

COIN - OP Car Wash

6 Bays Property Included 35,329 SF

\$680,000



20th St. West

Gobi Ave.

• 5 Parcels

• 35,229 SF Lot

Diamond St.

Bashir Tariq

951-269-3000



OFFERING SUMMARY

Location

Rosamond Coin-Op Car Wash

2825 Diamond St
Rosamond CA 93560

Offering Summary

Price	\$680,000		
• 6 Bays Coin-Op Car Wash			
• Building	3,600 SF		
• Lot	35,229 SF	approximatly	

Property included

Approximatly 35,229 SF 5 lots included in the purchase price

- 1 Parcels258-054-16-00-9
- 2 Parcels258-054-15-00-6
- 3 Parcels258-054-14-00-3
- 4 Parcels258-054-13-00-0
- 5 Parcels258-054-17-00-2



Benefits of Coin - Operated Car Wash

- **Limited staffing needs:** Customers wash their own vehicles, reducing labor requirements compared with a full-service car wash
- **Streamlined operations:** Routine duties generally include cleaning, collecting payments, replenishing supplies, and maintaining equipment
- **Multiple revenue sources:** Wash bays can be complemented by paid vacuums and vending machines offering towels, cleaning products, and automotive accessories
- **Open around the clock:** Flexible operating hours: Self-service equipment can support extended hours, subject to local requirements and operating conditions
- **Affordable customer option:** Customers control their spending and select the wash services they need
- **Opportunities for improvement:** Card-payment systems, equipment upgrades, improved lighting, and signage may enhance customer convenience and revenue
- **Potential for repeat business:** A clean, well-maintained facility with reliable equipment can encourage regular use by nearby residents and businesses.
- **Low inventory:** The main supplies are soap, wax and chemicals. There is no product inventory to manage or spoil.
- **No receivables:** Customers pay up front with coins, bills, cards or tap-to-pay.
- **Steady demand:** Cars always need washing, and dusty desert roads make that more often. Demand holds up well in a slow economy because a self-serve wash is the low-cost option.
- **Simple equipment:** Self-serve bays are mechanically simple, so repairs usually cost less than for tunnel or automatic systems.
- **Real estate upside:** When the land is included, the owner also builds equity in a commercial property
- It is located at 2825 Diamond St in Rosamond, a growing High Desert community of about 21,000 people along State Route 14
- Rosamond grew 15.5% from 2010 to 2020, from 18,150 to 20,961 residents
- About 77% of homes are owner-occupied, and households average about 2 cars
- Many residents work at Edwards Air Force Base or drive to Lancaster, Palmdale and Los Angeles, so they spend a lot of time on the road
- Rosamond Car Wash is exclusively offered for sale by Bashir Tariq - Business and Commercial Sales Directors: C21 Masters | Commercial Division

AERIAL OVERVIEW



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AERIAL OVERVIEW



EXTERIO VIEWS



AERIAL - EXTERIOR VIEWS



		3 miles	5 miles	10 miles
POPULATION				
	2026 Population	19,254	21,181	27,938
	Median Age	33.8	34.2	36
	Bachelor's Degree or Higher	16%	16%	17%
INCOME				
	Average House Income	\$102,703	\$101,565	\$99,067
HOUSING				
	Median Home Value	\$389,882	\$380,496	\$385,037
	Median Home Year Built	1993	1993	1993
HOUSINHOLDS				
	2026 Households	6,495	7,166	9,556
	Average Household Size	2.9	2.9	2.9
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	67%		
	Renter Occupied Households	33%		
DAYTIME EMPLOYMENT				
	Employees	1,835	1,893	4,693
	Businesses	274	289	515
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	Rosamond Boulevard	Sierra Highway E	13,206	2026
	Rosamond Blvd	Rosamond Blvd W	19,634	2026
	Rosamond Blvd	Deser St E	18,443	2026
	Sieera Highway	Locust St S	6,787	2026

SNAPSHOT



21,181

POPULATION 5 miles



\$101,565

INCOME 5 miles



\$380,496

HOME VALUE 5 miles



13.206

TRAFFIC Vehilces Per Day

Disclaimer: Information has been obtained from multiple sources and has not been independently verified. All viewers are advised to consult their own advisors, experts, and their own other resources to confirm its accuracy and current status. No representations or warranties, express or implied, are made regarding the accuracy, completeness, or reliability of the information. Viewers assume all risks associated with any errors, omissions, or inaccuracies.

ROSAMOND, LANCASTER, PALMDALE, CA

ROSAMOND: Rosamond is an unincorporated community in southern Kern County—not an incorporated city. It sits in the northern Antelope Valley, near the Los Angeles County line, along Highway 14. Its setting combines a developed town center with rural acreage and desert land

LANCASTER: /ˈlæŋ.kæstər/ a charter city northern Los Angeles County, in the Antelope Valley the western Mojave Desert Southern California. As of the 2020 census, the population was 173,516, Lancaster the 158th-most populous city in the United States the 30th most populous California. Lancaster is a twin city its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. San Bernardino was named in 1810, when Spanish priest Francisco Dumetzan expedition through the area. In 1839, the Mexican government granted California José del Carmen Lugo right to settle the area, which was formalized when he was granted Rancho San Bernardino 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

Lancaster is located approximately 70 miles (110) north (via I-5 and SR 14) of downtown Los Angeles near the Kern County. It is separated from the Los Angeles Basin the San Gabriel Mountains the south and from Bakersfield the San Joaquin Valley the Tehachapi Mountains the north. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

PALMDALE: is a city in northern Los Angeles County the U.S. state California. The city lies in the Antelope Valley Southern California. The San Gabriel Mountains Palmdale from the Los Angeles Basin the south.

