

**Full Service Car Wash + Express Car Wash**

**Near I-215 & I-10**

**Seller Financing Available**



**Bashir Tariq 951-269-3000**

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DRE# 01851484





## OFFERING SUMMARY

### Location

#### Sparkling Clean Car Wash

1340 E Washington St  
Colton CA 92324

### Offering Summary

<b>Price</b>	<b>\$1,800,000</b>
Building Size	4,852 SF
Lot Size	46,174 SF
Year Built	1990
Vacuums	Multiple vacuum lines For Full Service and Express Wash

### Lease Term

Lease Term	20 year
Rent	\$10,725 NNN

### Seller Financing

**Seller Financing Available**

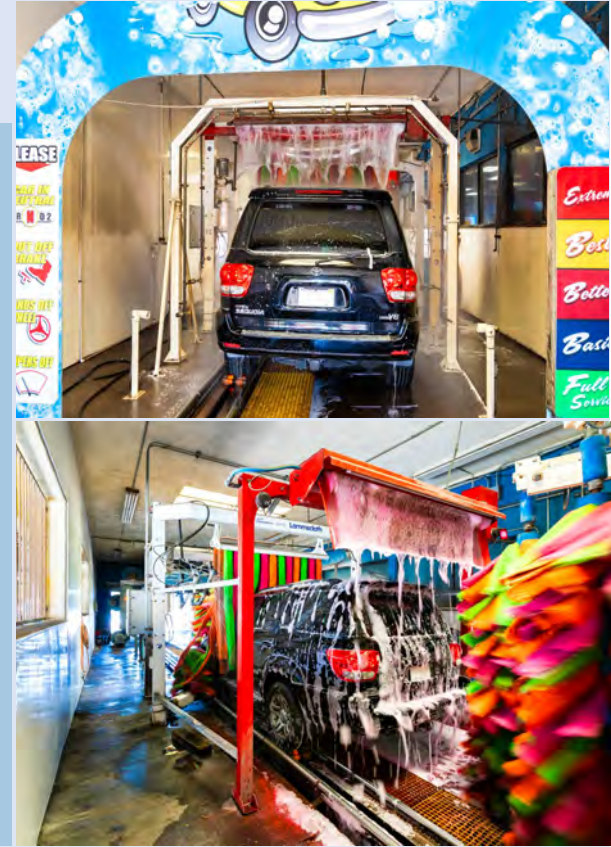




## INVESTMENT HIGHLIGHTS

### 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





# Sparkling Clean Car Wash





CAR WASH EXTERIOR VIEWS



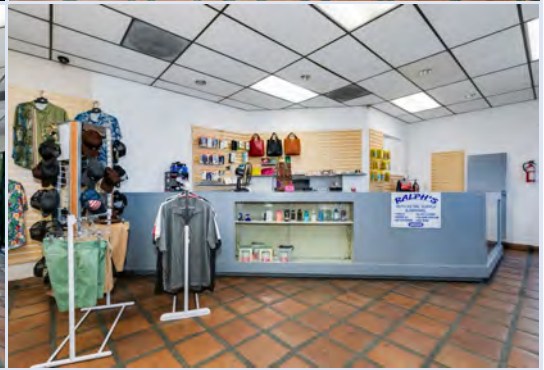


## AERIAL VIEWS



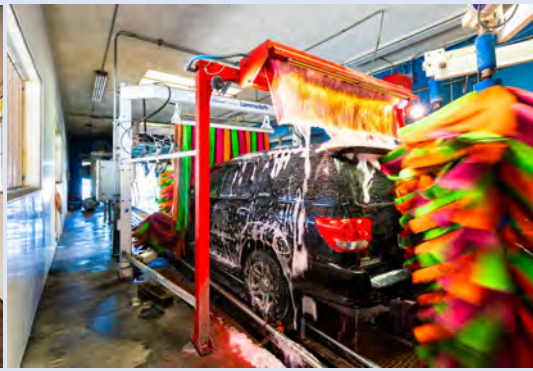
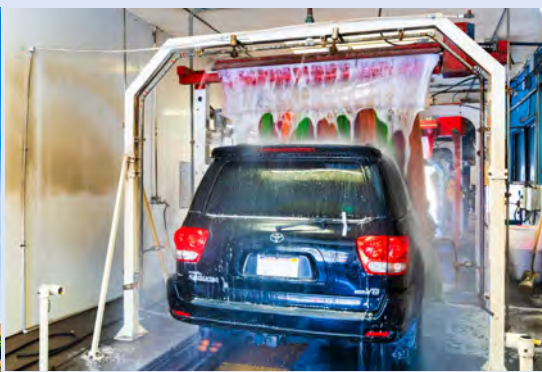


EXTERIOR AND INTERIOR VIEWS





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** (/ˌsæn ˌbɜːrnəˈdiːnoʊ/ <sup>ⓘ</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,<sup>[8]</sup> 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.

## THINGS TO SEE AND DO

- Original McDonald Site and Museum
- Rain of the World Highway
- Cajon Pass
- Western Museum of Flight
- San Manuel Stadium
- County Museum
- Santa Ana River Trail
- Raceway Indoor Karting
- Glen Helen Raceway
- CA Theatre of Performance
- San Bernardino History & Railroad Museum





# REGIONAL MAP





# Confidentiality & Disclaimer

## Presented By:



## Bashir Tariq

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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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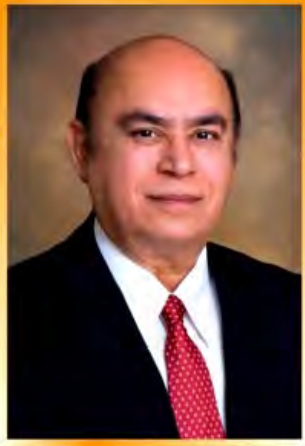
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**AWARD  
WINNING  
AGENT**



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**KW 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*

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- Restaurants - Fast Foods
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- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
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- Service - Technical based Businesses
- or Any other Business you that you own



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