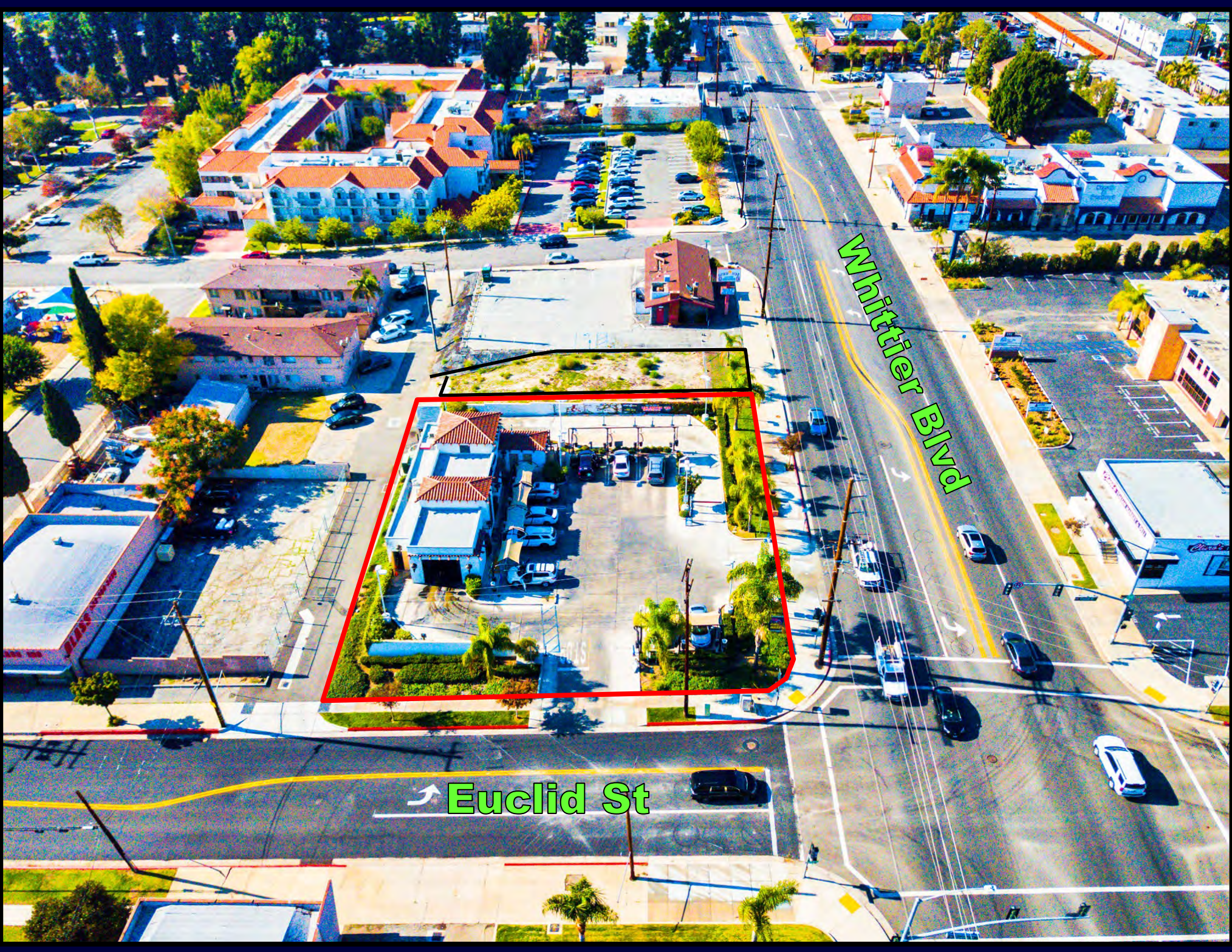
Business + Real Estate

\$4,900,000

Lightning Express Car Wash

100 W. Whittier Blvd, La Habra CA 90631





Whittier Blvd

Euclid St

