

EXPRESS Car Wash Conversion **Anaheim - Major Intersection**



Bashir Tariq 951-269-3000

BashirTariq@msn.com

DRE# 01851484



OFFERING SUMMARY

Location

Puddles Car Wash

2037 E Ball Rd
Anaheim CA 92806

Offering Summary

Price **\$590,000**

Building Size 3,000 SF approximately
Lot Size 26,000 SF approximately
part of larger shopping center

Lease Term

Lease Term 23 year
Rent \$9,047

Prime location for Express Car Wash or Flex

Next to Starbuck and IN-N-OUT

Across the street from Benihana and El Torito Restaurants



INVESTMENT HIGHLIGHTS

PRIME LOCATION, FOR EXPRESS CAR WASH CONVERSION OR FLEX CAR WASH

- Car Wash is located near major Anaheim intersection Ball Rd and State College Blvd
- Next to Starbucks, IN-N-OUT and across the street from Benihana - El Torito Restaurants
- Currently operating as Full-Service Car Wash, Oil Change and Auto Detail Center
- Densely populated area, over 640,000 population within 5 miles radius
- Average household income over \$105,000 within 5 miles radius
- Over 380,000 day time employees within 5 miles radius
- Ball Rd is a major off-ramp of 57 Fwy. and State College Blvd is an off-ramp of 91 Fwy
- Seller retiring, call now before its too late
- Check with your advisor and City for Express Car Wash conversion requirements



AERIAL OVERVIEW



BALL RD BUILDING SIDE VIEW



EXTERIOR VIEWS



INTERIOR VIEWS



EXTERIOR BUILDING and STREET VIEWS



EXTERIOR - INTERIOR - TUNNEL VIEWS



ADDITIONAL VIEWS



DEMOGRAPHICS

| | | 3 miles | 5 miles | 10 miles |
|--------------------|---|-----------|-----------|-----------|
| POPULATION | | | | |
| | 2024 Population | 224,831 | 642,710 | 1,986,491 |
| | Median Age | 34.8 | 36.2 | 38.5 |
| | Bachelors' Degree Higher Education | 24% | 25% | 31% |
| INCOME | | | | |
| | Average House Income | \$101,646 | \$105,571 | \$118,865 |
| HOUSING | | | | |
| | Median Home Value | \$696,460 | \$725,088 | \$764,703 |
| | Median Home Year Built | 1969 | 1968 | 1971 |
| HOUSEHOLDS | | | | |
| | 2024 Households | 66,327 | 189,730 | 610,344 |
| | Average Household Size | 3.2 | 3.2 | 3.1 |
| | Average Household Vehicles | 2 | 2 | 2 |
| HOUSING OCCUPANCY | | | | |
| | Owner Occupied Households | 56% | | |
| | Renter Occupied Households | 44% | | |
| TRAFFIC | | | | |
| | E Ball Rd and S Belhaven St W | 40,607 | 2022 | |
| | S State College Blvd and E Winston Rd S | 22,81 | 2022 | |
| DAYTIME EMPLOYMENT | | | | |
| | Employees | 174,485 | 382,759 | 1,041,054 |
| | Businesses | 18,929 | 43,586 | 121,045 |

SNAPSHOT



642,710

POPULATION 5 mile



\$105,571

INCOME 5 mile



\$764,703

HOME VALUE 5 mile



40,607

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

ANAHEIM

Anaheim (/ˈænəhaɪm/ AN-ə-hyme) is a city in northern Orange County, California, United States, part of the Greater Los Angeles area. As of the 2020 census, the city had a population of 346,824, making it the most populous city in Orange County, the tenth-most populous city in California, and the 56th-most populous city in the United States.^[6] The second largest city in Orange County in terms of land area, Anaheim is known for being the home of the Disneyland Resort, the Anaheim Convention Center, and two professional sports teams: the Los Angeles Angels of Major League Baseball (MLB) and the Anaheim Ducks of the National Hockey League (NHL). It also served as the home of the Los Angeles Rams of the National Football League (NFL) from 1980 through 1994

Anaheim was founded by fifty German families in 1857 and incorporated as the second city in Los Angeles County on March 18, 1876; Orange County was split off from Los Angeles County in 1889. Anaheim remained largely an agricultural community until Disneyland opened on July 17, 1955. This led to the construction of several hotels and motels around the area, and residential districts in Anaheim soon followed. The city also developed into an industrial center, producing electronics, aircraft parts and canned fruit. Anaheim is a charter city.

