



## EXPRESS CAR WASH Site - Ready To Build

### Plans and Permits Ready - Start Your Dream Car Wash Business Now

- Plans and Permits ready, Site is ready to build
- Over 150,000 Population within 3 miles radius
- Over 9,000 vehicles per day
- Over 46,000 employees within 3 miles radius
- Price includes ready to build Plans and Permits
- Great opportunity for 1st time buyers and experienced car wash operator
- Near 215 Freeway and 210 Freeway





An aerial photograph of a suburban area with a large, empty, sandy lot in the foreground. A green arrow points from the bottom right towards the lot. A green diamond-shaped box with a blue border is positioned over the lot. A yellow text overlay runs diagonally across the road on the left. The background shows a residential neighborhood with houses and trees, and mountains in the distance under a clear blue sky.

**Express Car Wash  
Coming Soon**

**Express Car Wash Site**  
**Ready To Build With Plans and Permits**  
**11 Vacuums - 15,512 SF Lot**

**Mount Vernon Ave - Historical Route 66**





## EXPRESS CAR WASH Site - Ready To Build

**Real Estate + Plans & Permits**

**\$590,000**

Lot Size: 15,512 SF

11 Vacuums

Approximately 86 Ft X 180 Ft

60 Ft Tunnel

Call for Details

**Bashir Tariq**

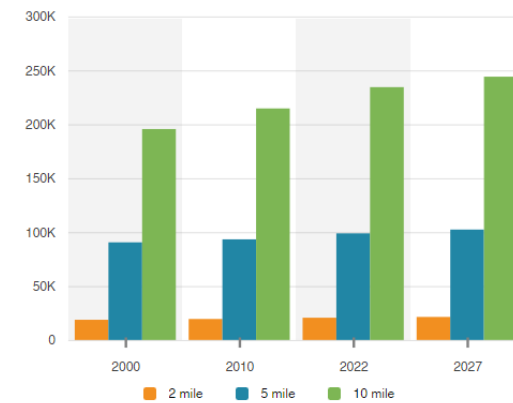
**951-269-3000**



## Population

	2 mile	5 mile	10 mile
2010 Population	73,480	346,352	768,947
2022 Population	77,394	365,271	835,374
2027 Population Projection	80,061	377,959	869,148
Annual Growth 2010-2022	0.4%	0.5%	0.7%
Annual Growth 2022-2027	0.7%	0.7%	0.8%
Median Age	31.3	31.8	33.1
Bachelor's Degree or Higher	7%	10%	16%
U.S. Armed Forces	30	79	447

## Households

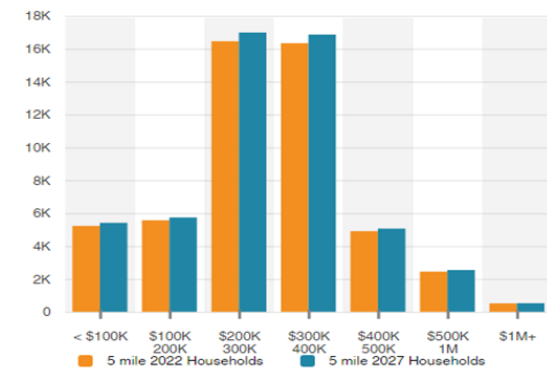


## Traffic >>

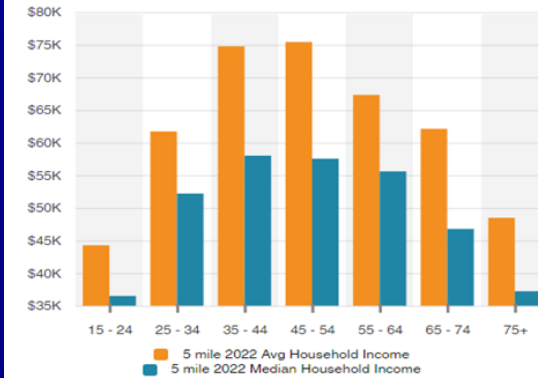
Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
N Mount Vernon Ave	W 21st St SE	9,916	2022	0.33 mi
215	-	64,651	2022	0.35 mi
215	-	59,520	2022	0.36 mi
Massachusetts Ave...	Massachusetts Ave N	63,714	2020	0.37 mi
I- 215	I 215 Ofrr N NW	66,793	2022	0.39 mi
West Highland Ave...	W Highland Ave NW	58,690	2020	0.40 mi
W Highland Ave	N Herrington Ave E	26,392	2022	0.40 mi
215	Massachusetts Ave...	63,000	2018	0.48 mi
I- 215	Massachusetts Ave...	70,680	2022	0.48 mi
215	-	118,014	2022	0.49 mi

