

CAR WASH - 35 Years Lease - **Historical Rout 66**

Seller Financing Available

EXPRESS Car Wash
conversion possible



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OFFERING SUMMARY

Location

Lilac Car Wash

445 W Foothill Blvd
Rialto CA 92376

Offering Summary

Price	\$2,500,000
Building Size	5,567 SF
Lot Size	41,869 SF
Year Built	1995 upgraded in 2023

Lease Term

Lease Term	35 year
Rent	\$18,000 NNN

Seller Financing Available

Close in 30 days



INVESTMENT HIGHLIGHTS

- Located on a major Historical Route 66 - Foothill Blvd in the City of Rialto
- Express Car Wash conversion possible, Discuss with car wash advisor
- Great location, Near major intersection, City Hall and surrounded by many retail Businesses
- Seller recently added new canopies, signs and uplifts to the car wash
- Large lobby area, Room to add additional services
- Large Office with Kitchen, Shower and Storage Room
- Unique Drive Through System. Car Wash can wash most double tire vehicles online
- Equipment room and Chemical Room setup on the other side of Tunnel to reduce the noise
- Separate employee breakroom and bathroom

Seller Financing is available - Close in 30 days



AERIAL OVERVIEW



Foothill Blvd

Lilac Ave

**Car Wash
Seller Financing
35 years Lease**

DEMOGRAPHICS

POPULATION		2 miles	5 miles	10 miles
	2023 Population	104,859	375,585	960,601
	Median Age	32.2	32.5	33
	Bachelors' Degree Higher Education	10%	11%	17%
INCOME				
	Average House Income	\$82,333	\$82,591	\$92,259
HOME VALUE				
	Median Home Value	\$368,293	\$385,135	\$423,702
	Median Home Year Built	1977	1976	1980
HOUSEHOLDS				
	2023 Households	27,391	97,971	266,933
	Average Household Size	3.8	3.7	3.4
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	58%		
	Renter Occupied Households	42%		
TRAFFIC				
	W Foothill Blvd and N Orange Ave W	28,031	2022	
	N Riverside Ave and E 3rd S	21,283	2022	
DAYTIME EMPLOYMENT				
	Employees	13,041	86,668	339,250
	Businesses	1,949	10,854	36,248

SNAPSHOT



375,585

POPULATION 5 mile



\$82,591

INCOME 5 mile



\$385,135

HOME VALUE 5 mile



28,031

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

Interior and Exterior Views



Interior and Exterior Views



AREA OVERVIEW

Rialto

Rialto is a city in San Bernardino County, California, United States, 56 miles east of Los Angeles, near the Cajon Pass, Interstate 15, Interstate 10, State Route 210 and Metrolink routes.

Its population was 104,026 as of the 2020 Census, up from 99,171 at the 2010 Census.^{[7][10]} Its population and economic activity have grown rapidly in recent years due to the building of major distribution centers in the region.

The U.S. Army Rialto Ammunition Storage point was used during World War II to support operations in the Pacific theater.

Rialto is home to major regional distribution centers: Staples Inc., which serves stores across the entire West Coast of the United States, Amazon, Under Armour, Medline Industries, Niagara Bottling, Monster Energy and Target in the northern region of the city, in the Las Colinas community. One of the United States' largest fireworks companies, Pyro Spectaculars, is also headquartered in Rialto. San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American