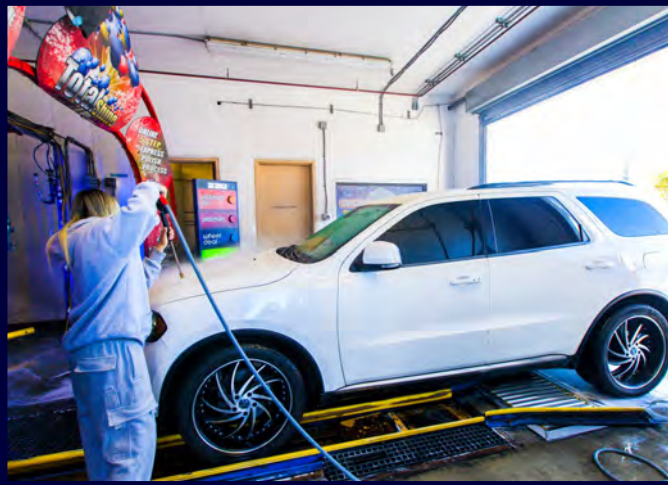
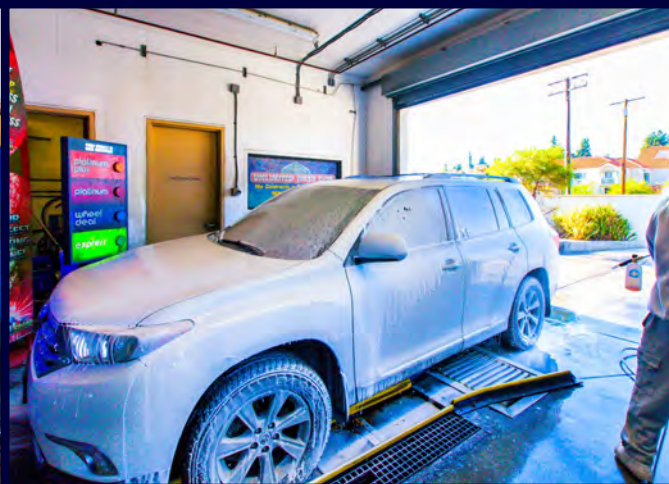
Lighting Express Car Wash

Whittier Blvd

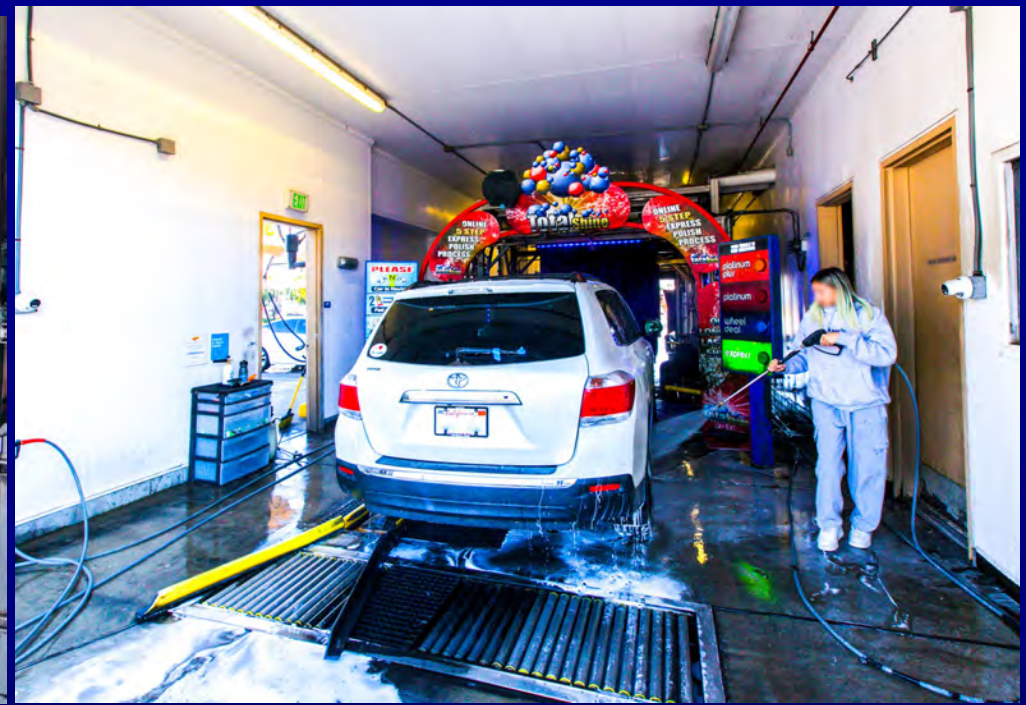
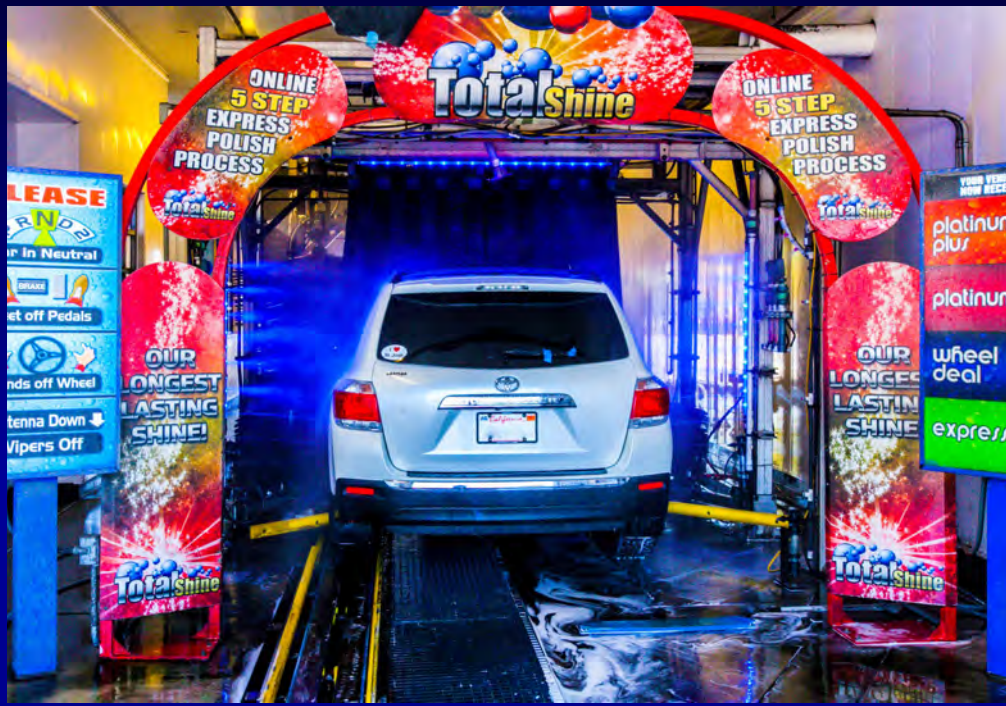
Euclid St

