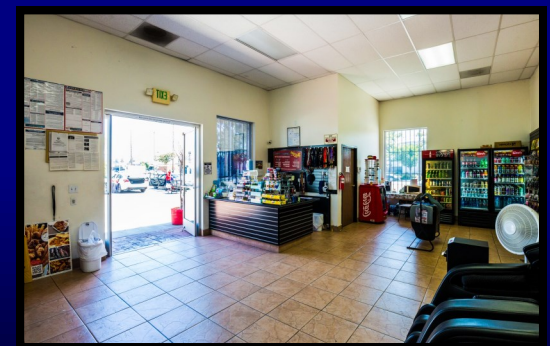




Express or Flex Car Wash conversion possible - Great Location

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Major Street, near major intersection and 91 freeway
- Express or Flex Car Wash possible
- 2 Bays, Window Tinting, Smog Shop or Auto Repair Services available
Operate your self increase profits or lease it for around \$4,000 per month both bays
- Densely populated area, over 697,000 Population within 5 mile radius
- Over 281,000 cpd Artesia Fwy and Cherry Ave W
- Great opportunity for 1st time buyer and experienced car wash operator to expand
- Few minutes from the Car Wash, \$84 million Bridge Point Project, massive 416,000 SF warehouse to create hundred of local jobs just completed
- Artesia Blvd renovation \$26 million plan to create cleaner environment for families, enhance neighborhood appeals and cross walks under planning





Express or Flex Car Wash conversion possible - Great Location

Property and Sale details

Lot Size 18,794 SF

Building Size 3,295 SF

Year Built 2008

2 separate Bays for Window Tinting,
Smog Shop or Auto Services

Major development in the area

Major Street, near busy intersection and 91 Fwy

Business Only

\$1,390,000

**Business and
Real Estate**

\$3,290,000

Call now before its too late

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Car Wash

The Bridge Point Project

Artesia Business
Center

Artesia Blvd



Car Wash





Call now for
professional representation

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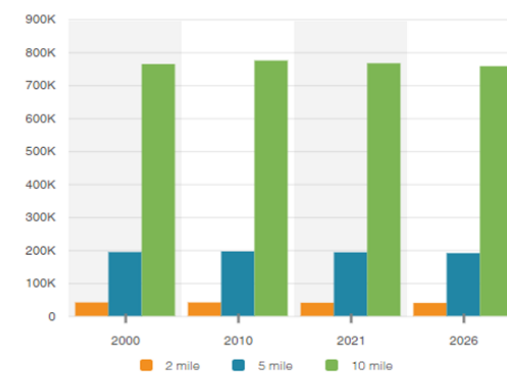
45 years
Car Wash
industry
experience



Population

	2 mile	5 mile	10 mile
2010 Population	147,777	697,326	2,657,695
2021 Population	144,647	689,812	2,635,396
2026 Population Projection	142,606	681,481	2,605,581
Annual Growth 2010-2021	-0.2%	-0.1%	-0.1%
Annual Growth 2021-2026	-0.3%	-0.2%	-0.2%
Median Age	32.8	34.2	34.7
Bachelor's Degree or Higher	13%	17%	19%
U.S. Armed Forces	78	367	993

