

Sunnymead Car Wash

Near Major Intersection



NEWLY REMODELED • READY TO OPEN

Bashir Tariq 951-269-3000

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DRE# 01851484



OFFERING SUMMARY

Location

Sunnymead Car Wash

24055 Sunnymead Blvd.
Moreno Valley, CA 92553

Offering Summary

Full-Service Car Wash and Real Estate

Price:	\$7,990,000
Building Size	5,416 SF
Lot Size:	38,332 SF (0.88 Acres)
Tunnel Size:	140 FT
Year Built:	1987
Year Remodeled:	2025 (Major Equipment Upgrades)

For Additional Information

Complete and Submit the NDA, link below

<https://bashirtariq.com/nda-form>

Representation

Bashir Tariq (951) 269-3000

BashirTariq@msn.com



INVESTMENT HIGHLIGHTS

Car Wash, Property, Newly Remodeled, New Equipment

- Newly remodeled inside and out.
 - New Conveyor
 - New Vacuums
 - New 45 HP Blow Dryer
 - New Towel Machine
- Updated Remaining Equipment
 - Car Wash Controller
 - Updated Signs
 - Updated Chemical Board
 - Updated Chemical Room
- Turnkey Operation, Ready to Open
- Water Recycle System.
- Major Street. Near Major Intersection.
- For additional information, please complete the NDA
Follow the link below:
<https://bashirtariq.com/nda-form>



