

Sunnymead Car Wash **NEWLY REMODELED**



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OFFERING SUMMARY

Location

Sunnymead Car Wash

24055 Sunnymead Blvd
Moreno Valley CA 92553

Offering Summary

Price **\$350,000** [Call now before its too late](#)

Building Size	5,416 SF
Lot Size	38,332 SF .88 Acres
Year Built	1987 Remodeled 2025
Tunnel	140 FT

Lease

Lease Term	20 year's
Rent	\$15,000 NNN

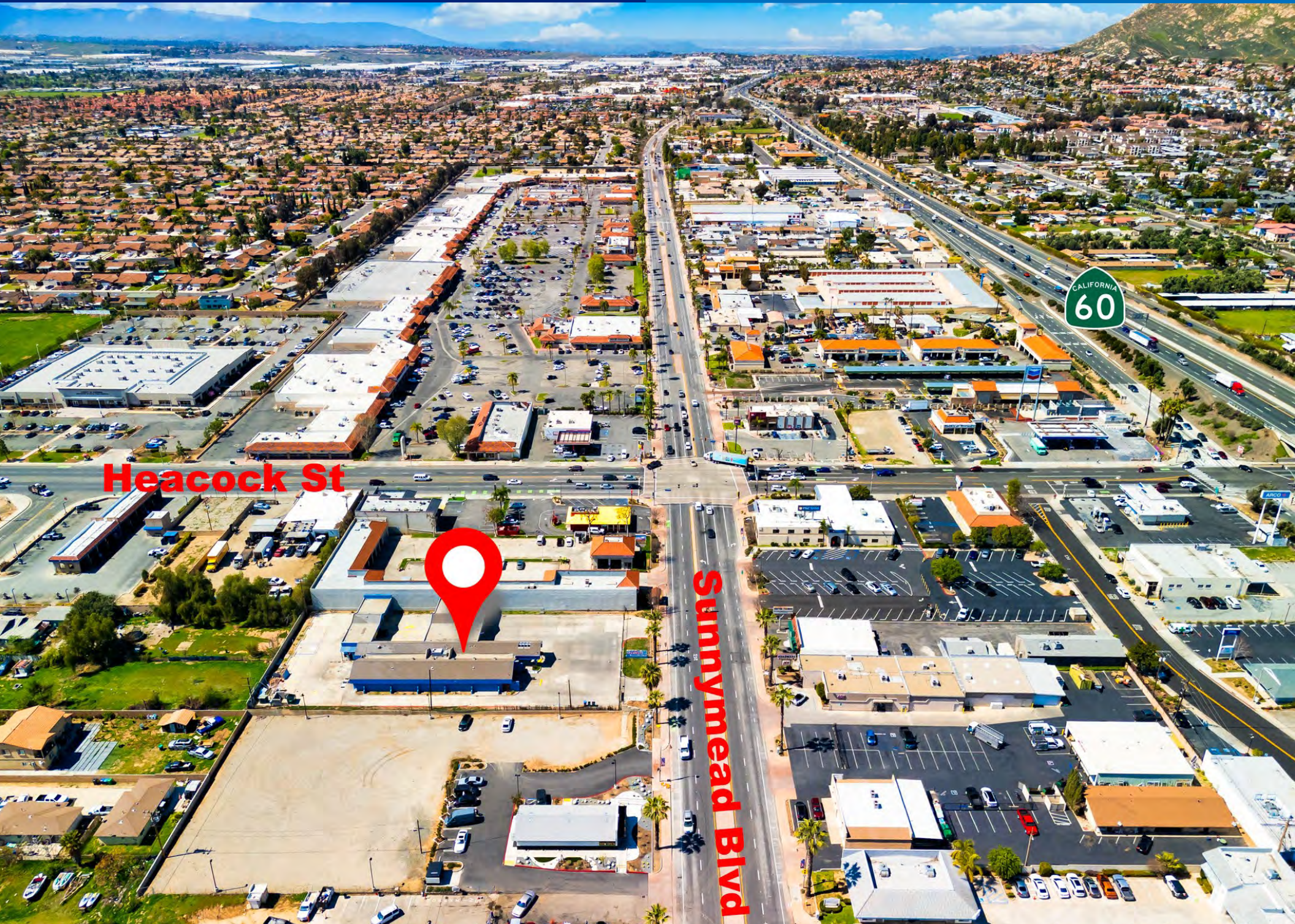
Newley Remodeled Full-Service Car Wash

Remodeled inside-out in 2025 • Ready to Open

- New Conveyor • New Vacuums • New 45 HP Blow Dryer
- New Towel Machine • Updated Remaining Equipment
- Car Wash Controller • Updated Signs • Water Recycle System.
- Updated Chemical Board • Updated Chemical Room
- Turnkey Operation, Ready to Open
- Major Street. Near Major Intersection



