

EXPRESS CAR WASH - POMONA CA Major Off-Ramp CA-71



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DRE# 01851484



OFFERING SUMMARY

Location

Joy Express Car Wash

1344 W. Mission Blvd
Pomona CA 91766

Offering Summary

Price	\$890,000
Building Size	3,600 SF
Lot Size	31,726 SF .73 acres
Year Built	1969 updated over the years
Tunnel	100 FT
Vacuums	11 Room to add additional vacuums

Lease

Lease Term	18 years
Rent	\$9,545 includes NNN

Newley Remodeled EXPRESS Car Wash



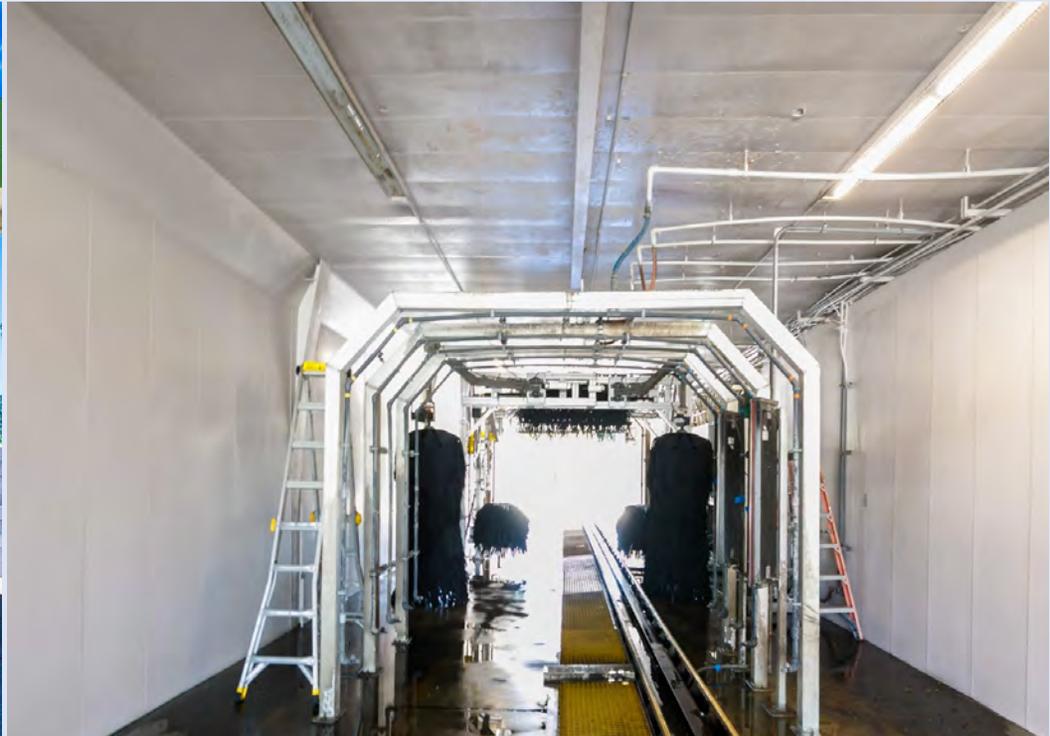
INVESTMENT HIGHLIGHTS

NEWLY REMODELED EXPRESS CAR WASH ● **PRIME LOCATION, CA-71 MAJOR OFF RAMP IN THE CITY OF POMONA, CA**

- **Upgraded Tunnel System:** Includes new wall panels, brushes, and enhanced wash & chemical dispensing systems
- **High-Traffic Location:** Strategically situated on Mission Blvd at CA-71 off-ramp in Pomona
- **FLEX CAR WASH: Offer Full Service and an Express Car Wash, for rapid revenue increase**
- **Expansion Opportunity:** Detail bays available for lease or operation by the car wash operator for added revenue
- **Additional Profit Center:** On-site coffee shop can be leased or operated in-house to offer Gourmet Coffee, Fresh Juices, Sandwiches and Snacks
- **Strong Demographics:** Over **357,000 residents** within a **5-mile radius**
- **High Traffic, High visibility:** Over 22,600 vehicle per day traffic count
- **Nearby Major Attractions** – Including the **Fairplex (home of the L.A. County Fair), Cal Poly Pomona,**



EXTERIOR - INTERIOR VIEWS



TUNNEL VIEWS



AERIAL OVERVIEW



22,679 VPD

Buena Vista Ave

Mission Blvd

**EXPRESS
CAR WASH**

AERIAL OVERVIEW



22,679 VPD
Mission Blvd

AERIAL OVERVIEW



COFFEE SHOP available
for rent or owner use

2 Detail Bays Available
for rent or owner use

DEMOGRAPHICS

SNAPSHOT

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	142,749	357,325	1,119,219
Median Age	35.4	37.6	38.5
Bachelors' Degree Higher Education	19%	28%	29%
INCOME			
Average House Income	\$89,440	\$106,047	\$110,884
HOUSING			
Median Home Value	\$554,583	\$661,965	\$685,365
Median Home Year Built	1967	1974	1973
HOUSEHOLDS			
2024 Households	39,087	107,664	341,181
Average Household Size	3.4	3.1	3.1
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	60%		
Renter Occupied Households	40%		
DAYTIME EMPLOYMENT			
Employees	46,811	134,661	399,269
Businesses	5,556	16,773	51,309
TRAFFIC			
W Mission Blvd and S Buena Vista Ave E	22,679	2025	
W Mission Blvd and S Myrtle Ave W	24,326	2025	
W Mission Blvd and S Huntington St W	22,136	2025	



357,325

POPULATION 5 mile



\$106,047

INCOME 5 mile



\$661,965

HOME VALUE 5 mile



22,679

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

POMONA, CA

Pomona (/pəˈmoʊnə/ [ⓘ] *pə-MOH-nə*) is a city in eastern Los Angeles County, California, United States. Pomona is located in the Pomona Valley, between the Inland Empire and the San Gabriel Valley. The main campus of California State Polytechnic University, Pomona, also known as Cal Poly Pomona, lies partially within Pomona's city limits, with the rest being located in the neighboring unincorporated community of Ramona.