EXPRESS Car Wash

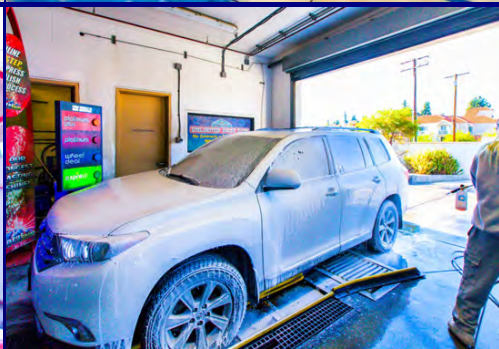




EXPRESS Car Wash Built in 2018 - Major Orange County Signalized Corner Lot



EXPRESS Car Wash Built in 2018 - Major Orange County Signalized Corner Lot



EXPRESS Car Wash Built in 2018 - Major Orange County Signalized Corner Lot

DEMOGRAPHICS – TRAFFIC AND GENERAL AREA INFORMATION

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$107,273	\$118,848	\$104,977
Median Household Income	\$88,559	\$96,666	\$84,052
< \$25,000	2,664	12,487	63,514
\$25,000 - 50,000	3,458	15,871	85,125
\$50,000 - 75,000	3,789	17,967	87,388
\$75,000 - 100,000	3,269	15,919	71,444
\$100,000 - 125,000	3,421	15,697	65,365
\$125,000 - 150,000	2,150	10,877	43,563
\$150,000 - 200,000	2,192	14,817	55,497
\$200,000+	2,425	16,608	51,897

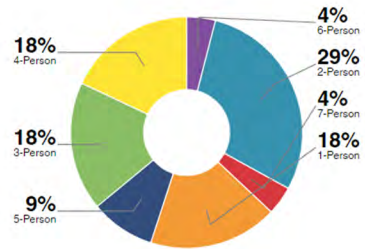
Population

	2 mile	5 mile	10 mile
2010 Population	72,417	374,527	1,802,094
2022 Population	73,405	370,465	1,807,138
2027 Population Projection	72,763	364,827	1,783,971
Annual Growth 2010-2022	0.10%	-0.10%	0%
Annual Growth 2022-2027	-0.20%	-0.30%	-0.30%
Median Age	37.8	39.8	37.6
Bachelor's Degree or Higher	27%	36%	27%
U.S. Armed Forces	35	210	834

