

Full Service Automated Car Wash

Riverside

Seller Financing Available



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DRE# 01851484



OFFERING SUMMARY

Location

Opal Car Wash

8109 Mission Blvd
Jurupa Valley CA 92509

Offering Summary

Price **\$1,000,000**

Building Size 4,705 SF

Lot Size 27,878 SF

Year Built 1992

Lease Term

Lease Term 35 year

Rent \$12,000 NNN

Seller Financing Available

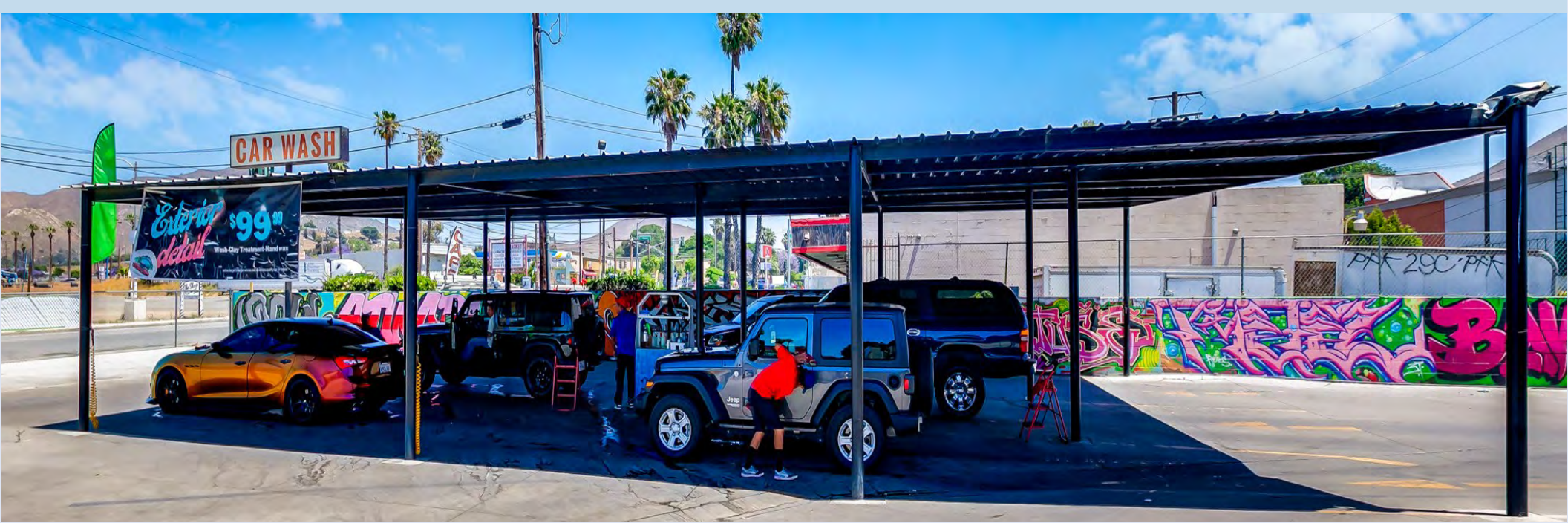
\$450,000 Cash Down Payment, Seller financing



INVESTMENT HIGHLIGHTS

FULL SERVICE CAR WASH, AUTOMATED EQUIPMENT, VEHICLES TOWEL DRIED UNDER SHADE

- Opal Car Wash is located in one of Riverside's fast growing cities, Jurupa Valley, near Eastvale
- Near busy signalized Mission Blvd intersection with daily traffic of over 17,000 vehicles per day
- Car Wash is equipped with Pico Equipment, fully automated
- Seller has added large canopy to dry vehicles under the shade, along with numerous other improvements
- Auto detail center can also be used for window tinting and other car wash related services
- Population over 258,000 with in five miles radius
- Car Wash has been serving the community since 1992
- SELLER Financing is available



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



INTERIOR VIEWS



EXTERIOR VIEWS



INTERIOR-EXTERIOR-TUNNEL VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	71,410	258,213	1,052,345
	Median Age	34.4	34	34
	Bachelors' Degree Higher Education	16%	15%	20%
INCOME				
	Average House Income	\$101,279	\$92,634	\$102,084
HOUSING				
	Median Home Value	\$454,344	\$435,365	\$456,526
	Median Home Year Built	1977	1974	1982
HOUSEHOLDS				
	2024 Households	19,082	71,935	294,661
	Average Household Size	3.5	3.4	3.4
	Average Household Vehicles	3	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	58%		
	Renter Occupied Households	42%		
TRAFFIC				
	Mission Blvd and Opal St SE	17,245	2022	
	Mission Blvd and Pacific Ave NW	15,236	2018	
DAYTIME EMPLOYMENT				
	Employees	17,797	121,195	396,043
	Businesses	1,763	13,963	45,738

SNAPSHOT



258,213

POPULATION 5 mile



\$92,634

INCOME 5 mile



\$454,344

HOME VALUE 5 mile



17,245

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

JURUPA VALLEY

Jurupa Valley (Serrano: *Hurumpa*) is a city in the northwest corner of Riverside County, California, United States. It was the location of one of the earliest non-native settlements in the county, Rancho Jurupa. The Rancho was initially an outpost of the Mission San Gabriel Arcángel, then a Mexican land grant in 1838. The name is derived from a Native American village that existed in the area prior to the arrival of Europeans.

