



CAR WASH • Newly Remodeled • New Equipment • Major Intersection • Signalized Corner

EXPRESS CAR WASH

Full Service or Flex Car Wash Your choice, it is all set and ready for you

Business increasing rapidly after remodeling, new equipment and addition of new services

COMPLETELY REMODELED - NEW EQUIPMENT - New Services - Great Location

Currently car wash operating as full service. Express Car Wash plans ready for full conversion • See attached plans



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BUSINESS DESCRIPTION AND HIGHLIGHTS

- **CAR WASH + REAL PROPERTY + OIL & LUBE CENTER + NEW EQUIPMENT, GREAT LOCATION**
- Newly Remodeled Inside - Out, New Sonny's Branded Equipment, Major Intersection, Signalized Corner Lot
- Hi-Traffic and High Visibility Corner Lot - Access from 2 major Streets
- Densely populated area, with over 2.3 million population within 10 miles radius
- Over 224,000 employee's and 23,300 businesses within 5 miles radius
- Business is rapidly growing after the remodeling and installation of the new equipment



CAR WASH • REAL ESTATE • Oil & Lube Center • New Equipment

Lot Size: 16,765 SF

Building Size: 2,225 SF

Selling Price

\$6,900,000

Includes: Car Wash, Real Property
Oil & Lube Center, New Equipment

Superfine Car Wash 21011 Pioneer Blvd, Lakewood CA 90715



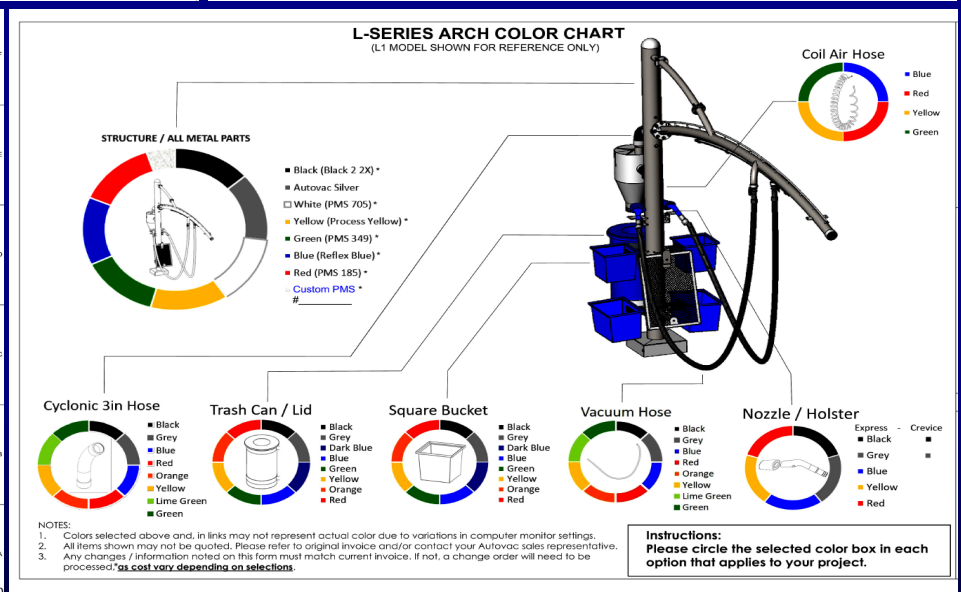
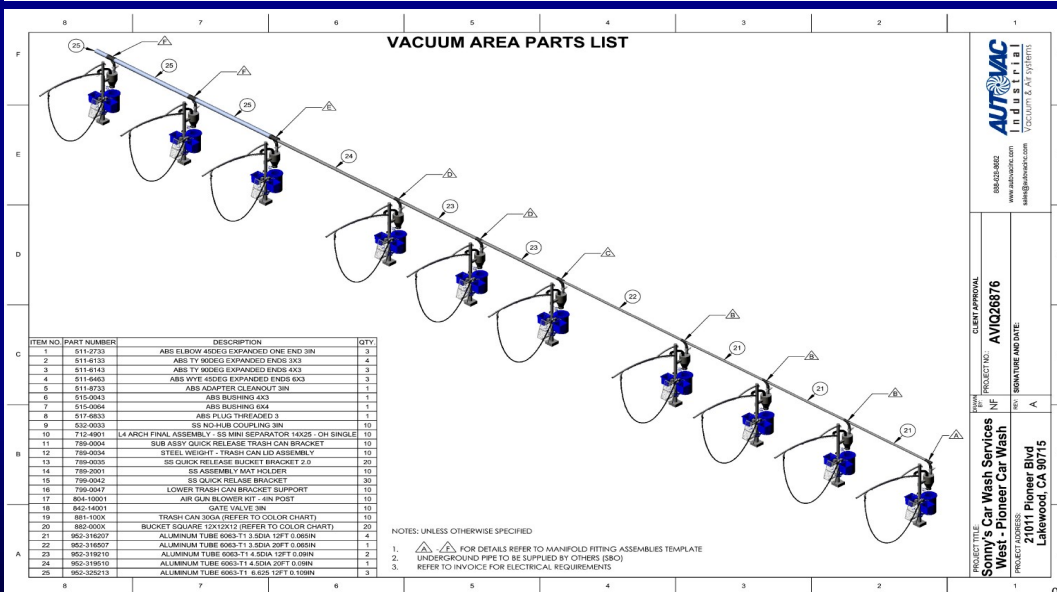
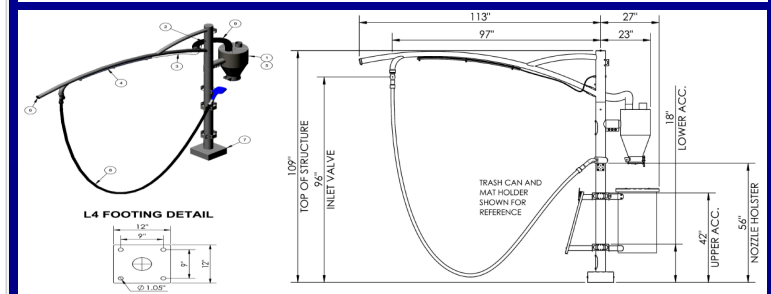
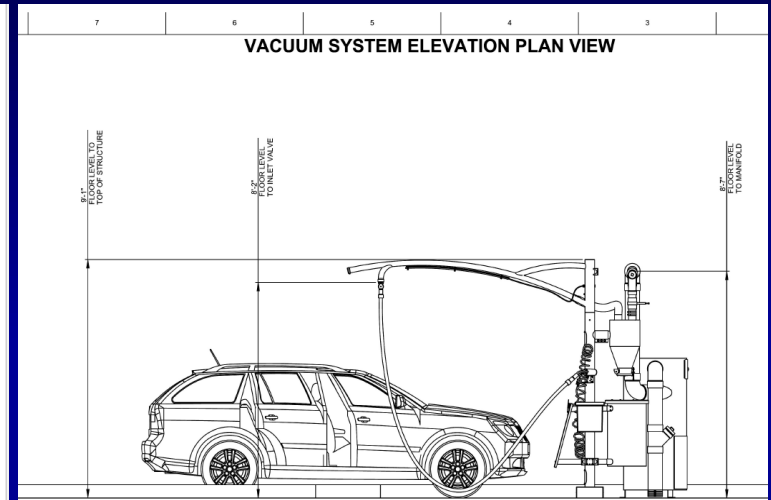
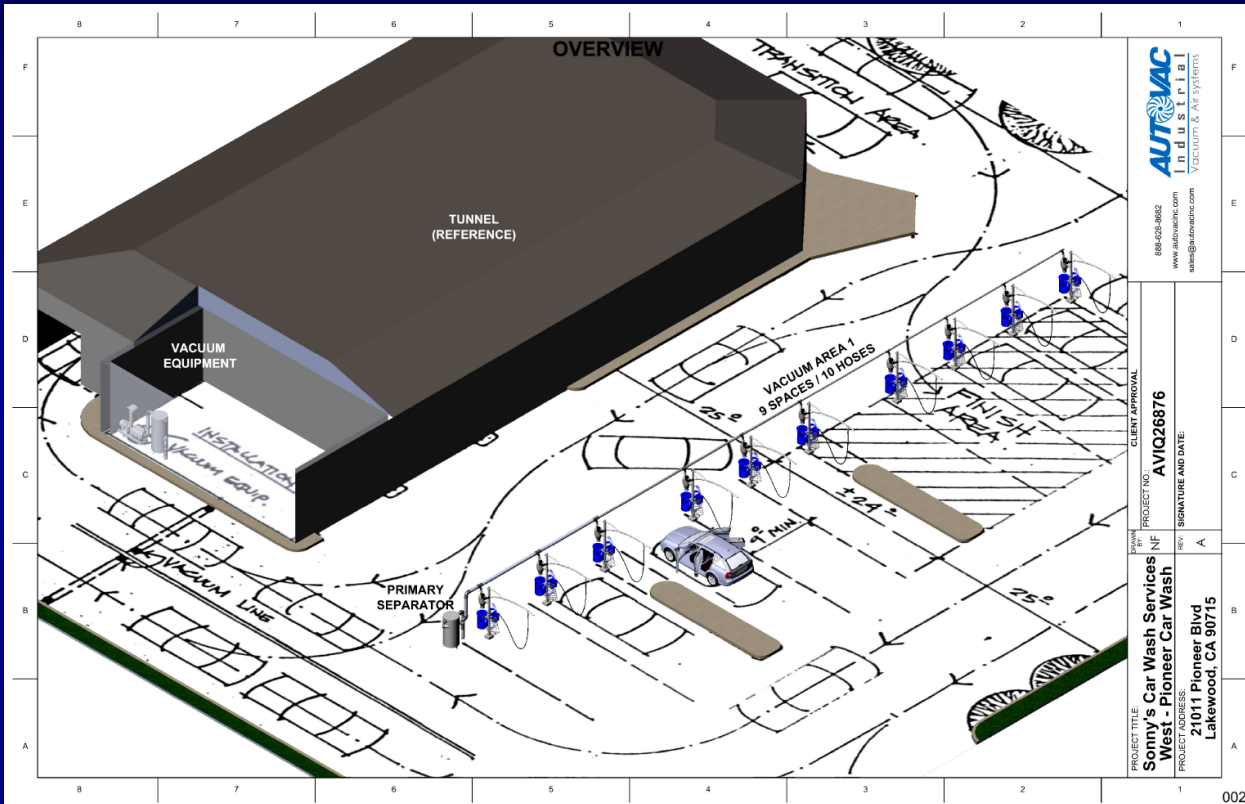


