

Ride Thru Express Car Wash

Near Major Intersection and 5 Fwy



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DRE# 01851484

21 COMMERCIAL
Masters

OFFERING SUMMARY

Location

Ride Thru Express Car Wash

8016 Slauson Ave
Montebello CA 90640

Offering Summary

Price	\$6,700,000	
Building Size	4,420 SF	
Lot Size	26,174 SF	
Year Built	2024	
Tunnel	120 FT	
Vacuums	21	
Upstairs Office	300 SF	approximately

Includes Business and Real Estate

Sonnys Equipment



INVESTMENT HIGHLIGHTS

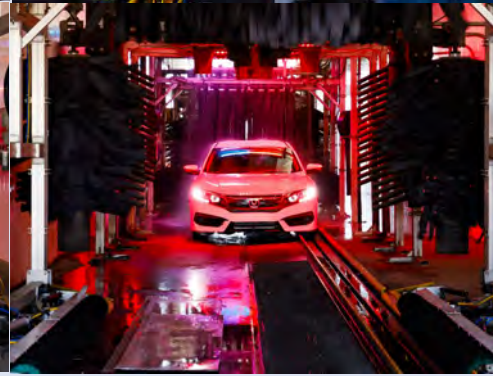
A New-Generation Express Car Wash with Real Estate

- **Newly Built in 2024:** Ride Thru Express Car Wash offers modern infrastructure, a state-of-the-art express tunnel, and valuable real estate
- **Efficient Business Model:** Designed to generate recurring membership revenue while benefiting from repeat customers and relatively low labor requirements
- **Highly Visible Location:** Prominent tower signage along Slauson Avenue, near Telegraph Road and convenient access to the Santa Ana (I-5) Freeway
- **A Name That Defines the Experience:** At “Ride Thru,” customers simply drive in, ride through the tunnel, and come out with a clean vehicle
- **Industry-Leading Equipment:** Equipped with car-wash systems manufactured by Sonny’s, one of the industry’s leading equipment providers
- **Advanced Automated Pay Station:** Integrated License Plate Recognition (LPR) supports membership identification, payment processing, and vehicle-access control
- **21 Covered Vacuum Stalls:** Shaded customer vacuum area powered by Sonny’s Auto-Vac system
- **Executive Office:** Approximately 300-square-foot upstairs executive office suite
- **Strong Population Base:** More than 620,000 residents within a five-mile radius
- **High Traffic Exposure:** Combined traffic counts exceeding 37,000 vehicles per day along Slauson Avenue and Slauson Avenue East
- **Substantial Daytime Workforce:** More than 250,000 employees within a five-mile radius
- **Excellent Express-Wash Demographics:** The surrounding population, employment base, traffic exposure, and strategic location create a strong foundation for continued growth