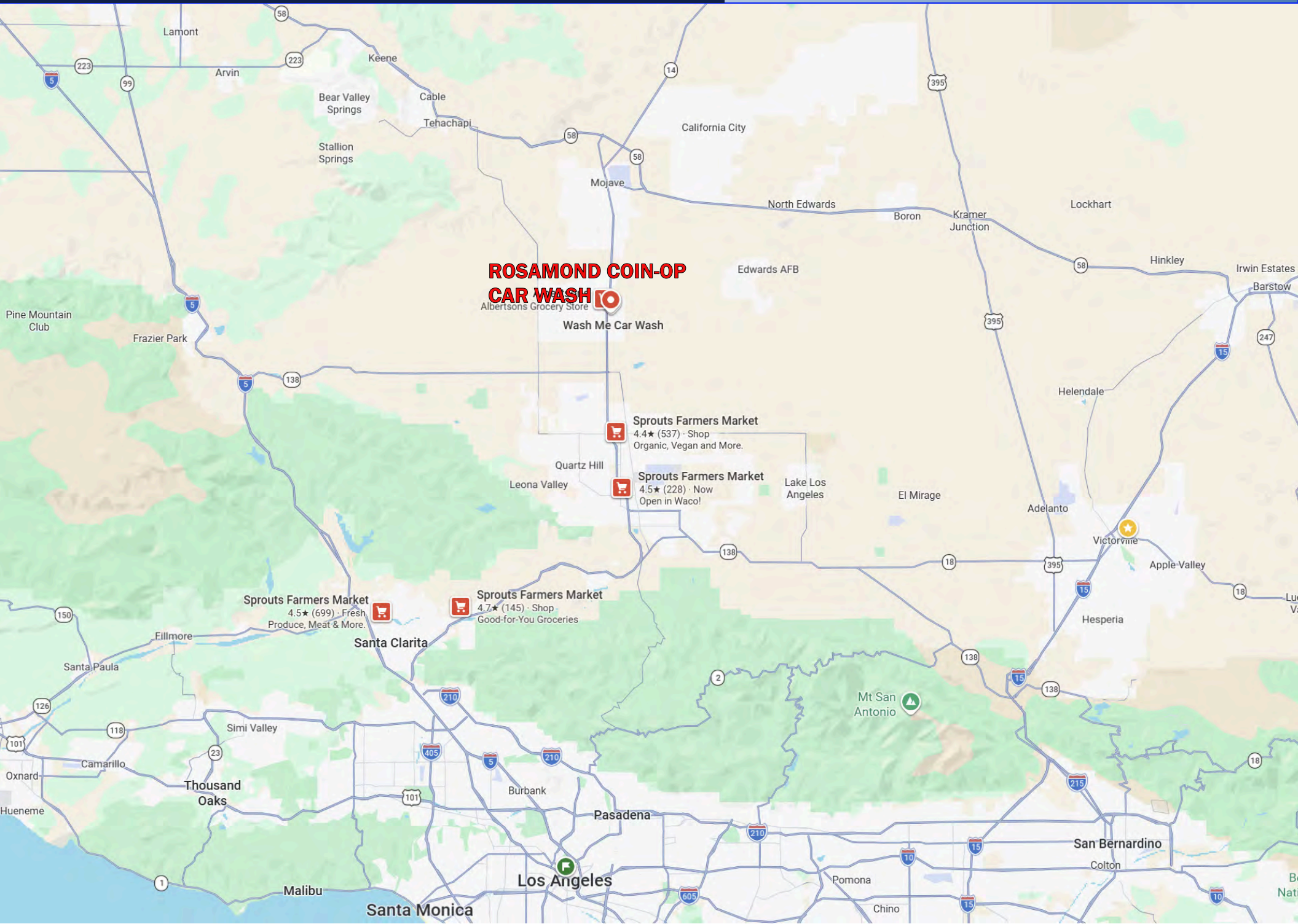
On August 24, 1962, Palmdale became the first city in Antelope Valley. Forty-seven years later, in November 2009, voters approved making it a charter city. Palmdale's population was 169,450 at the 2020 census, up from 152,750 at the 2010 census. Palmdale is the 33rd most populous city in California. Together with its immediate northern neighbor, the city of Lancaster, the Palmdale–Lancaster urban area a population of 359,559 in 2020.

Palmdale refers to itself with the nickname the "aerospace capital of the United States", and has been the site of research, development, final assembly, flight testing and/or servicing/modifications of the Space Shuttle, B-1 Lancer, X-15, B-2 Spirit, B-21 Raider, F-117 Nighthawk, F-22 Raptor, F-35 Lightning II, SR-71 Blackbird, Lockheed L-1011 Tristar, and many other aircraft that have been used in the United States Air Force, NASA Air forces and airlines around the world. USAF Plant 42, where the aerospace projects occurred / occur is home to major operations of the following aerospace companies: Boeing, Lockheed Martin its famed Skunk Works, and Northrop Grumman.^[48] Los Angeles World Airports owns the former Boeing hangar (formerly North American Rockwell) at Plant 42 near LA/Palmdale Regional Airport is one of the largest buildings in the world. The hangar was used for the set of the 2004 film *The Terminal*, which featured an enormous replica of a JFK International Airport. NASA's SOFI relocated its operation to this hangar at Site 9 from Edwards Air Force Base.

THINGS TO SEE AND DO IN THE CITY AND VICINITY



REGINAL MAP



Presented By:



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Business Owner, Operator, Innovator, Investor,
Developer, Consultant.
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Owned Multi-Family, Commercial Properties
and Retail Businesses

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