

EXPRESS Car Wash + Full Service and Auto Detail Major Off-Ramp



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DRE# 01851484



OFFERING SUMMARY

Location

Splash Car Wash

1810 E Yosemite Ave
Manteca CA 95336

Offering Summary

Price	\$5,650,000
Building Size	4,500 SF
Lot Size	26,980 SF .62 acres
Year Built	2024
Tunnel	110 FT
Vacuums	9 Express + 6 Full Service

Property included

Flex Car Wash - Unique combination

- Express Car Wash - Low labor cost
- Full Service Car Wash - High revenue per car
- Auto Detail Services - Additional profit center

APN# 228-020-060-000



INVESTMENT HIGHLIGHTS

PRIME LOCATION, MAJOR OFF RAMP “YOSEMITE AVE”, ON CA - HWY 99, MANTECA, CALIFORNIA

Bashir Tariq is pleased to offer for sale **NEWLY BUILT** a very unique and rare opportunity located on a major off-ramp Yosemite Ave on CA-Hwy 99

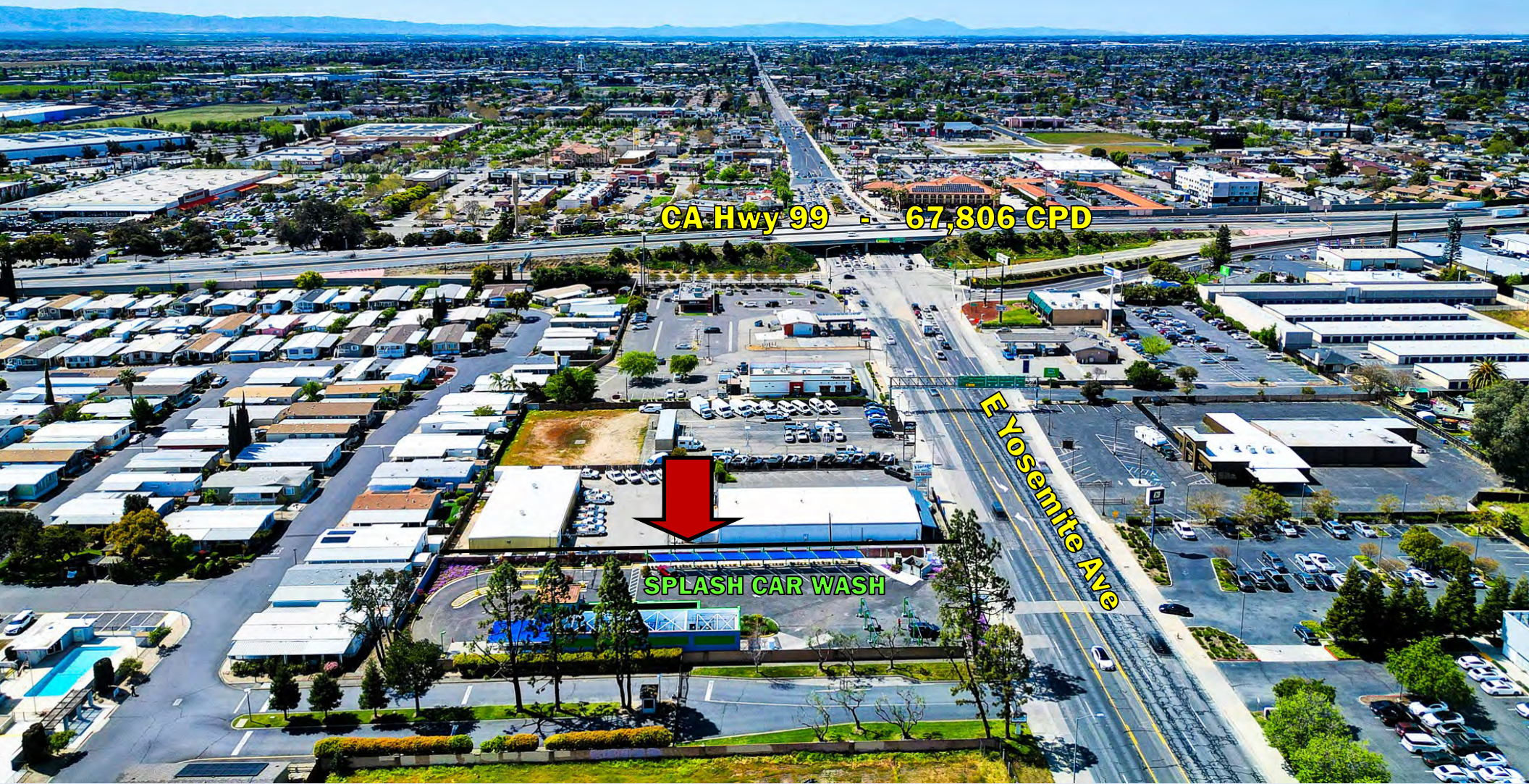
Flex Car Wash offer an **Express Car Wash + Full Service Car Wash and Auto Detail Services**