On March 8, 2011, voters approved a ballot measure, Measure A, to incorporate and form the city of *Jurupa Valley*. The effective date of incorporation was July 1, 2011. Residents of the area had previously voted on incorporation in 1992, but rejected that measure, along with a competing ballot measure that would have incorporated Mira Loma. Jurupa Valley was the latest city in the state of California to incorporate until 2024 when Mountain House incorporated in San Joaquin County.

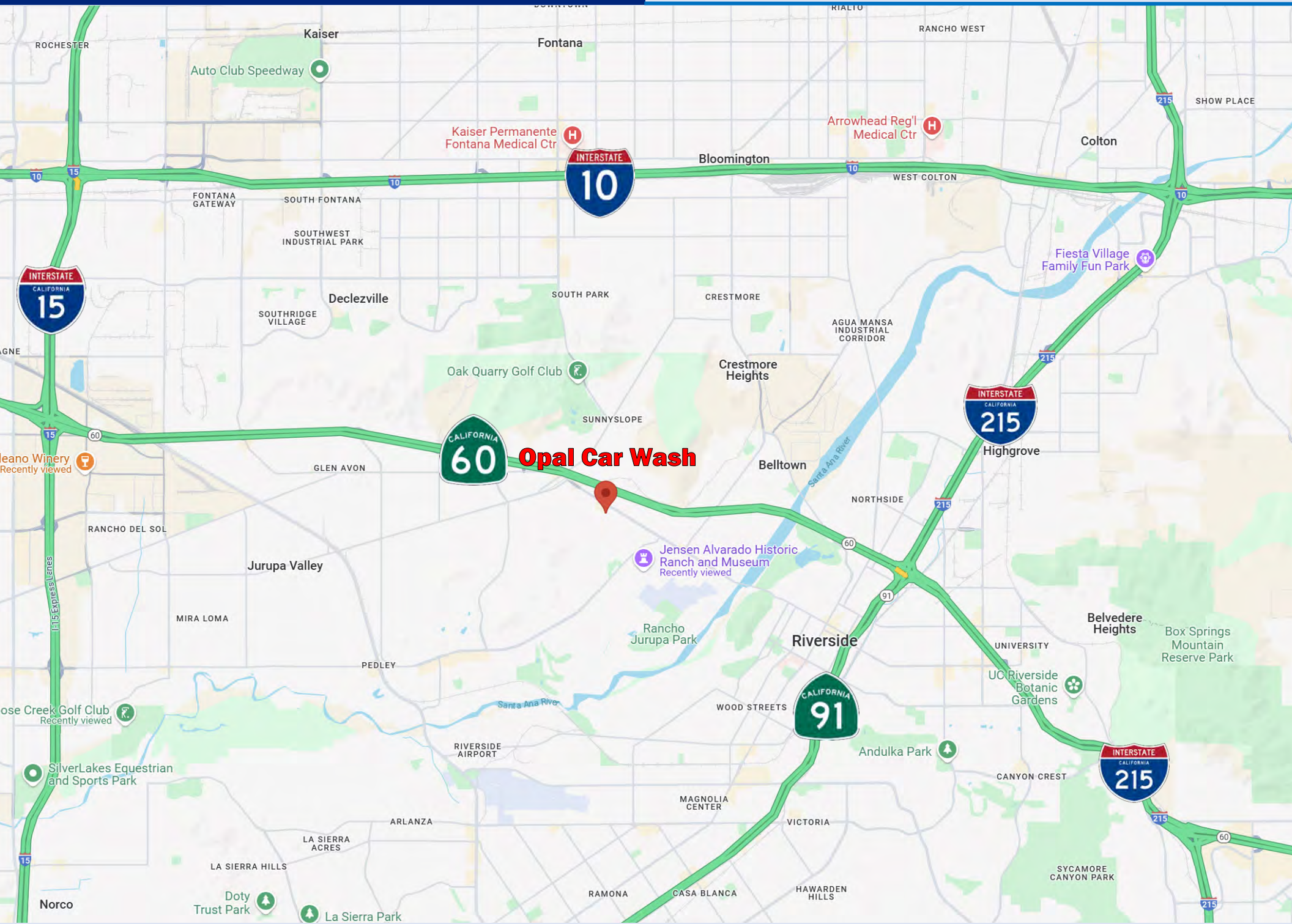
The city of Jurupa Valley covers approximately 43.5 square miles (113 km²), and had a population of 105,053 as of the 2020 census. It is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington and Colton in neighboring San Bernardino County.

CULRURAL, SPORTS & RECREATION

- Notable sites include:
- Galleano Winery
 - The Cove Waterpark
 - Jensen Alvarado Ranch
 - Jurupa Mountains Discovery Center
 - Rancho Jurupa Regional Park
- Golf facilities:
- Goose Creek Golf Club
 - Indian Hills Country Club
 - Jurupa Hills Country Club
 - Oak Quarry Golf Club



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

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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

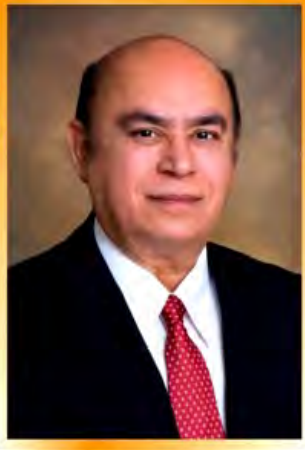
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AGENT**



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