

# EXPRESS CAR WASH

SHOPPING MALL, Major Freeway Offramp



**Bashir Tariq 951-269-3000**

BashirTariq@msn.com

DRE# 01851484





# OFFERING SUMMARY

## Location

### Express Car Wash

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

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

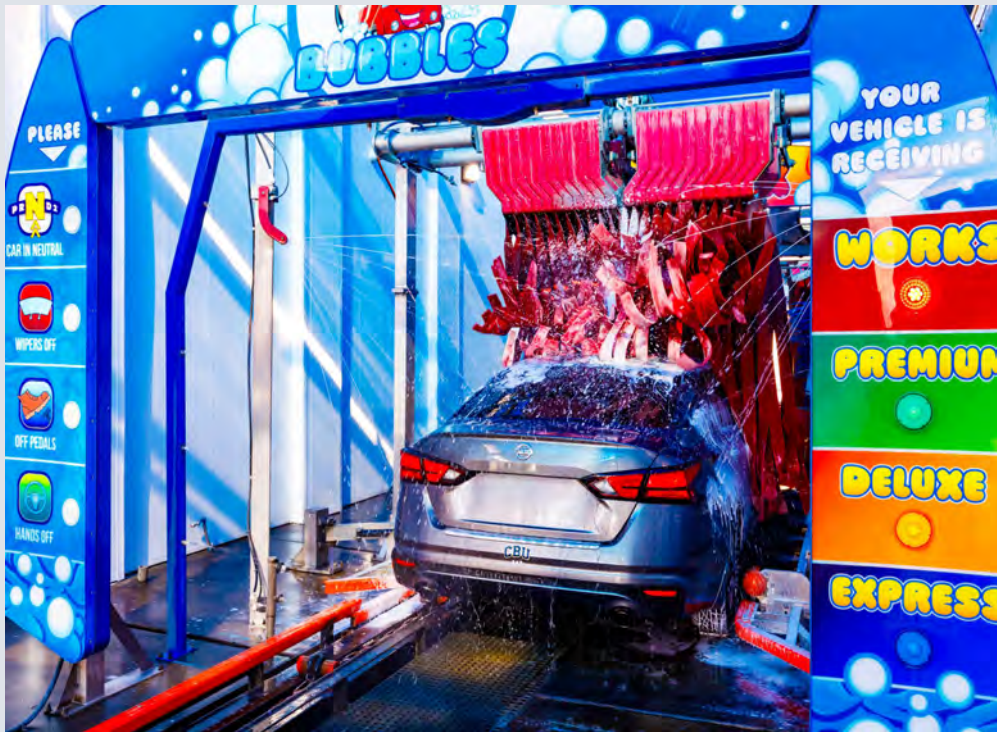
## Offering Summary

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



**SHOPPING OUTLETS**

**Express  
Car Wash**



# AERIAL OVERVIEW





# EXTERIOR VIEWS





# AERIAL OVERVIEW



**SHOPPING OUTLETS**

**Costco**

**Express  
Car Wash**

**Freeway**



# EXTERIOR VIEWS





## Presented By:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

#### C21 Commercial Director:

#### Business Sales and Commercial Real Estate

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## Confidentiality & Disclaimer

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

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# BASHIR TARIQ

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### DIRECTOR

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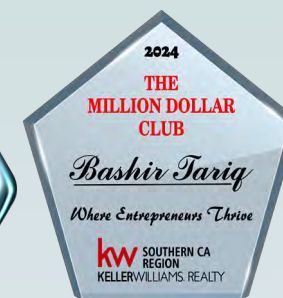
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- Restaurants - Fast Foods
- Retail Shopping Centers
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- Truck Wash and Stops
- Franchise Businesses
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Car Washes in the Car Wash industry*

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