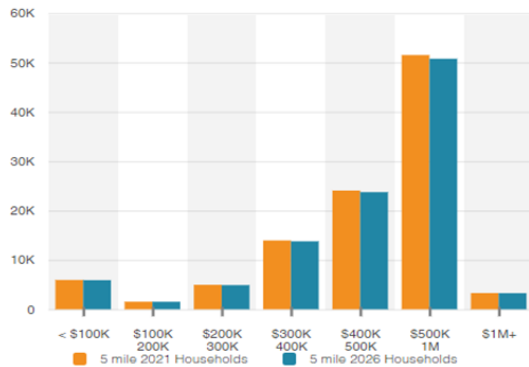
Households



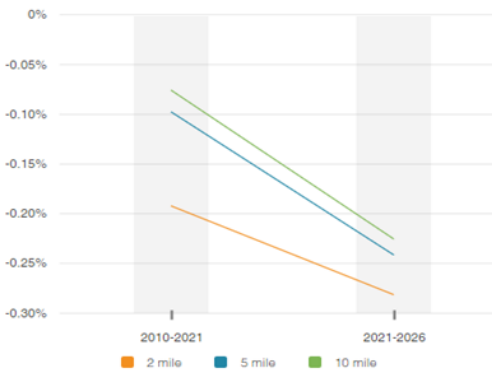
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
E Artesia Blvd	N Minnesota Ave E	19,469	2018
Artesia Freeway	-	284,835	2020
Artesia Fwy	Cherry Ave W	281,760	2014
Artesia Fwy	N Paramount Blvd E	268,549	2018
Artesia Fwy	N Paramount Blvd E	284,393	2020
E Artesia Blvd	N Rose Ave E	19,999	2018
Artesia Freeway	-	280,722	2020
Cherry Ave	E 63rd St N	28,102	2018
Artesia Fwy	Orange Ave W	282,108	2020
E Artesia Blvd	N Hammond Ave E	23,297	2018

Home Values



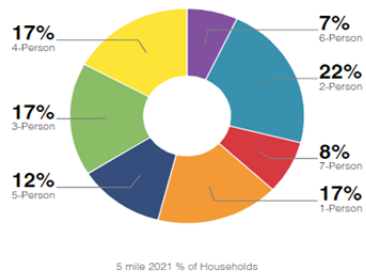
Annual Population Growth



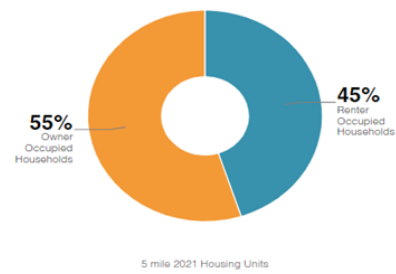
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$75,961	\$87,688	\$86,292
Median Household Income	\$61,952	\$69,975	\$66,286
< \$25,000	7,003	28,617	135,691
\$25,000 - 50,000	9,317	39,040	156,163
\$50,000 - 75,000	7,459	35,872	136,804
\$75,000 - 100,000	6,139	28,674	103,131
\$100,000 - 125,000	4,533	22,036	79,897
\$125,000 - 150,000	2,187	12,744	48,515
\$150,000 - 200,000	2,025	14,755	56,913
\$200,000+	1,383	11,263	49,125

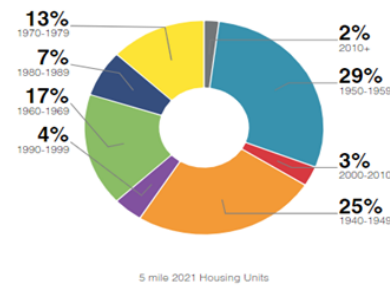
Household Size



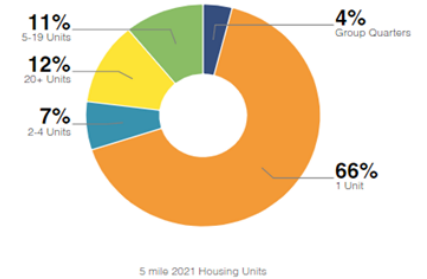
Housing Occupancy

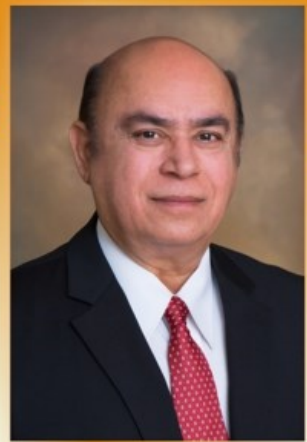


Homes By Year Built



Housing Type





CalDRE #01851484

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