

Full Service 100% Hand Car Wash **Major Intersection**



Bashir Tariq 951-269-3000

BashirTariq@msn.com
DRE# 01851484



OFFERING SUMMARY

Location

San Bernardino Car Wash

2266 N. Sierra Way
San Bernardino CA 92405

Offering Summary

Full Service 100% Hand Car Wash and Real Estate

Price	\$1,690,000	
Building Size	2,029 SF	
Lot Size	16,336 SF	
Year Remodeled	1988	Building additions and renovations

Price includes Business + Real Estate

Seller Financing available, close in 30 days



INVESTMENT HIGHLIGHTS

- San Bernardino is the First Full Service Car Wash to offer 100% Hand Wash services since 1989
- Customer and Car Lovers, enjoy the 100% Hand Wash, where all vehicles are washed by Hand
- Car Wash still maintains the tradition by offering Superior Auto Detailing and Hand Washing
- Seller Financing is available. Buyer can close within 30 days and own the Business
- Call now before its too late, be your own Boss

Seller Financing is available—Close in 30 days



EXTERIOR and INTERIOR VIEWS



AERIAL OVERVIEW



Highland Ave

Sierra Way

San Bernardino
Car Wash

AERIAL OVERVIEW



Sierra Way

Highland

San Bernardino
Car Wash

DEMOGRAPHICS

POPULATION		2 miles	5 miles	10 miles
	2023 Population	90,004	316,271	759,652
	Median Age	31.8	32.4	33.6
	Bachelors' Degree Higher Education	8%	10%	17%
INCOME				
	Average House Income	\$58,781	\$67,035	\$81,794
HOME VALUE				
	Median Home Value	\$271,552	\$298,678	\$353,817
	Median Home Year Built	1957	1966	1975
HOUSEHOLDS				
	2023 Households	25,610	87,737	218,813
	Average Household Size	3.4	3.5	3.4
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	50%		
	Renter Occupied Households	50%		
TRAFFIC				
	W Highland Ave and N Arrowhead Ave E	22,226	2018	
	N Sierra Way and E Highland Ave S	7,718,	2022	
DAYTIME EMPLOYMENT				
	Employees	23,594	94,246	252,141
	Businesses	2,838	9,351	27,743

SNAPSHOT



316,271

POPULATION 5 mile



\$67,035

INCOME 5 mile



\$298,678

HOME VALUE 5 mile



22,226

TRAFFIC Vehicles Per Day

Information has been received from several different sources. All viewers are advised to verify with their own advisors, experts and consultants for the accuracy

AREA OVERVIEW

SAN BERNARDINO

San Bernardino (/ˌsæn ˈbɜːrnoʊˈdiːnoʊ/ ⓘ *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,^[8] 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

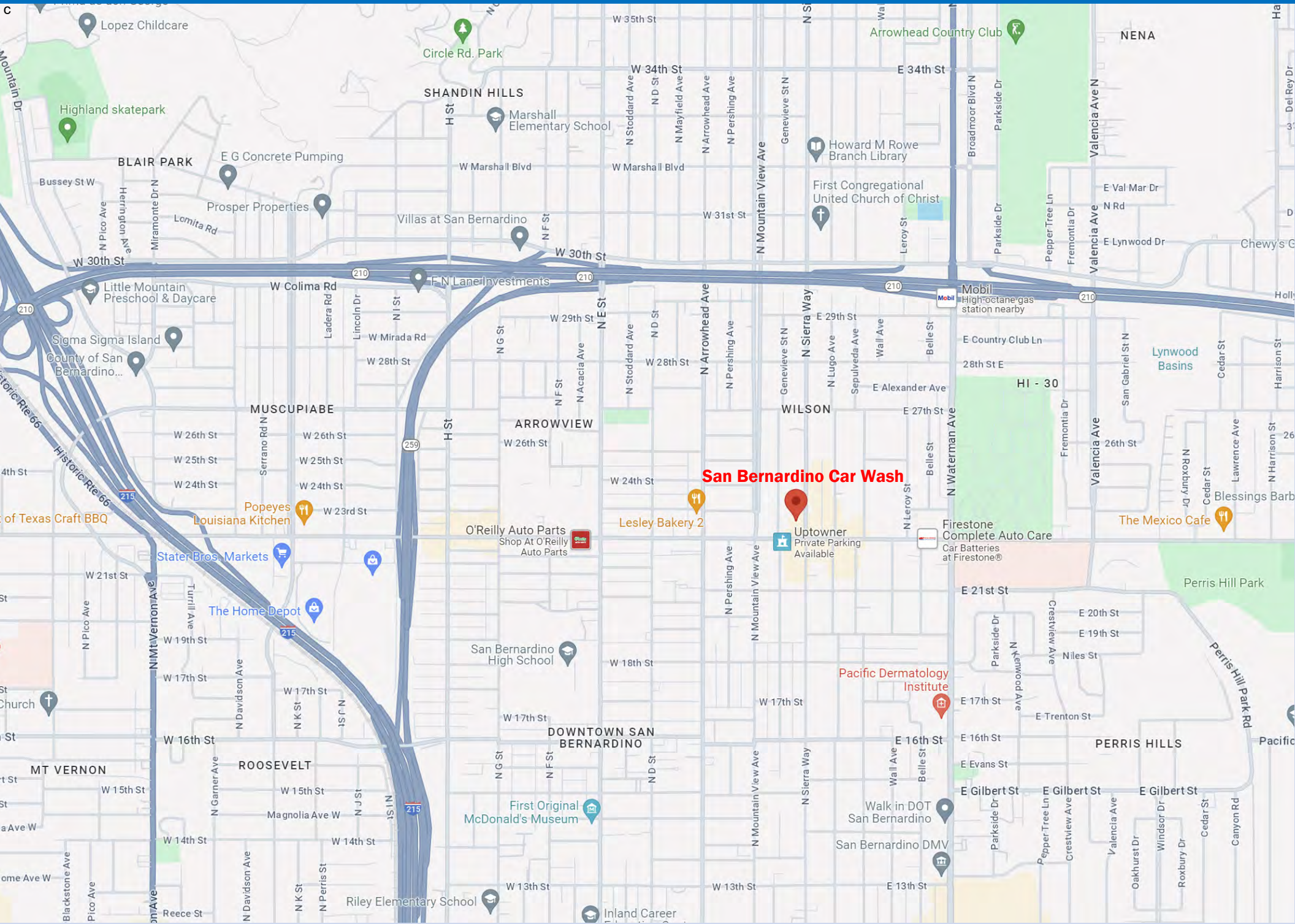
The city's location close to the Cajon and San Gorgonio passes, and at the junctions of the I-10, I-215, and SR-210 freeways, positions it as an inter-modal logistics hub. The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight transport yard, the Yellow Freight Systems' cross-docking 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 | |



REGIONAL MAP



Confidentiality & Disclaimer

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

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

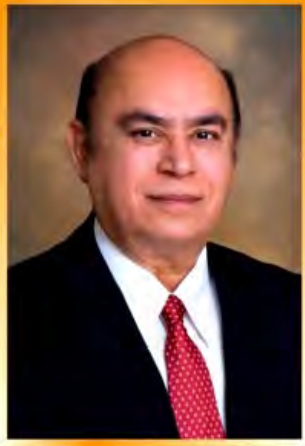
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BASHIR TARIQ
951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

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

CalDRE #01851484

KW Commercial Director Business Sales and Commercial Real Estate



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