See the Demographics section for additional market information



TUNNEL VIEWS



EXTERIOR VIEWS & EQUIPMENT ROOM



EXTERIOR & OFFICE VIEWS



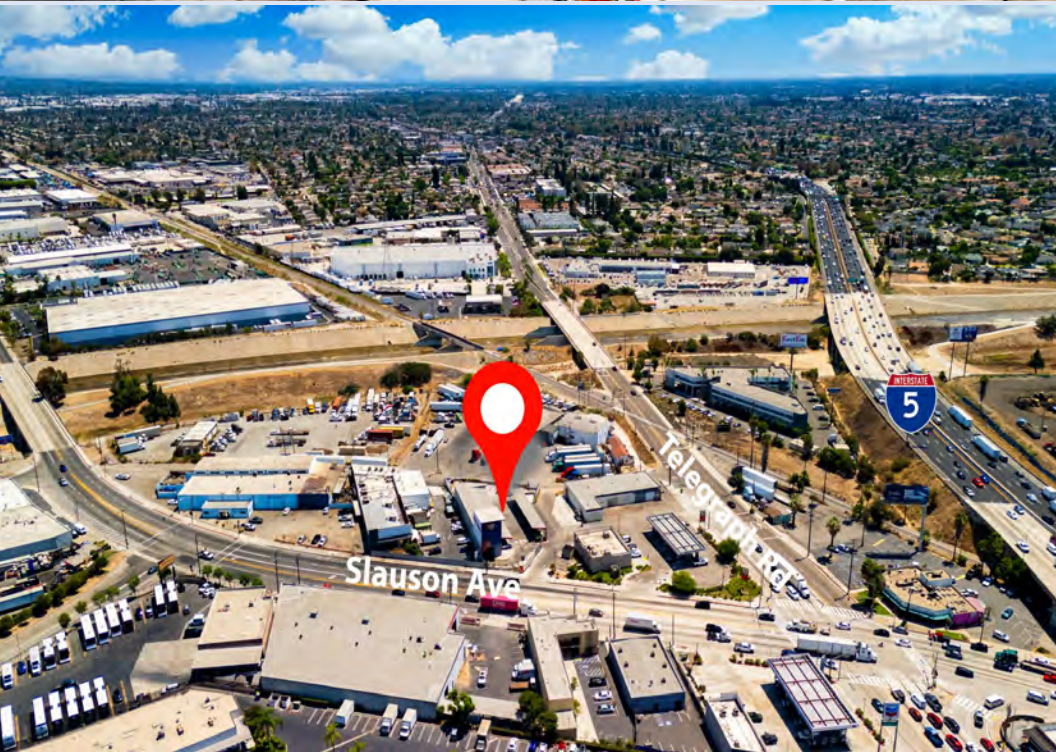
AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	208,460	621,980	2,772,813
	Median Age	38	37.8	37.7
	Bachelors' Degree Higher Education	15%	15%	20%
INCOME				
	Average House Income	\$103,788	\$100,704	\$101,859
HOUSING				
	Median Home Value	\$726,568	\$721,140	\$742,661
	Median Home Year Built	1957	1956	1958
HOUSEHOLDS				
	2025 Households	58,647	175,380	806,019
	Average Household Size	3.5	3.4	3.3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	52%		
	Renter Occupied Households	48%		
DAYTIME EMPLOYMENT				
	Employees	102,469	251,662	1,094,812
	Businesses	9,530	25,904	122,279
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	Slauson Ave	Slauson Ave E	37,179	2026
	East Slauson Ave	East Slauson Ave W	37,179	2026
	Telegraph Rd	Telegraph Rd NW	14,164	2026
	Santa Ana Fwy	Guatemala Ave NW	219,158	2026

SNAPSHOT



621,980

POPULATION 5 mile



\$100,704

INCOME 5 mile



\$721,140

HOME VALUE 5 mile



37,179

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

MONTEBELLO, CA

Montebello (Italian for "Beautiful Mountain") is a city in Los Angeles County, California,

Montebello is located 8 mi (13 km) east of downtown Los Angeles. The city is considered to be part of the Gateway Cities while the northern part of the city is in the San Gabriel Valley. The surrounding cities are Monterey Park, South San Gabriel, and Rosemead to the north, Commerce to the south, Pico Rivera to the east, and Los Angeles and East Los Angeles to the west. The city is a member of the Gateway Cities Council of Governments.

According to the United States Census Bureau, the city has a total area of 8.4 sq mi (22 km²), of which 8.3 sq mi (21 km²) are land and 0.04 sq mi (0.10 km²) or 0.48% is water.

Montebello first appeared as a city in the 1930 U.S. Census as part of the newly-formed but now defunct Montebello Township (1930 pop. 38,641)