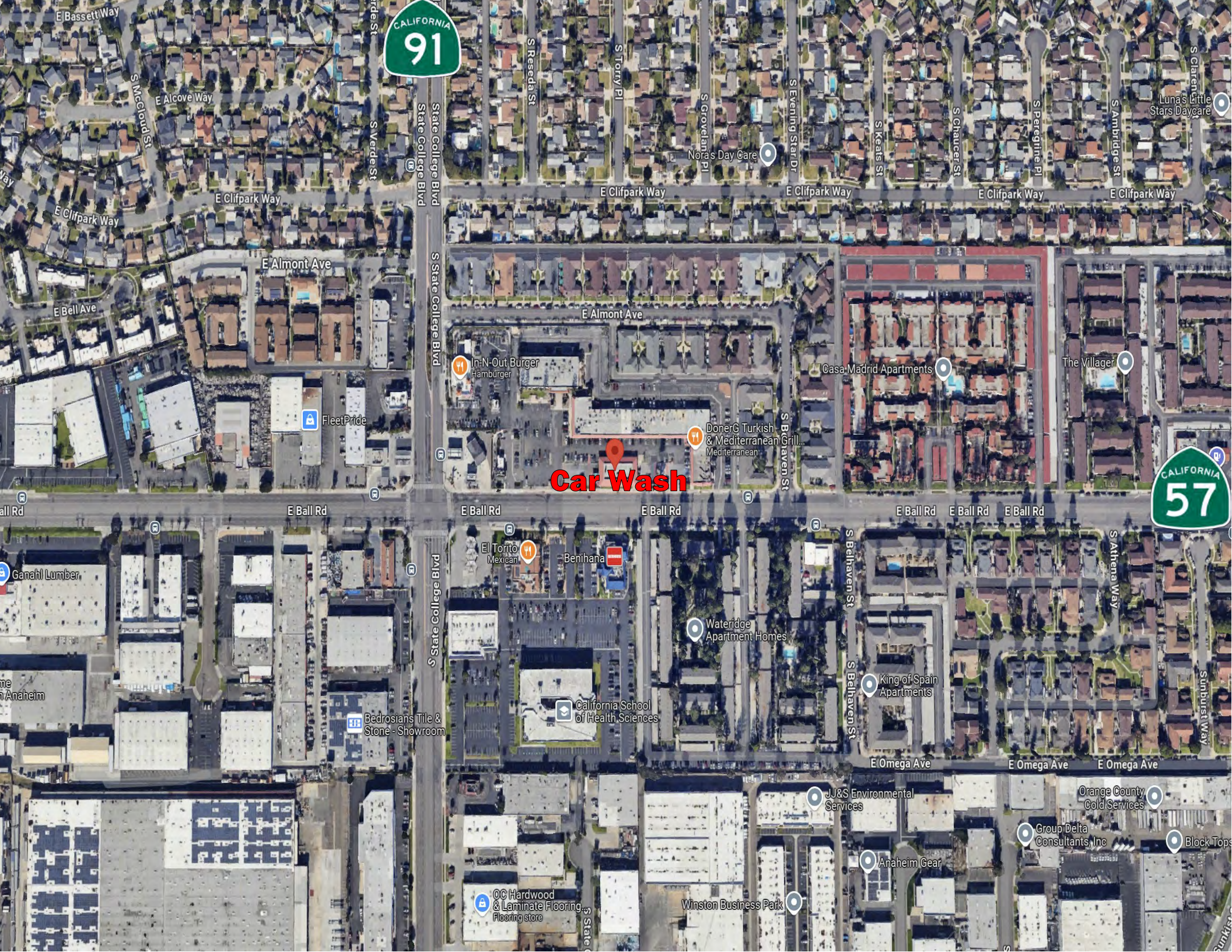
Anaheim's city limits extend almost the full width of Orange County, from Cypress in the west, twenty miles east to the Riverside County line, encompassing a diverse range of neighborhoods. In the west, mid-20th-century tract houses predominate. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. South of downtown, a center of commercial activity of regional importance begins, the Anaheim–Santa Ana edge city, which stretches east and south into the cities of Orange, Santa Ana, and Garden Grove. This edge city includes the Disneyland Resort, with two theme parks, multiple hotels, and its retail district; Disney is part of the larger Anaheim Resort district with numerous other hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, which is planned to be populated with mixed-use streets and high-rises. Further east, Anaheim Canyon is an industrial district north of the Riverside Freeway (SR 91) and east of the Orange Freeway (SR 57). The city's eastern third consists of Anaheim Hills, a community built to a master plan, and open land east of the Eastern Transportation Corridor (SR 241 toll road).

Anaheim is a city outside Los Angeles, in Southern California. It's home to the Disneyland Resort, a massive complex of family-friendly, Disney-themed rides, restaurants, hotels and shops. The city's also home to pro sports teams. The Honda Center is the indoor arena where the Anaheim Ducks hockey team plays, and Angel Stadium is the home field of the Los Angeles Angels baseball team.

