

Full Service 100% Hand Car Wash

Near Major Intersection



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DRE# 01851484



OFFERING SUMMARY

Location

San Bernardino Car Wash

2266 N. Sierra Way
San Bernardino CA 92405

Offering Summary

Price	\$290,000	Business only
Building Size	2,029 SF	
Lot Size	16,336 SF	
Year Remodeled	1988	Building additions and renovation

Lease Term

Lease Term	25	year
Rent	\$6,500	NNN

Business only **\$290,000**

Property Available **\$990,000**



EXECUTIVE SUMMARY

This is a rare opportunity to acquire a **well-established, full-service 100% hand car wash** with a strong reputation built over **35+ years of continuous operation (since 1989)**. The business is recognized for delivering high-quality, meticulous hand wash and detailing services, catering to car enthusiasts and loyal repeat clientele. ● Strategically positioned near a **high-traffic, signalized intersection (Highland Ave & Sierra Way)**.

Established Reputation

- One of the **first 100% hand car wash operations in the area**. Over three decades of trusted service and brand recognition

Strong Customer Loyalty

- Dedicated repeat clientele. Known for attention to detail and premium service quality

Diverse Revenue Streams

- Full-service hand wash with auto detailing services. Many choices of add-on premium services

Profitable Operation

- Consistent income supported by loyal customer base. Opportunity to further increase margins with operational efficiencies

Location Overview

- **Prime Location:** Near Highland Ave & Sierra Way, **High Traffic Counts:** Excellent visibility, accessibility and consist customer flow
- **Surrounding Uses:** Dense residential neighborhoods, retail, and commercial corridors. Excellent exposure and signage visibility

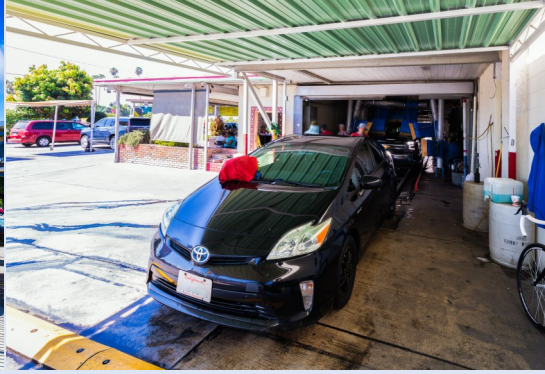
Ideal Buyer Profile

- Owner-operator seeking a stable, hands-on business
- First-time buyer entering the automotive service industry
- Existing car wash or detailing operator looking to expand
- Investor seeking both business cash flow and real estate appreciation

Real estate available for purchase, offering long-term investment stability: Business Only \$290,000 Property \$990,000



EXTERIOR VIEWS



EXTERIOR VIEWS



INTERIOR - EXTERIOR VIEWS



AERIAL OVERVIEW



Sierra Way

Highland Ave

San Bernardino
Car Wash

AERIAL OVERVIEW



Highland Ave

Sierra Way

San Bernardino
Car Wash

DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2025 Population	177,565	316,940	758,445
	Median Age	32.5	33	34.4
	Bachelors' Degree Higher Education	9%	10%	18%
INCOME				
	Average House Income	\$77,802	\$83,578	\$101,729
HOUSING				
	Median Home Value	\$404,244	\$417,488	\$489,000
	Median Home Year Built	1962	1968	1977
HOUSEHOLDS				
	2025 Households	51,033	88,987	224,619
	Average Household Size	3.4	3.4	3.3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	49%		
	Renter Occupied Households	51%		
DAYTIME EMPLOYMENT				
	Employees	42,402	90,168	235,541
	Businesses	5,115	9,982	30,502
TRAFFIC				
	Collection Street	Cross Street	Traffic	Year
	W Highland Ave	N Arrowhead Ave E	22,226	2018
	E Highland Ave	N Belle St W	27,022	2025
	N Waterman Ave	E 23rd St N	19,153	2025
	N Sierra Way	E Highland Ave S	7,703	2025

SNAPSHOT



316,940

POPULATION 5 mile



\$83,578

INCOME 5 mile



\$417,488

HOME VALUE 5 mile



22,226

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

SAN BERNARDINO

San Bernardino (/ˈsæn ˈbɜːrnəˈdiːnoʊ/[ⓘ] *SAN BUR-nə-DEE-noh*) is a city in and the county seat of San Bernardino County, California, United States. Located in the Inland Empire region of Southern California, the city had a population of 222,101 in the 2020 census,^[ⓘ] making it the 18th-largest city in California. San Bernardino is the economic, cultural, and political hub of the San Bernardino Valley and the Inland Empire. The governments of El Salvador, Guatemala, and Mexico have established the metropolitan area's only consulates in the downtown area of the city. Additionally, San Bernardino serves as an anchor city to the 3rd largest metropolitan area in California (after Los Angeles and San Francisco) and the 12th largest metropolitan area in the United States; the San Bernardino-Riverside MSA.

Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The 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.

ECONOMY

The city's location close to the Cajon and San Geronimo passes, and at the junctions of the I-10, I-215, and SR-210 freeways, positions it as an intermodal logistics hub. The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight transport yard, the Yellow Freight Systems' cross-docking trucking center, and Pacific Motor Trucking. Large warehouses for Kohl's, Mattel, Pep Boys, and Stater Bros. have been developed near the San Bernardino International Airport.