AERIAL OVERVIEW



AERIAL OVERVIEW



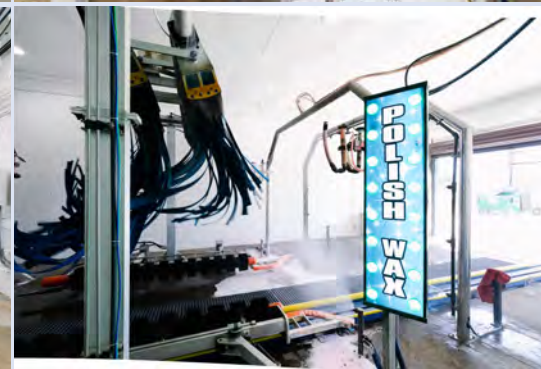
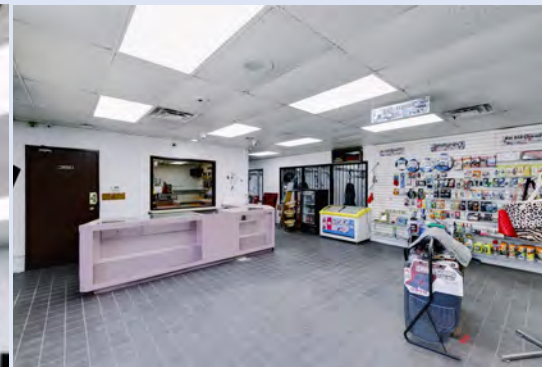
AERIAL OVERVIEW



EXTERIOR - INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



TUNNEL VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	146,646	224,593	613,812
	Median Age	32.5	32.8	33.8
	Bachelors' Degree Higher Education	15%	18%	24%
INCOME				
	Average House Income	\$85,645	\$95,670	\$101,368
HOUSING				
	Median Home Value	\$378,504	\$405,976	\$454,926
	Median Home Year Built	1985	1987	1983
HOUSEHOLDS				
	2024 Households	38,745	60,656	180,934
	Average Household Size	3.6	3.5	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	59%		
	Renter Occupied Households	41%		
DAYTIME EMPLOYMENT				
	Employees	28,501	49,204	264,103
	Businesses	4,000	5,930	30,541
TRAFFIC				
	Heacock St and Sunnymead Blvd S	26,172	2025	
	Heacock and Hemlock	32,535	2025	
	Sunnymead Blvd and Back Way E	19,294	2025	
	Moreno Valley Fwy - CA 60	114,037	2025	

SNAPSHOT



224,593

POPULATION 5 mile



\$95,670

INCOME 5 mile



\$405,976

HOME VALUE 5 mile



26,172

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

MORENO VALLEY

Moreno Valley is a city in Riverside County, California, United States, and is part of the Riverside–San Bernardino–Ontario metropolitan area. It is the second-largest city in Riverside County by population and one of the Inland Empire's population centers. Moreno Valley is also part of the greater Los Angeles area.

According to the United States Census Bureau, the city has a total area of 51.5 square miles, of which, 51.3 square miles of it is land and 0.2 square miles of it is water.

Moreno Valley is located at a geographic crossroad. To the east lies the San Geronio Pass and Coachella Valley; to the south are Lake Perris, Perris, and the San Jacinto Mountains; to the north are the San Bernardino Valley and San Bernardino Mountains. To the west lies neighboring Riverside. It is relatively close to Ontario International Airport.

The city derived its name from the small community of Moreno, which became part of the city of Moreno Valley when the city was incorporated in 1984. Frank E. Brown, one of the founders of the community of Moreno in 1882, declined to have the town named after him, but to honor him, the town was named Moreno, Spanish for *brown*.