Opened in late 2024. Land is included in the asking price

- Major name brand equipment, Sonny's and MacNeil combination
- Two DRB pay stations with TCS2 system. DRB in tunnel controller
- Full new camera system for tunnel monitoring and payment verification
- 110 ft conveyor system. Two separate motors vacuum system
- Six blow dryers, combination of Sonny's and MacNeil
- Express Car Wash low labor cost. Full Service Car Wash with high revenue per car , plus detail services
- Extend business hours to instantly increase revenues. Currently car wash is open from 8am to 5pm



Splash Express + Full Service Car Wash and Auto Detail Services



CA Hwy 99 - 67,806 CPD

E Yosemite Ave

SPLASH CAR WASH

AERIAL OVERVIEW



AERIAL OVERVIEW



EXTERIOR - INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



TUNNEL VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	67,644	103,470	208,272
	Median Age	36.7	37.9	37
	Bachelors' Degree Higher Education	16%	18%	18%
INCOME				
	Average House Income	\$105,861	\$113,928	\$113,641
HOUSING				
	Median Home Value	\$462,873	\$494,390	\$484,765
	Median Home Year Built	1987	1994	1994
HOUSEHOLDS				
	2024 Households	21,799	33,309	61,791
	Average Household Size	3	3	3.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	67%		
	Renter Occupied Households	33%		
DAYTIME EMPLOYMENT				
	Employees	16,825	25,904	61,340
	Businesses	2,376	3,327	6,898
TRAFFIC				
	E Yosemite Ave and el Rancho Dr E	14,293	2025	
	CA 99	67,806	2025	
	Yosemite Ave and E Yosemite Ave NE	87,790	2025	
	East Yosemite Ave and State Rte 99 SW	14,115	2025	

SNAPSHOT



103,470

POPULATION 5 mile



\$113,928

INCOME 5 mile



\$494,390

HOME VALUE 5 mile



14,293

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

MANTECA, CA

Manteca is a city in the Central Valley of California, located 76 miles (122 kilometers) east of San Francisco and 18 miles (29 kilometers) northwest of Modesto. The Manteca area was first inhabited by Yokuts.^[6] Manteca was formally established in 1861 by Joshua Cowell. Cowell claimed around 1,000 acres (400 hectares) and built houses on what is now the corner of Main and Yosemite, where Bank of America now stands. In 1873, the Central Pacific Railroad laid track directly through the area. The residents wanted to refer to their new train station as "Cowell Station", but there was already a Cowell Station near Tracy. The residents agreed to change the name of the community, choosing "Monteca" as the new name. This was misprinted as "Manteca" (Spanish for lard) by the railroad, and the misspelled version was eventually accepted as the name of the town. In 1918, Manteca was incorporated as a city, and Joshua Cowell became its first mayor. .