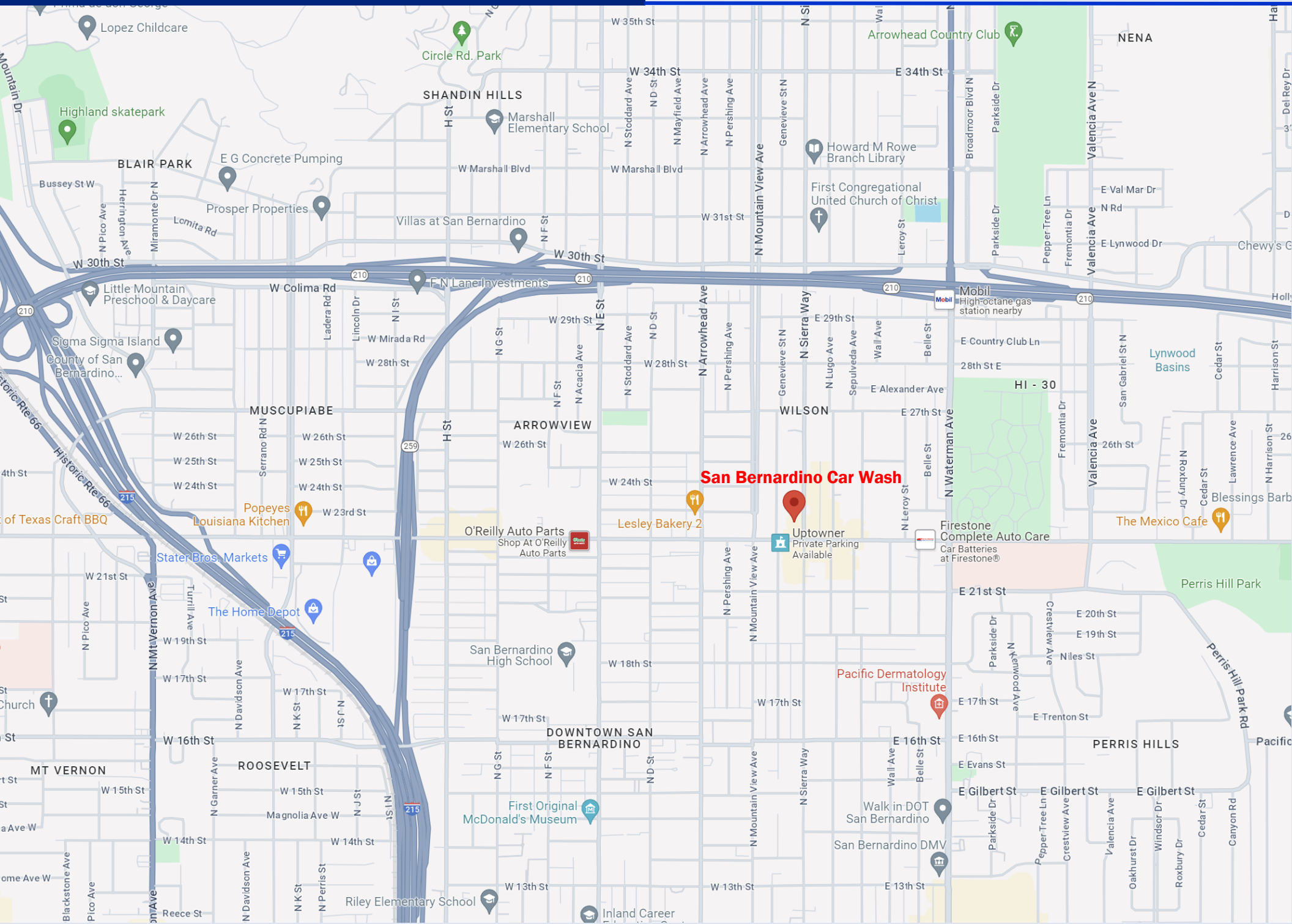
POINT OF INTEREST

- | | | | |
|--------------------------------------|------------------------------|---|-----------------------------|
| 1. Original McDonald Site and Museum | 2. Rain of the World Highway | 3. Cajon Pass | 4. Western Museum of Flight |
| 5. San Manuel Stadium | 6. County Museum | 7. Santa Ana River Trail | 8. Raceway Indoor Karting |
| 7. Glen Helen Raceway | 8. CA Theatre of Performance | 9. San Bernardino History & Railroad Museum | |

THINGS TO SEE & DO IN THE CITY AND VICINITY



REGINAL MAP



San Bernardino Car Wash

W 24th St

N Arrowhead Ave

Uptowner Private Parking Available

Firestone Complete Auto Care

Car Batteries at Firestone®

E 21st St

N Waterman Ave

Firestone Complete Auto Care

Car Batteries at Firestone®

E 17th St

Pacific Dermatology Institute

E 16th St

Walk in DOT San Bernardino

E 13th St

San Bernardino DMV

E 13th St

W 13th St

Riley Elementary School

W 13th St

Inland Career

W 13th St

W 13th St

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*

Member of: ICA, WCA, ICSC NAR, C.A.R, RIAOC, RCAOC

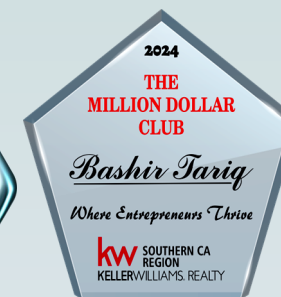


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