March Air Reserve Base: In November 2008, DHL announced it was leaving the U.S. market and would shut its operation associated with March Air Field in January 2009.

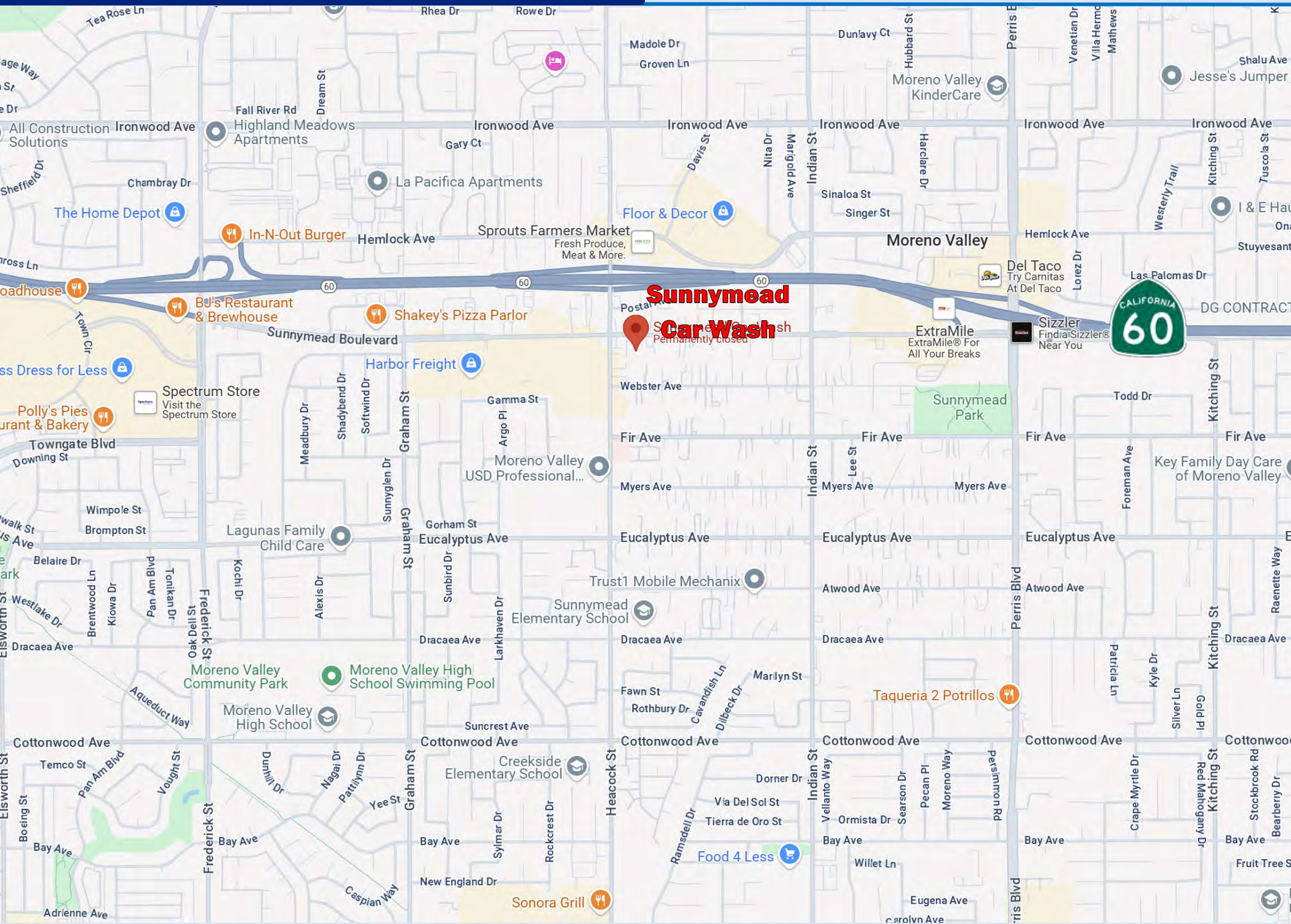
THINGS TO SEE & DO IN MORENO VALLEY AND VACINITY



UC Riverside



REGIONAL MAP



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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Investor, Developer, Consultant,
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