AERIAL OVERVIEW



EXTERIOR VIEWS



EXTERIOR VIEWS



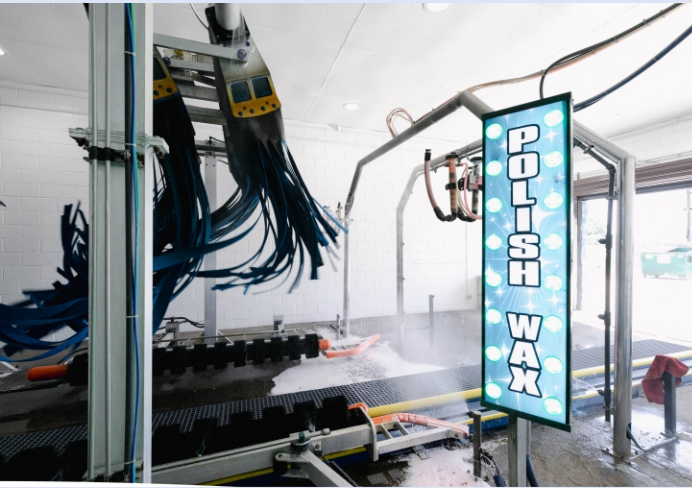
TUNNEL VIEWS



TUNNEL VIEWS



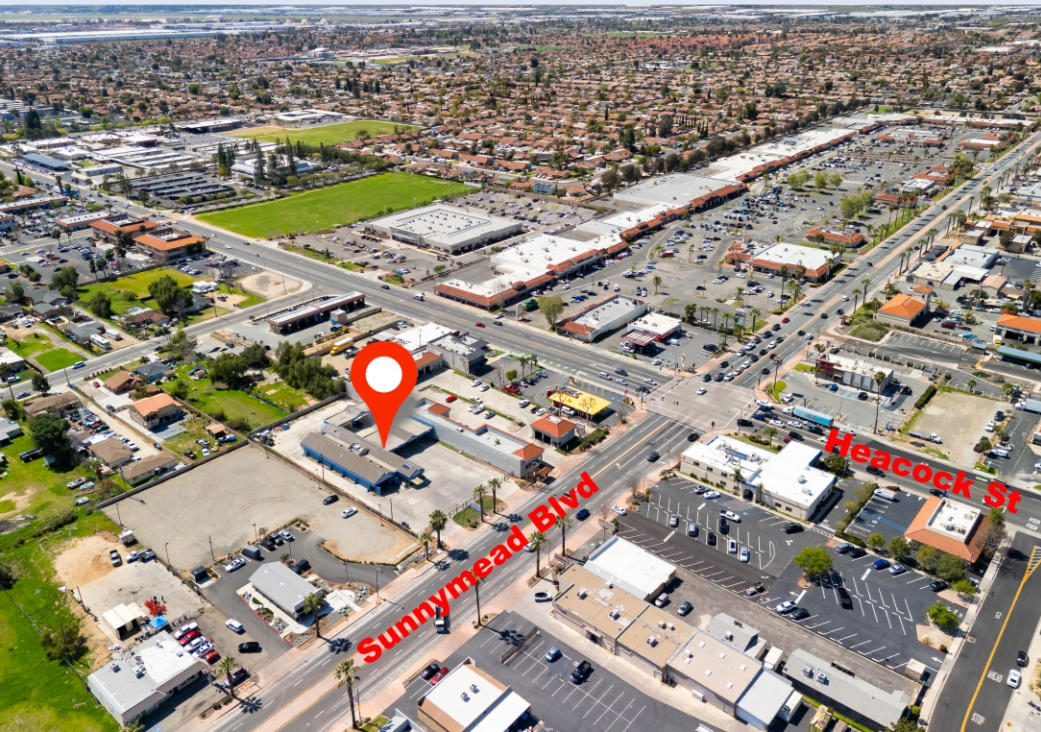
TUNNEL VIEWS



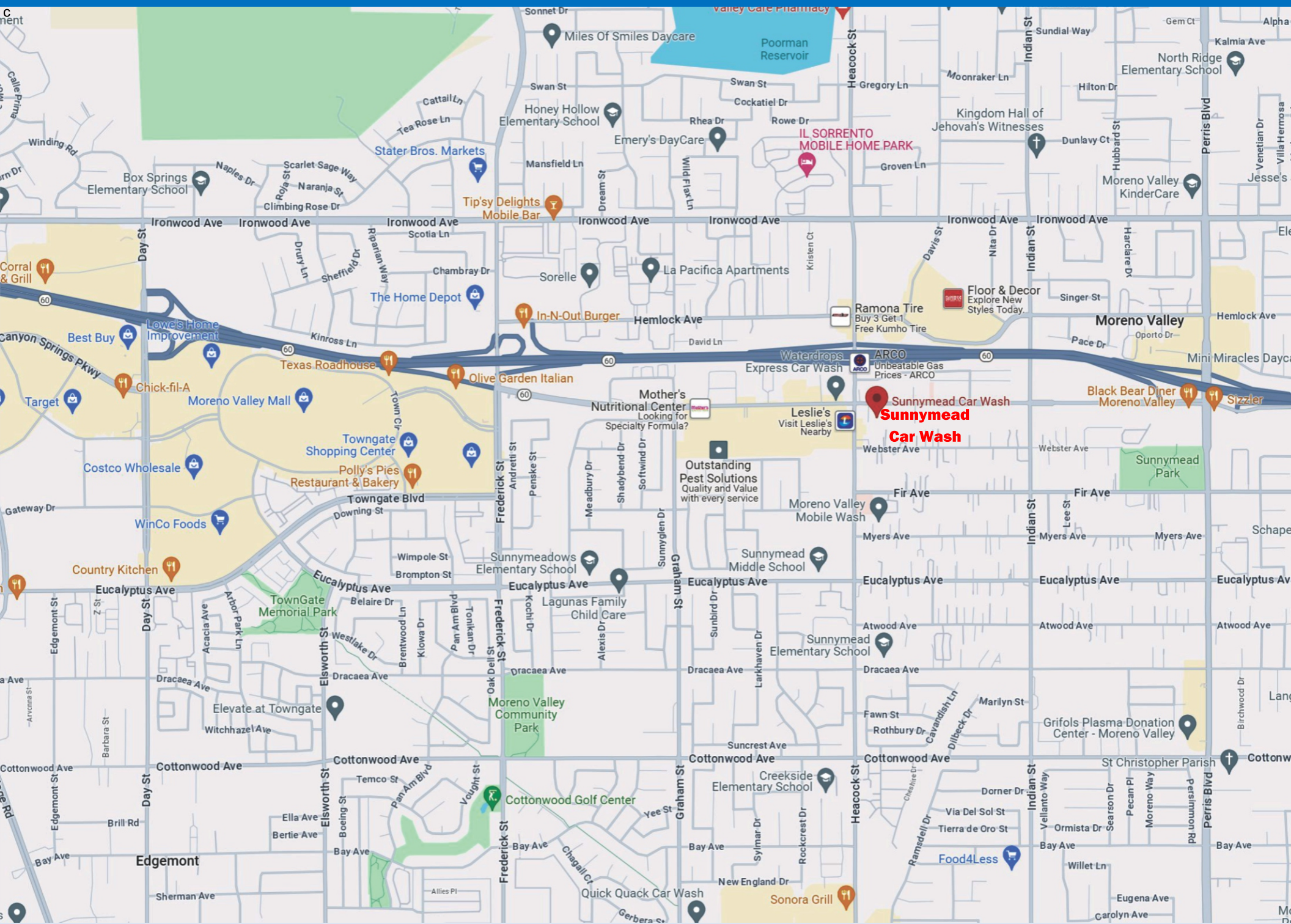
INTERIOR VIEWS



AERIAL VIEWS



REGIONAL MAP



DEMOGRAPHICS

POPULATION		2 miles	3 miles	5 miles
	2023 Population	95,854	152,584	229,956
	Median Age	32.9	33.3	33.8
	Bachelors' Degree Higher Education	12%	13%	18%
INCOME				
	Average House Income	\$79,374	\$83,295	\$91,952
HOME VALUE				
	Median Home Value	\$340,351	\$344,955	\$360,255
	Median Home Year Built	1984	1985	1988
HOUSEHOLDS				
	2023 Households	26,257	41,560	64,454
	Average Household Size	3.7	3.7	3.6
	Average Household Vehicles	2	3	5
TRAFFIC		Traffic	Year	
	Heacock St and Sunnymead Blvd S	25,410	2022	
	Moreno Valley Fwy and Heacock St E	114,140	2020	
HOUSING OCCUPANCY				
	Owner Occupied Households	59%		
	Renter Occupied Households	41%		

SNAPSHOT



229,956

POPULATION 5 mile



\$91,952

INCOME 5 mile



\$360,255

HOME VALUE 5 mile



25,410

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. The city's population was 208,634 at the 2020 census. Moreno Valley is also part of the larger greater Los Angeles area.

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*.

ECONOMY

According to the city's 2020 Comprehensive Annual Financial Report,^[30] the top employers in the city are:

#	Employer	# of Employees
1	March Air Reserve Base	9,600
2	Amazon	7,500
3	Riverside County Regional Medical Center	3,400
4	Moreno Valley Unified School District	3,100
5	Ross Dress for Less / DD's Discounts	2,400
6	Moreno Valley Mall	1,500
7	Kaiser Permanente Community Hospital	1,457
8	Skechers USA	1,200
9	Harbor Freight Tools	788
10	Deckers Outdoor	700



Confidentiality & Disclaimer

Presented By:



Bashir Tariq

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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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AGENT**



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