Major Projects in Rialto either in construction phase, planning or coming soon

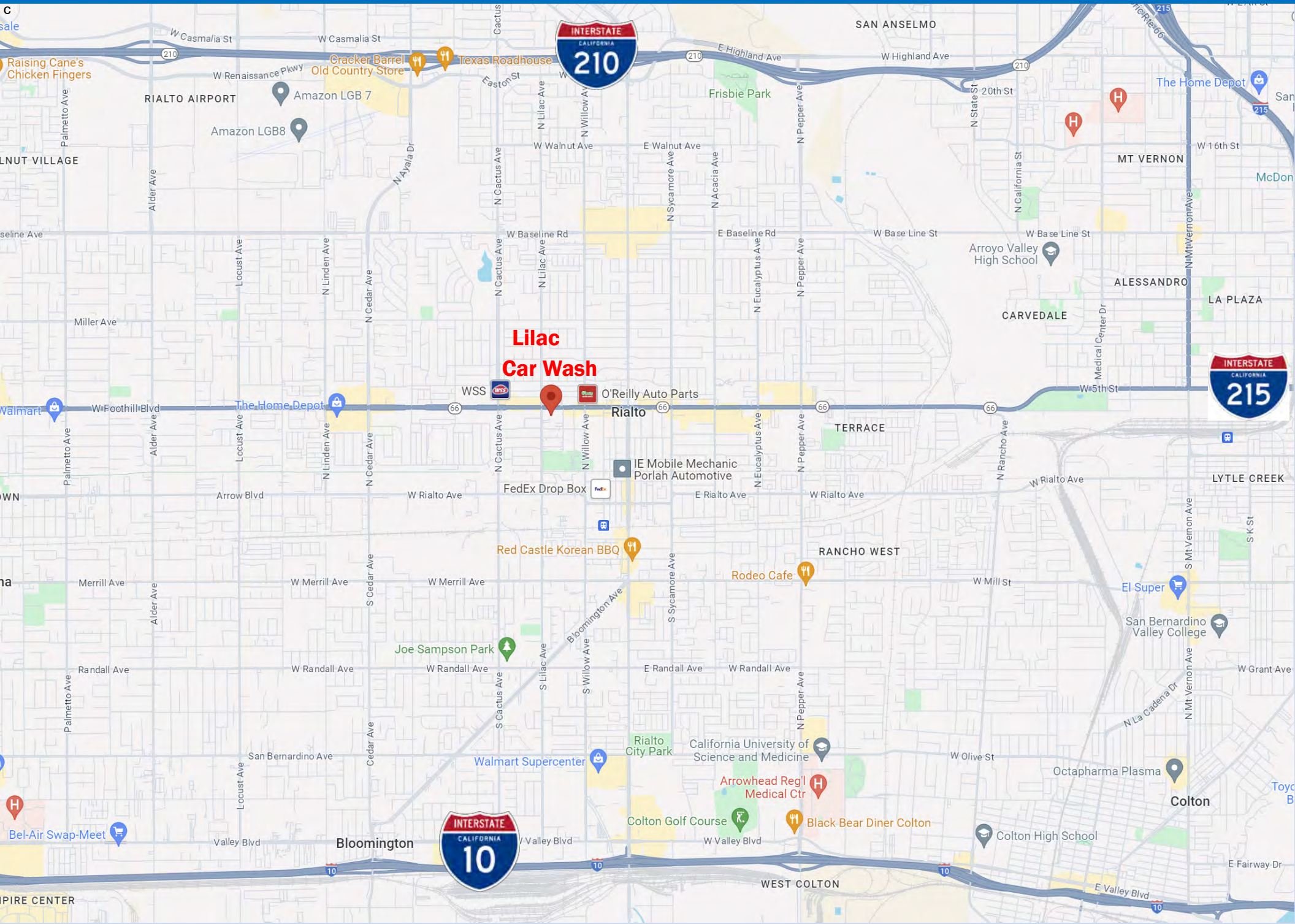
- South Willow Industrial.
- 436 West Rialto Ave. Warehouse.
- 160 N. Cactus Ave Industrial.
- Birtcher Logistics Center.
- Evergreen Apartments.
- Olive Avenue Development Project
- Foothill and Larch Residential Development.
- Locust Avenue Light Industrial Project
- Foothill and Larch Residential Development.

City of Rialto says: “A Great Place to Work—Or Do Business”

“Retailers, restaurants and multinational corporations are flocking to Rialto, for our welcoming business climate, proximity to customers and supply chains, and our growing labor pool. Among our major employers: Niagara Bottling, Medline Industries, Angelus Block, Biscoamerica, Amazon, Fed-Ex and Target Distribution. What many of them will tell you is that our cost of living and quality of life play a major role in attracting and retaining the best employees.”



REGIONAL MAP



Confidentiality & Disclaimer

Presented By:



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

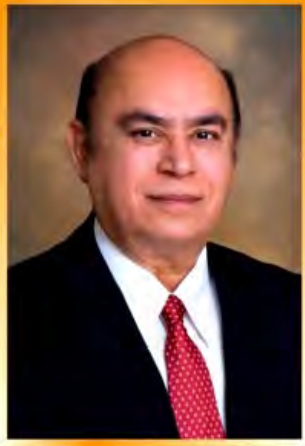
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**AWARD
WINNING
AGENT**



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