Traffic

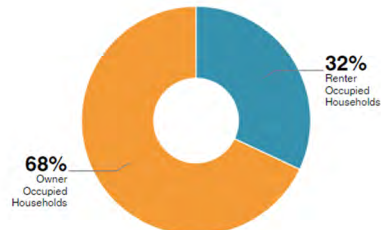
Collection Street	Cross Street	Traffic Volume	Count Year
N Euclid St	W Whittier Blvd S	1,414	2018
Hillside St	W Whittier Blvd S	34,434	2022
N Orange St	Highland Ct N	28,344	2018
N Euclid St	W Francis Ave S	10,105	2022
North Euclid Street	W Francis Ave S	11,034	2022
Walnut St	W Whittier Blvd S	3,777	2022
N Cypress St	E Whittier Blvd S	3,691	2018
Walnut St	Ryan Ave N	2,497	2022
W Whittier Blvd	Kirby Dr W	37,044	2022
North Walnut Street	Highlander Ave N	6,000	2018

Household Size



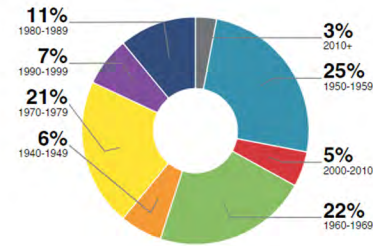
5 mile 2022 % of Households

Housing Occupancy



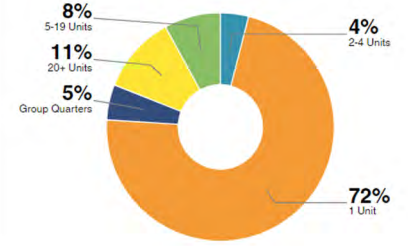
5 mile 2022 Housing Units

Homes By Year Built



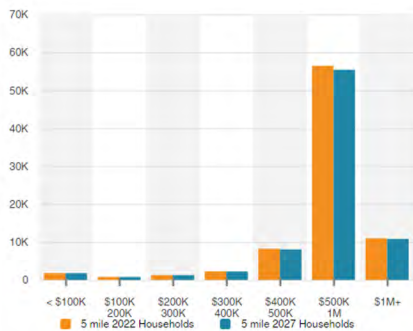
5 mile 2022 Housing Units

Housing Type

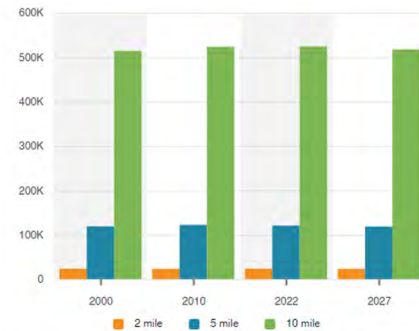