Made with TrafficMetrix® Products

## Home Values



## Household Income By Age



## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$53,502	\$65,654	\$80,652
Median Household Income	\$41,505	\$51,693	\$63,138
< \$25,000	5,702	22,006	41,600
\$25,000 - 50,000	6,526	25,936	51,371
\$50,000 - 75,000	3,685	18,247	42,824
\$75,000 - 100,000	2,284	13,655	33,828
\$100,000 - 125,000	1,229	8,432	24,199
\$125,000 - 150,000	551	4,329	15,060
\$150,000 - 200,000	368	4,231	14,158
\$200,000+	244	1,986	11,364

## Household Size



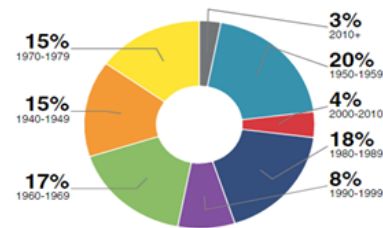
5 mile 2022 % of Households

## Housing Occupancy



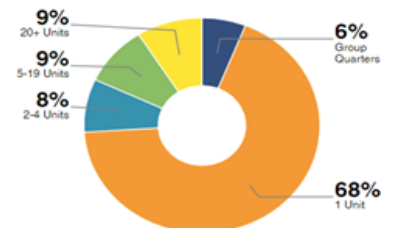
5 mile 2022 Housing Units

## Homes By Year Built

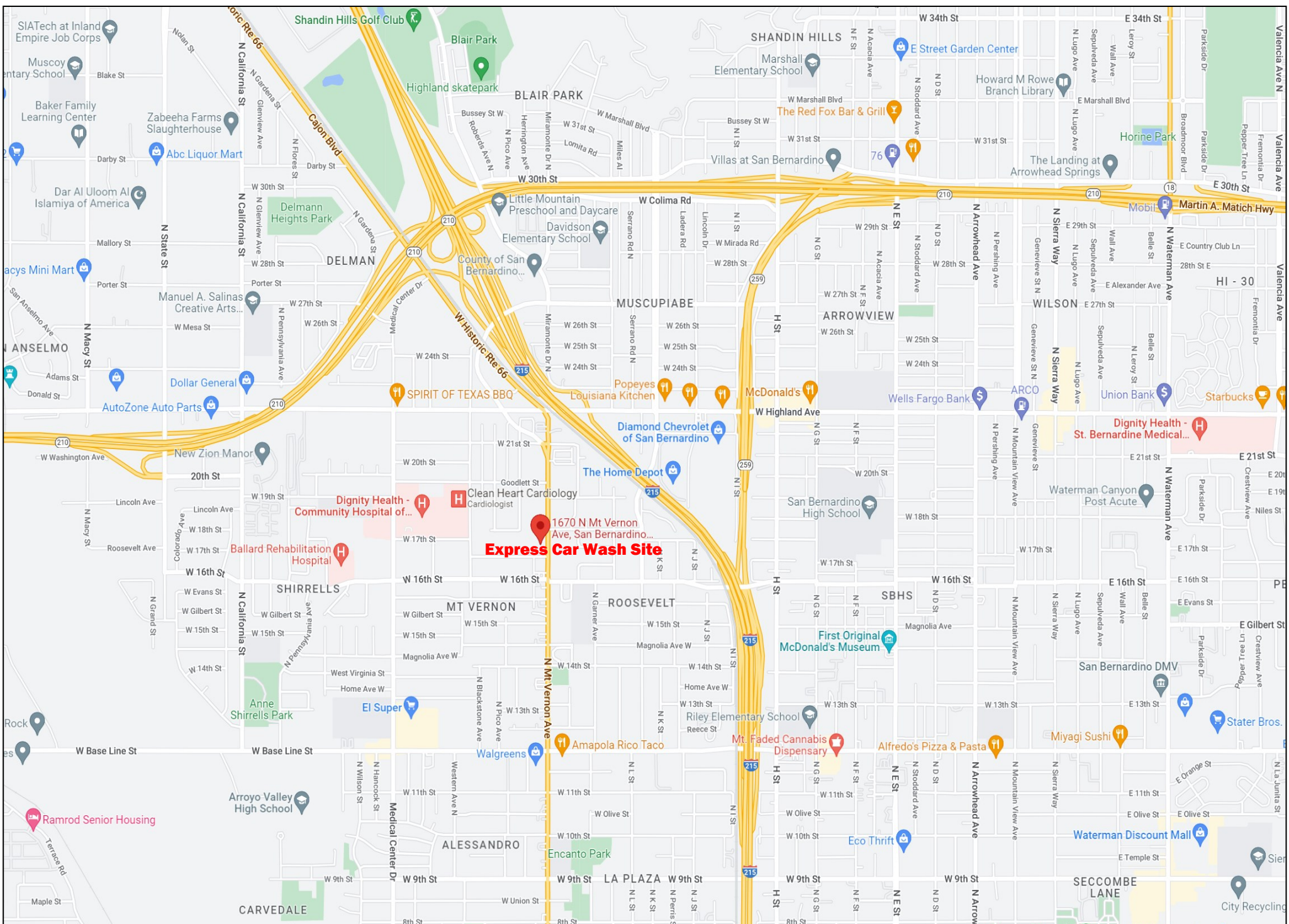


5 mile 2022 Housing Units

## Housing Type



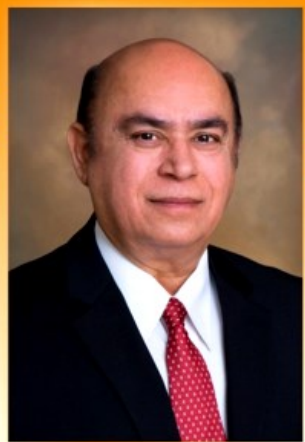
5 mile 2022 Housing Units



**EXPRESS CAR WASH SITE**

**1670 N. Mount Vernon Ave, San Bernardino, CA 92411**





CalDRE #01851484

# BASHIR TARIQ

## 951-269-3000

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**AWARD  
WINNING  
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320  
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Office: (714) 584-2788



**Business Owner, Operator, Innovator,  
Investor, Developer, Consultant,  
Built Car Washes with Gas Stations**

*Developed and Turned Closed, NON performing Car  
Washes into the Highest and Best Operating Car  
Washes in the Car Wash Industry*

## BUY - SELL - LEASE

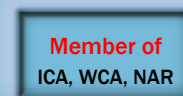
**CALL NOW FOR CONSULTATION AND PROFESSIONAL REPRESENTATION**

### Business Sales and Commercial Real Estate

- Car Washes • Gas Stations • Truck Stops • Car Lots • Land - Vacant Lots
- All Type of Business Sales and Purchases • Commercial Properties and Leases
- Retail Shopping Centers • Automotive Service Centers • Warehouses
- Restaurants • Fast Food • Liquor Stores • Convenience Markets
- Apartments • Hotels • Investment Properties • Farms and Ranches

**I Can Help You Sell Any Business That You Own or Help You Purchase  
the Dream Business You Been Waiting For**

**CALL NOW 951-269-3000**



**Award winning Business Sales Director - Award winning results**

**\*\*\* Closed 3 Car Wash escrows in less than 30 days \*\*\***