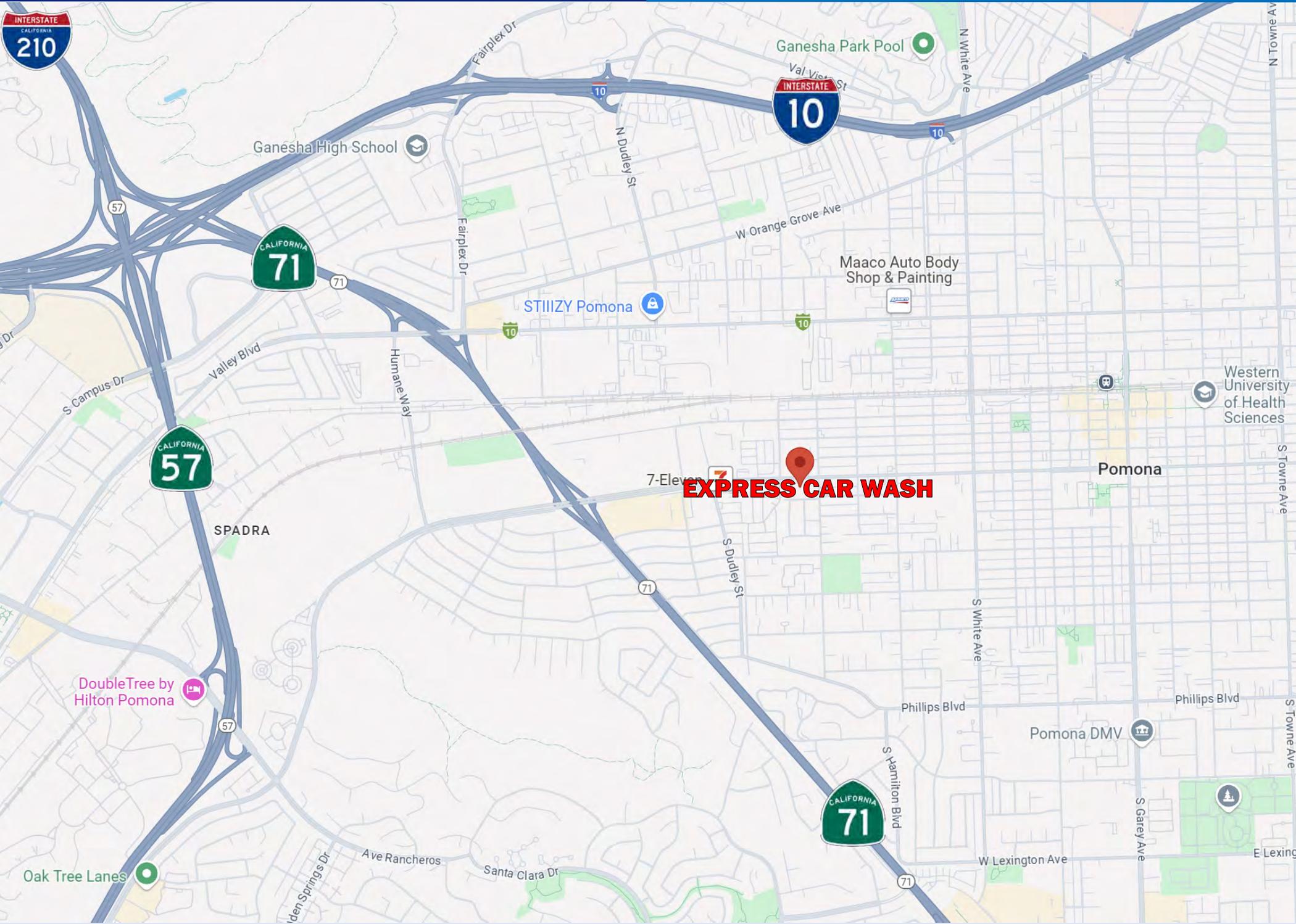
The city is named after Pomona, the ancient Roman goddess of fruit. For horticulturist Solomon Gates, "Pomona" was the winning entry in a contest to name the city in 1875, before anyone had ever planted a fruit tree there. The city was first settled by Ricardo Véjar and Ygnacio Palomares in the 1830s when California and much of the now-American Southwest were part of Mexico.

The first Anglo-Americans arrived prior to 1848 when the signing of the Treaty of Guadalupe Hidalgo resulted in California becoming part of the United States. In 1864, the widow of Ygnacio Palomares of Rancho San José sold 12,000 acres (49,000,000 m²; 49 km²) to Louis Phillips, a Jewish Prussian immigrant, who would shortly be known as "the richest man in Los Angeles County." He built the largest commercial building in Los Angeles central business district at the time, the Phillips Block, which would eventually house Hamburger's, the then-largest department store in the Western United States.

THINGS TO SEE & DO IN POMONA AND VICINITY



REGINAL MAP



Confidentiality & Disclaimer

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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**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*

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