In the early 20th century, Montebello was a well-known source for oil reserves

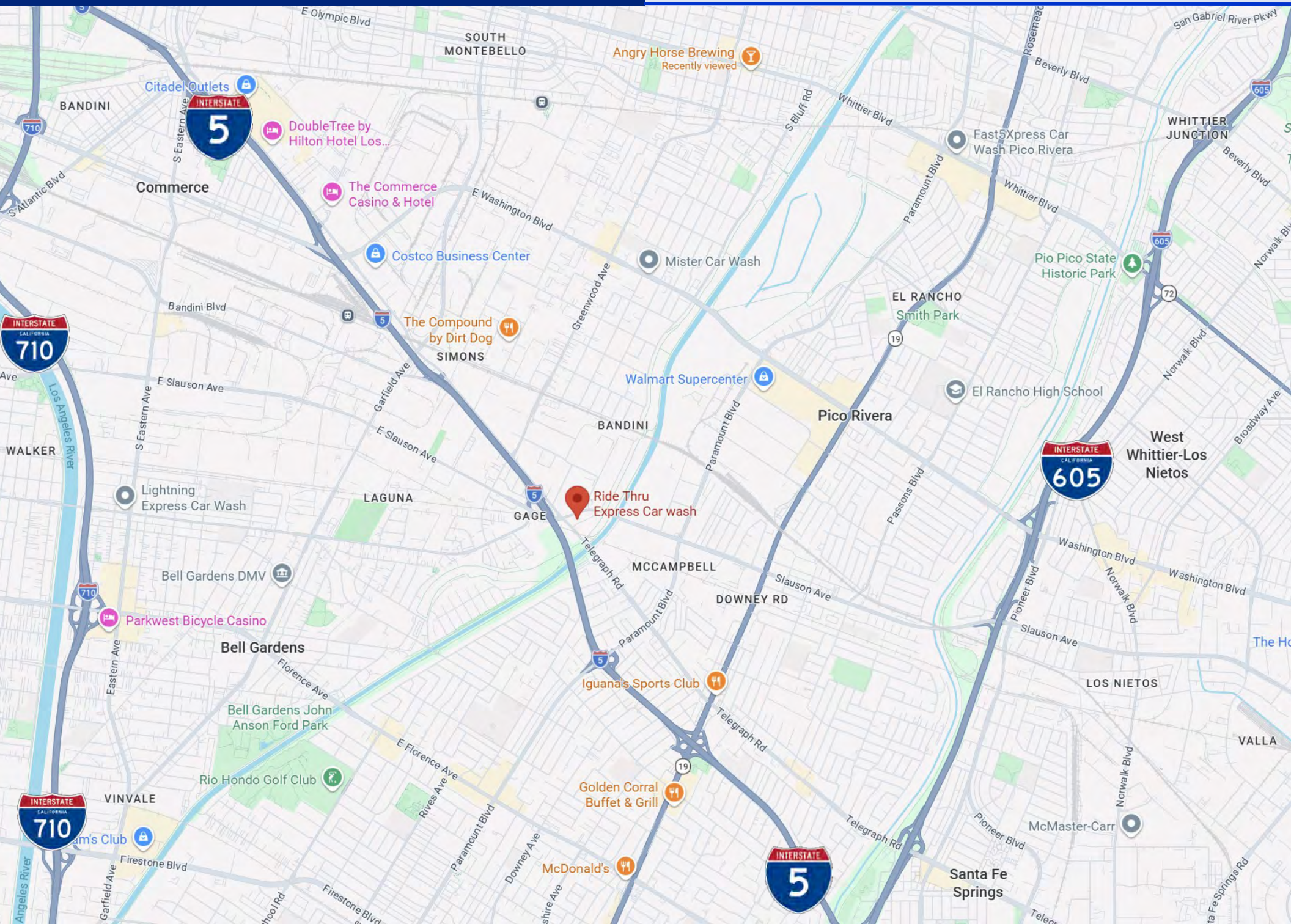
The city is served by the Montebello Unified School District. M.U.S.D. serves the city of Montebello, portions of the cities of Bell Gardens, Commerce, Downey, Rosemead, Pico Rivera, and Monterey Park, as well as the unincorporated community of South San Gabriel, and a part of the unincorporated community of East Los Angeles. The District is one of the largest and most diverse in Los Angeles County with an enrollment of more than 35,000 K–12 students and 30,000 adults enrolled in adult education

Applied Technology Center, a \$30 million facility opened in the fall of 2011, is a vocational high school with state-of-the-art technical training capable of accommodating up to 750 students. Students wishing to attend ATC are required to apply for admission. Board of education President Edwin Chau stated that ATC offers students a "rigorous academic curriculum and career technical education within a full-day schedule." Montebello Unified, has made it their goal to ensure students graduate ready and college prepared. The project was paid for with a \$98 million Measure M bond, which voters passed in November 2004

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGIONAL MAP



Presented By:



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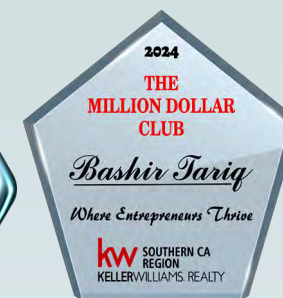
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any Business that you own



**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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