

# EXPRESS CAR WASH

SHOPPING MALL, Major Freeway Offramp



Bashir Tariq 951-269-3000

BashirTariq@msn.com

DRE# 01851484

21 COMMERCIAL

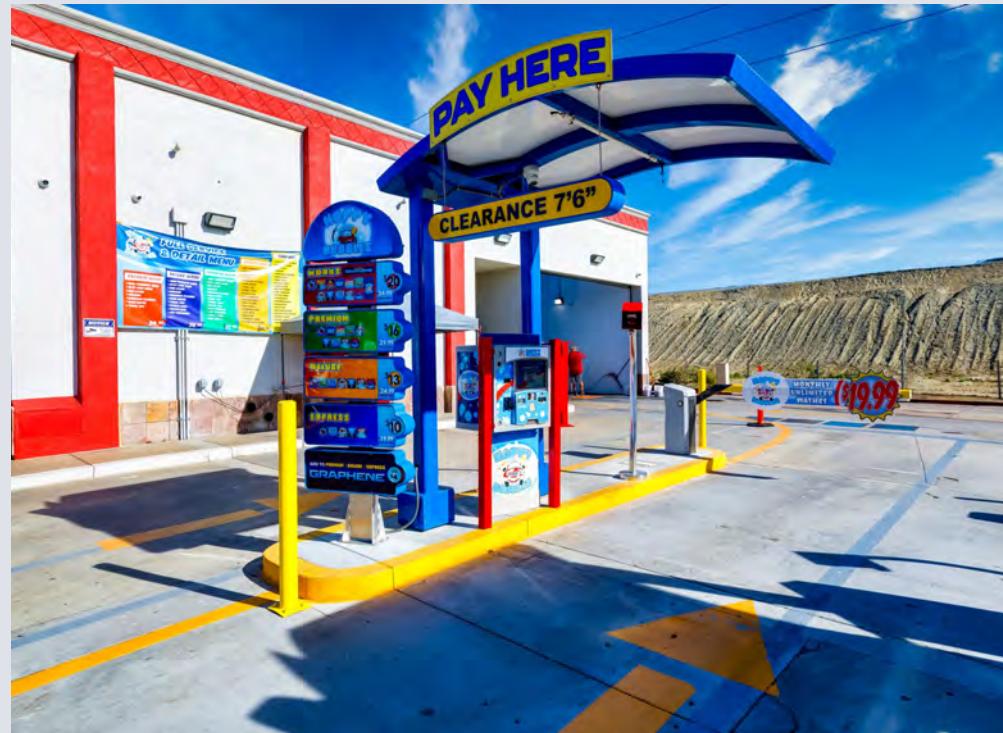
# OFFERING SUMMARY

## Location

### Express Car Wash

For additional information, kindly complete the NDA, using the following link

[bashirtariq.com/nda-form](http://bashirtariq.com/nda-form)



## Offering Summary

**Price** **\$5,500,000**

Building Size 6,051 SF

Lot Size 54,014 SF 1.24 acres

Year Built 2025 Remodeled Built in 1985

Equipment 2025 New Equipment installed

Vacuums 21 Express

Pay Stations 2

## Lease Term

Lease Term 25 years

Rent \$25,000 per mo. NNN

Few spaces are leased to tint shop and others.  
Lease spaces to be excluded



# INVESTMENT HIGHLIGHTS

## PRIME LOCATION, SHOPPING OUTLETS, MAJOR Fwy Offramp

### EXPRESS CAR WASH + FULL-SERVICE CAR WASH

- This Flex Car Wash combines both Express Car Wash and Full-Service Car Wash operations
- Attracts both speed-focused and service-focused customers
- Allowing owners to adapt to customer preferences
  - **Full-Service Car Wash:** for those who value professional cleaning, auto detailing, premium wash packages and add-on services
  - **Express Car Wash:** for those who prioritize speed, convenience, affordability and monthly memberships
- This dual Flex Model attracts a broader customer base and higher revenue potential
  - Business attracts significantly more traffic
  - Creates multiple upselling opportunities
  - Higher average ticket revenue \$ per car
  - Strong customer retention
  - Auto detailing and high margin services
  - Monthly membership plans
  - Premium add-on services and Interior upgrades
- This model provides diversified revenue streams, customer retention through memberships, and scalable growth potential. Making it highly attractive and profitable business opportunity
- Completely remodeled in early 2025 and reopened with new state of the art equipment
- Located in Densley populated area surrounded by Ontario Mills Shopping Center
- Directly across from Regal 4DX IMAX and diagonally across from Costco Shopping Center
- Great opportunity for Hands on operators and Multi car wash operators to add another great location to their portfolio
- Shopping Mall.
  - This is California's largest outlet and value-retail shopping destination
  - More than 200 stores, visited by 28 million visitors annually



# TUNNEL VIEWS



# AERIAL OVERVIEW



# AERIAL OVERVIEW



## EXTERIOR VIEWS



# AERIAL OVERVIEW



## EXTERIOR VIEWS



## Presented By:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

### C21 Commercial Director:

#### Business Sales and Commercial Real Estate

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

Direct: 951-269-3000 | [BashirTariq@msn.com](mailto:BashirTariq@msn.com)

## Confidentiality & Disclaimer

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

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

C21 Professional and any and all persons and entities associated and affiliated with C21 Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing C21 Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws



**BASHIR TARIQ**  
**951•269•3000**

BashirTariq@msn.com

**DIRECTOR**  
**Business Sales and**  
**Commercial Real Estate**  
**C 21 Commercial | Masters**

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709

**BUY - SELL - LEASE - INVEST**

**Call now for Consultation and Professional Representation**

**All types of Business Sales, Purchases, Commercial Properties, Investments and Leases**

- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any Business that you own



CALIFORNIA 2019



**(21) COMMERCIAL**



**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*

**Member of:** ICA, WCA, ICSC NAR, C.A.R, RIAOC, RACOC



**I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for**

**C 21 GRAND CENTURIAN AWARD** Winner ● **KW: THE MILLION DOLLAR CLUB**, Southern CA Regional, Top Market and Multiple other Awards Winner ● **RE/MAX Platinum Club Award** Winner