5 mile 2022 Housing Units

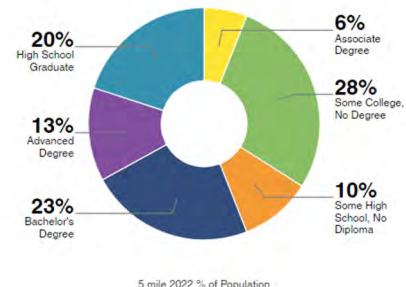
Home Values



Households

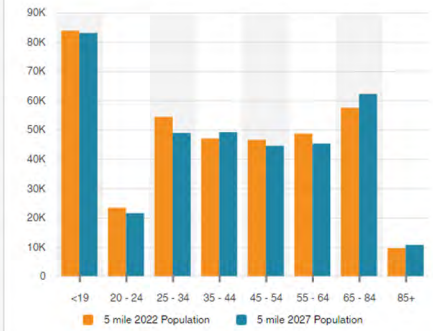


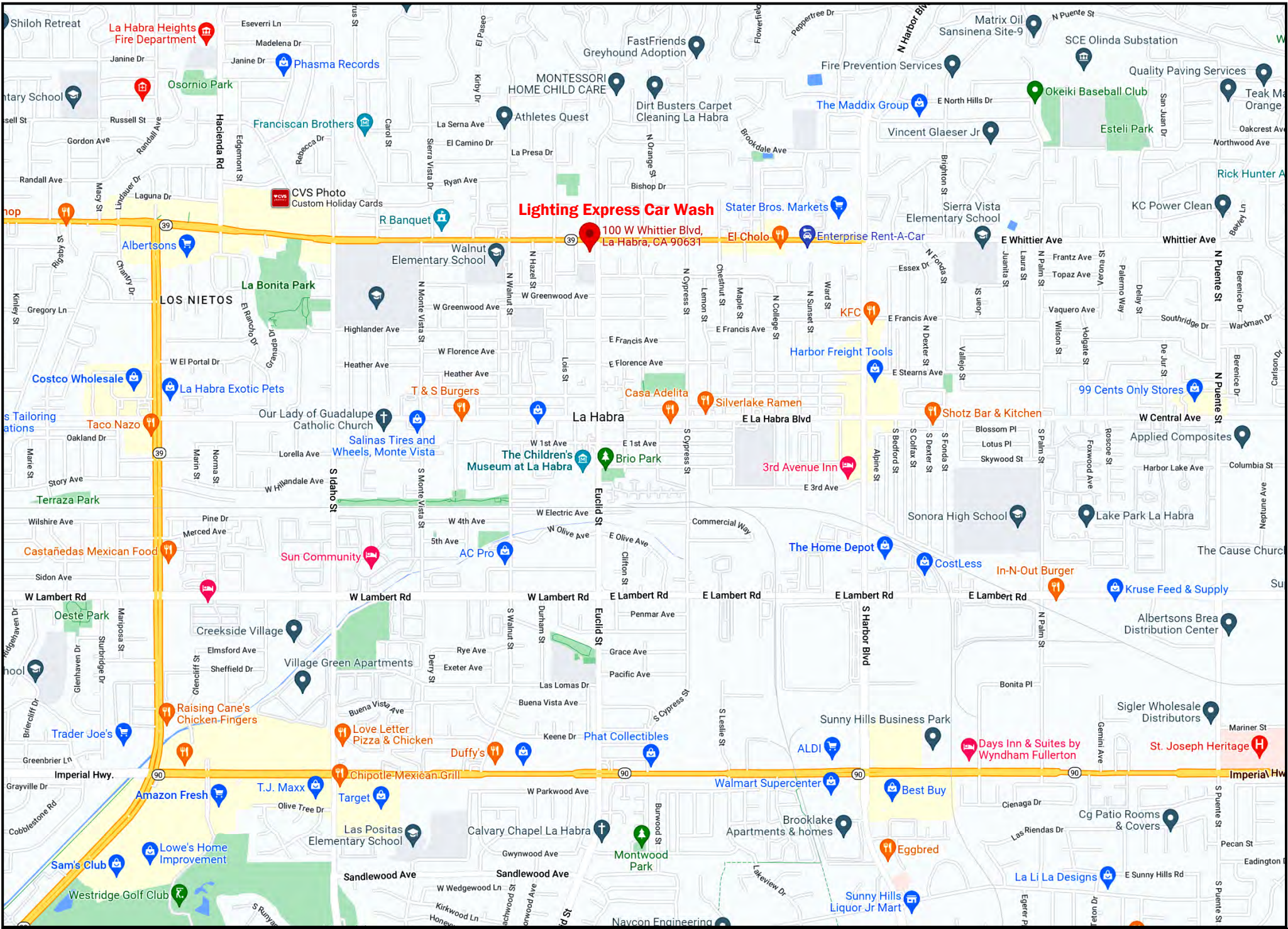
Educational Attainment



5 mile 2022 % of Population

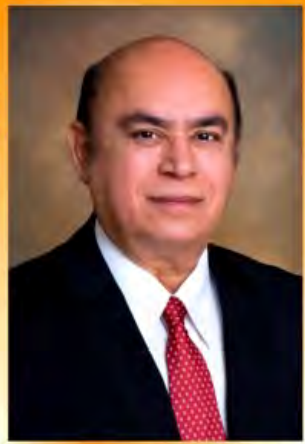
Population By Age





Lightning Express Car Wash

100 W. Whittier Blvd, La Habra CA 90631



BASHIR TARIQ

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BashirTariq@msn.com

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Washes in the Car Wash Industry*

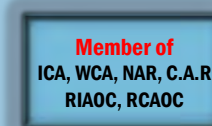
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**** 2 Car Wash Escrows Closed in 4 days, One at Over the Listing Price and 2nd at the Asking Price ** Closed another 3 Car Wash Escrows in less than 30 days ** Signed 5 Listings in 1 day ****