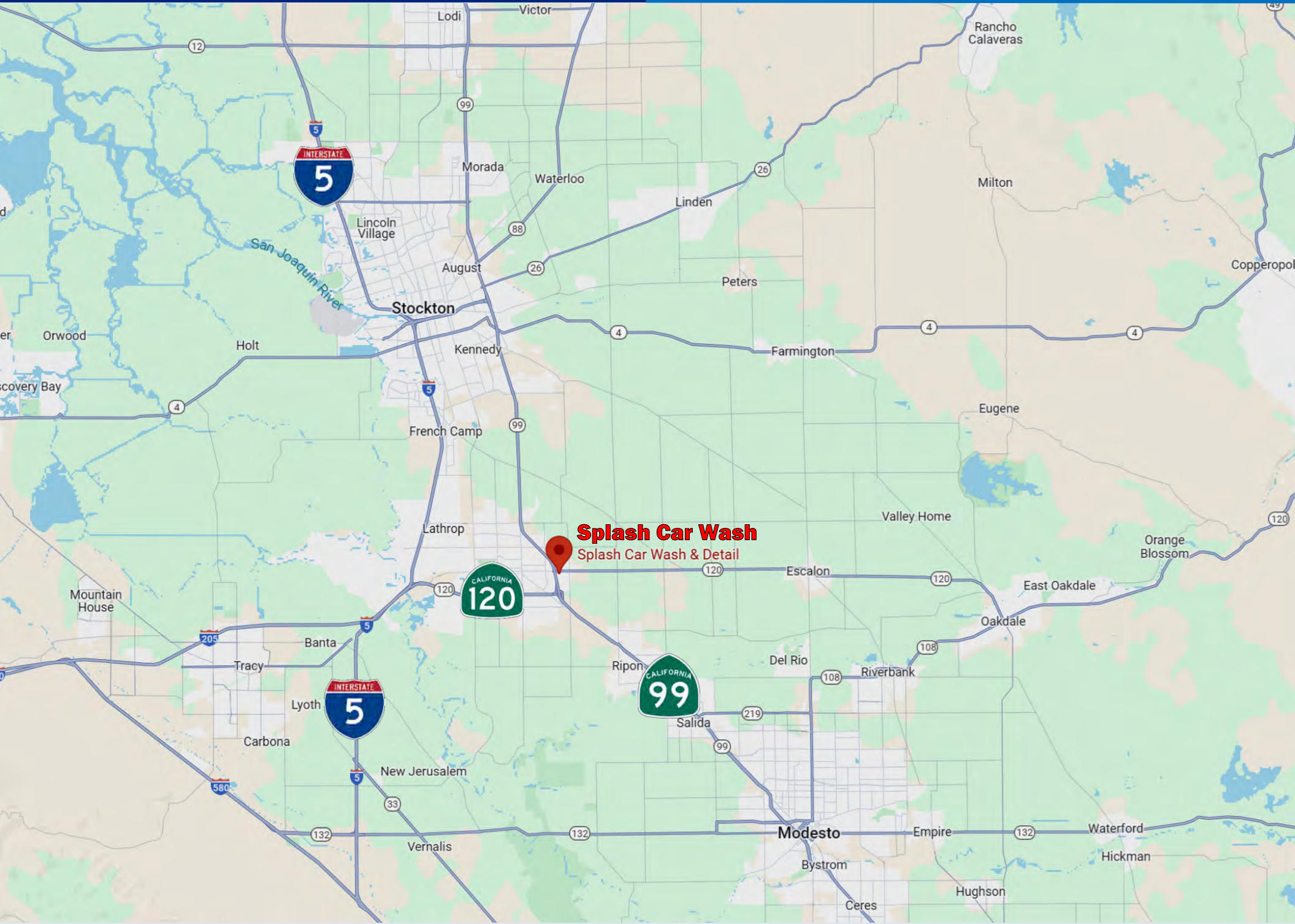
Manteca fashions itself the "Family City", and it lies at a crossroads of major highways and railroads. As recently as the 1970s, Manteca existed primarily on agriculture and was still barely a stop between two freeways, Interstate 5 and State Route 99. The continuing rise in Bay Area housing prices caused Bay Area families to look further eastward for more affordable places to live. Since the construction of the 120 bypass portion of State Route 120, Manteca has become a popular choice for these commuters. The 1990s saw an increase in the city's population and the construction of its third high school (Sierra High School), joining Manteca High School and East Union High School. The population of Manteca continues to increase, with some housing being constructed on what was once farmland to the north and southeast. Manteca has more than tripled in population since 1980.

Manteca is the home base for the "Not Forgotten Memorial Day Event", the largest commemoration for veterans on the West Coast. The event is held annually on the Sunday before Memorial Day. The event draws over 20,000 attendees.

THINGS TO SEE & DO IN MANTECA AND VACINITY



REGINAL MAP



Presented By:



Bashir Tariq

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Confidentiality & Disclaimer

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*

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- Liquor Stores and Convenience Markets
- Service - Technical based Businesses
- Retail Stores, or Any other Business you that you own



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KW Commercial: Southern CA Regional and Top Market Award Winner 2023-2024

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