

EXPRESS CAR WASH

Signalized Corner Intersection



Bashir Tariq 951-269-3000

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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

Offering Summary

Price **\$7,700,000**

Building Size 3,677 SF

Lot Size 38,259 SF

Year Built 2019

Vacuums 17

APN# 1012-141-05-0000

**Increase revenues instantly by offering Flex Car Wash Combo
FULL SERVICE + EXPRESS CAR WASH**



INVESTMENT HIGHLIGHTS

PRIME SIGNALIZED CORNER LOCATION

- Express Car Wash has been serving the community since 2019
- Originally built and operated as Tommy's car wash
- Currently operate as successful independent Express Car Wash
- Highly visible signalized corner lot easy access from 2 streets
- Elite belt drive conveyor system, vehicles ride smoothly on a continues conveyor belt system
- Densley populated area with over 460,000 population within 5 miles radius
- Car Wash is operating as an Express Car Wash
- Possible to increase revenues instantly by offering Flex Car Wash model
- Flex Car Wash models allow owners to adapt to customer preferences - some prefer professional cleaning (Full Service), while others enjoy the convenience and speed of Express options.
- This flexibility attracts a broader customer base and supports upselling opportunities, such as auto detailing, higher value monthly memberships, and add-on services.
- Major Development northwest corner of Mission Blvd & Ramona Ave, near the car wash
- Oakmont Mission Ramona Business Park on 8.45 acres around 187,179 SF
- Part of 8 building master planned industrial park with state of the are features



EXTERIOR VIEWS



TUNNEL VIEWS



TUNNEL VIEWS



AERIAL OVERVIEW



AERIAL OVERVIEW



EXTERIOR VIEWS



Confidentiality & Disclaimer

Presented By:



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Business Sales and Commercial Real Estate

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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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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



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C 21 Commercial | Masters

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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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