

DRE# 01851484

# **OFFERING SUMMARY**

## Location

### **Sparkling Clean Car Wash**

1340 E Washington St Colton CA 92324

## **Offering Summary**

riice	\$1,300,000	
Building Size	4,852 SF	
Lot Size	46,174 SF	
Year Built	1990	
Vacuums	Multiple vacuum lines	

\$4 EAA AAA

For Full Service and Express Wash

# Lease Term

Lease Term 20 year

Rent \$10,725 NNN

## **Seller Financing**

# **Seller Financing Available**

\$500,000 down payment. Seller finance the balance Save money: No loan fees, better interest rate

Close in 30 days





## **INVESTMENT HIGHLIGHTS**

### **FULL SERVICE Car Wash and EXPRESS CAR WASH**

- Great location, near I-215 and I-10 Freeways on major off ramp Washington St, Colton CA
- Across from famous Fiesta Village Family Fun and Amusement Park
- Car Wash offers Full Service Car Wash to customers who like to enjoy while their car is being cleaned
- Car Wash also offers an Express Car Wash, where customers enjoy cleaning their own vehicles
- Very spacious customer lounge, increase your profits, room to add additional gift, accessories, snacks and drinks
- Car Wash offers auto detail services and monthly memberships
- Densely populated area with over 210,000 population within 5 miles radius
- Over 30,000 vehicles per day on E Washington St. See demographics
- Car Wash has been serving local community members, families and surrounding residents since 1990







# **CAR WASH EXTERIOR VIEWS**

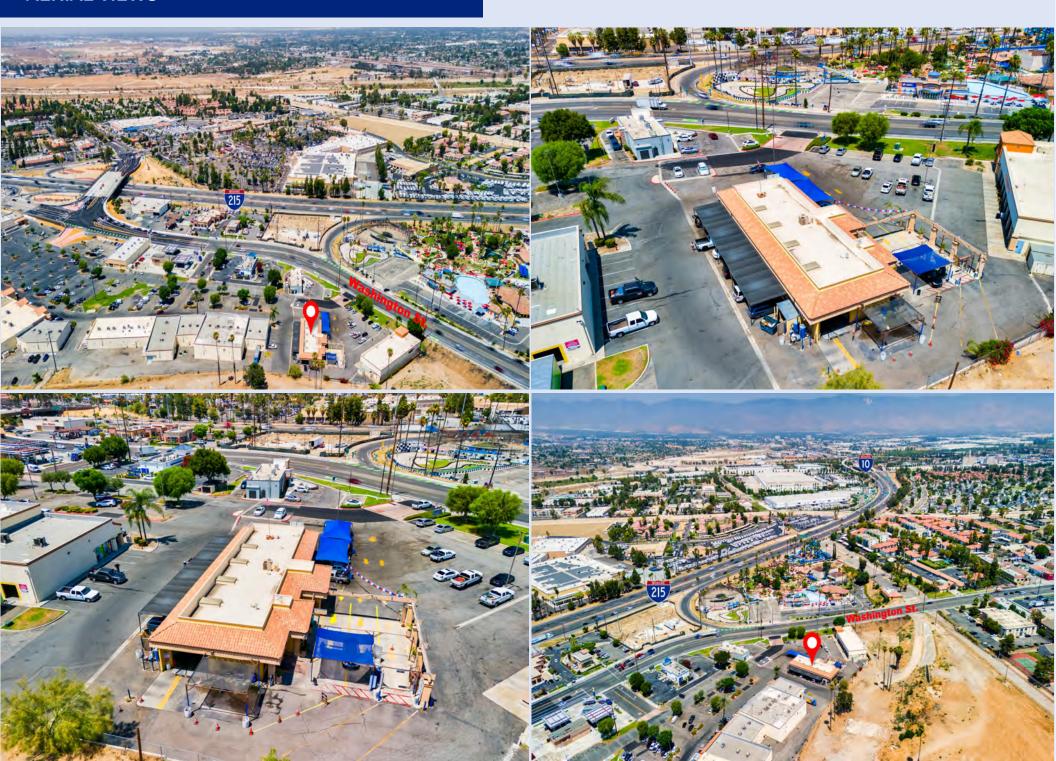








# **AERIAL VIEWS**



# **EXTERIOR AND INTERIOR VIEWS**



# **EXTERIOR AND TUNNEL VIEWS**



# **DEMOGRAPHICS**

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	77,479	214,058	1,063,613
Median Age	34.4	33.1	33.3
Bachelors' Degree Higher Education	24%	20%	19%
INCOME			
Average House Income	\$84,125	\$80,229	\$89,893
HOUSING			
Median Home Value	\$411,622	\$377,211	\$411,954
Median Home Year Built	1977	1977	1978
HOUSEHOLDS			
2024 Households	26,011	65,687	367,416
Average Household Size	3	3.2	3.3
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	53%		
Renter Occupied Households	47%		
TRAFFIC			
E Washington St and S Meadow Ln E	30,998	2022	
I-215 and I215 Onrp N Sw	184,603	2022	
DAYTIME EMPLOYMENT			
Employees	51,573	135,993	373,679
Businesses	6,397	14,413	44,329