THINGS TO SEE AND DO

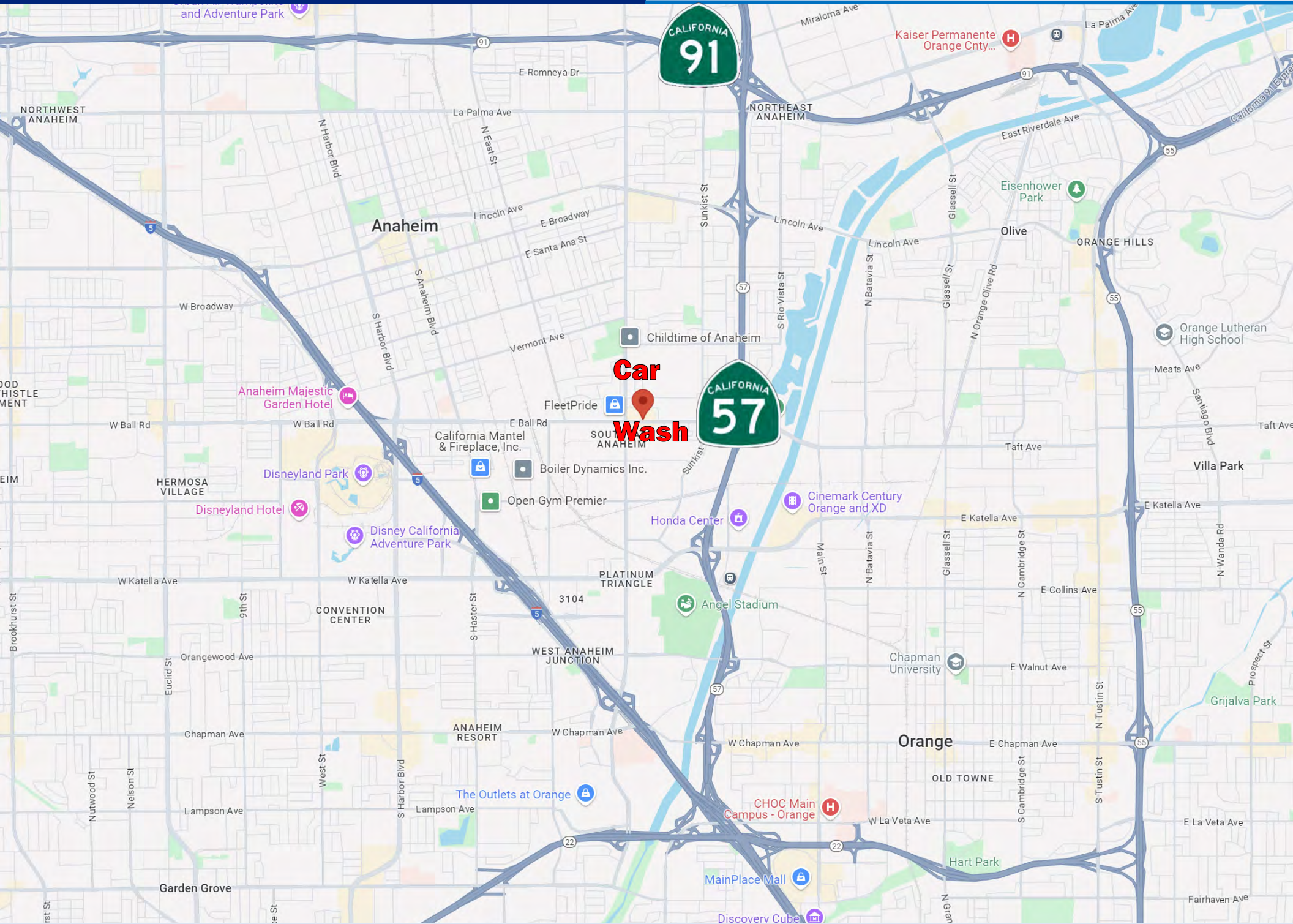
- Disney California Adventure Park
- Disneyland Park
- Anaheim Packing District
- Anaheim Convention Center
- Downtown Disney District
- Angles Stadium of Anaheim
- Anaheim Honda Center
- Radiator Springs Racers





Car Wash

REGIONAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

180 N. Riverview Dr, Suite 320, Anaheim Hills CA 92808

Direct: 951-269-3000 | Email: 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

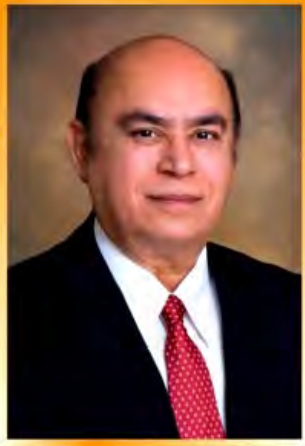
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CalDRE #01851484

BASHIR TARIQ
951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320
Anaheim Hills, CA 92808
Office: (714) 584-2788

KW Commercial Director Business Sales and Commercial Real Estate



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