# **SNAPSHOT**



214,058

**POPULATION** 

5 mile



\$80,229

INCOME

5 mile



\$377,211

**HOME VALUE** 

5 mile



30,998

**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 - COLTON**

San Bernardino (/ sæn \_b3:rnə di:noʊ/ <sup>①</sup> 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 intermodal logistics hub. The city hosts the Burlington Northern and Santa Fe Railway's intermodal freight transport yard, the Yellow Freight Systems' crossdocking 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.

### THINGS TO SEE AND DO

- Original McDonald Site and Museum
- San Manuel Stadium
- Glen Helen Raceway

- Rain of the World Highway
- County Museum
- CA Theatre of Performance
- Cajon Pass
- Santa Ana River Trail
- Raceway Indoor Karting

Western Museum of Flight

San Bernardino History & Railroad Museum



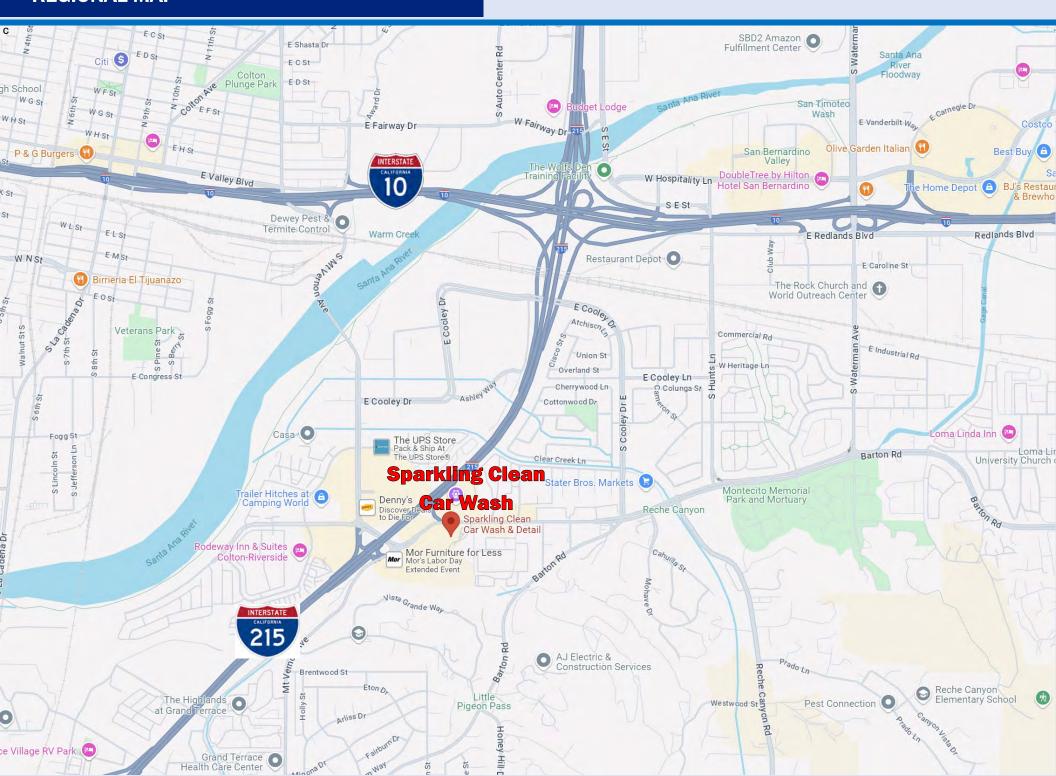








## **REGIONAL MAP**



## **Presented By:**



## **Bashir Tariq**

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# **Confidentiality & Disclaimer**

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W Commercial Director Business Sales and Commercial Real Estate









**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

## **BUY - SELL - LEASE - INVEST**

## **Call now for Consultation and Professional Representation**



Car Washes - Gas Stations

Restaurants - Fast Foods

Retail Shopping Centers

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







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