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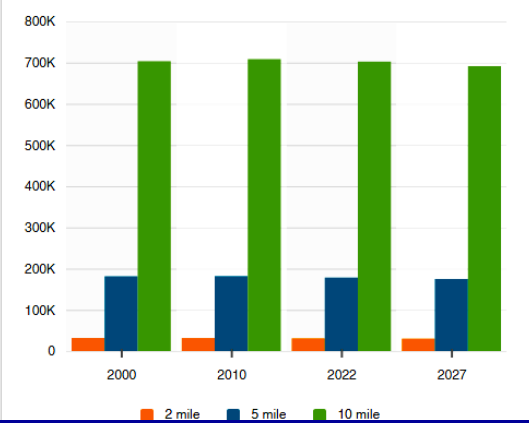
EXPRESS CAR WASH Conversion Plan - Complete Details Available



Population

| | 2 mile | 5 mile | 10 mile |
|-----------------------------|---------|---------|-----------|
| 2010 Population | 100,330 | 560,906 | 2,317,382 |
| 2022 Population | 98,303 | 551,679 | 2,303,666 |
| 2027 Population Projection | 96,469 | 542,265 | 2,269,564 |
| Annual Growth 2010-2022 | -0.2% | -0.1% | 0% |
| Annual Growth 2022-2027 | -0.4% | -0.3% | -0.3% |
| Median Age | 39.9 | 39.5 | 37.3 |
| Bachelor's Degree or Higher | 32% | 32% | 25% |
| U.S. Armed Forces | 27 | 487 | 1,318 |

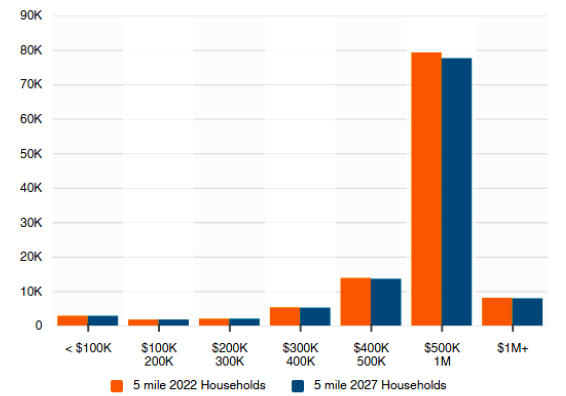
Households



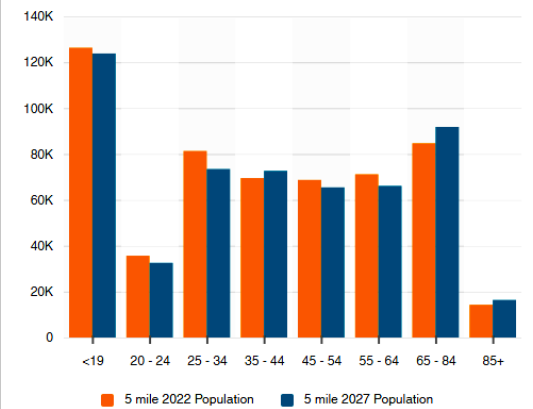
Traffic

| Collection Street | Cross Street | Traffic Volume | Count Year |
|-------------------|----------------|----------------|------------|
| N Pioneer Blvd | - | 15,665 | 2022 |
| Alburtis Ave | 208th St N | 1,468 | 2022 |
| Centralia St | I-605 W | 8,144 | 2022 |
| Centralia Rd | Elaine Ave E | 13,089 | 2022 |
| 207th St | Alburtis Ave E | 810 | 2022 |
| I-605 | Centralia St N | 228,691 | 2022 |
| Nectar Ave | Gradwell St SE | 2,147 | 2022 |
| 207th St | Elaine Ave E | 2,143 | 2022 |
| Centralia Rd | Juan Ave W | 15,899 | 2022 |
| Carson St | Arline Ave E | 41,402 | 2022 |

Home Values



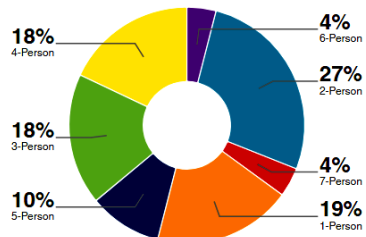
Population By Age



Income

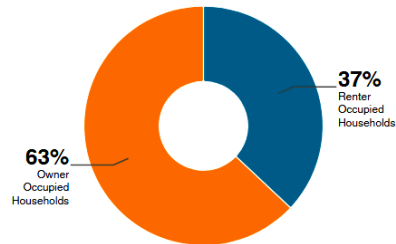
| | 2 mile | 5 mile | 10 mile |
|----------------------|-----------|-----------|----------|
| Avg Household Incom | \$119,284 | \$110,286 | \$97,298 |
| Median Household Inc | \$96,323 | \$87,974 | \$75,570 |
| < \$25,000 | 3,374 | 21,647 | 103,147 |
| \$25,000 - 50,000 | 3,758 | 26,840 | 125,899 |
| \$50,000 - 75,000 | 4,697 | 27,647 | 119,964 |
| \$75,000 - 100,000 | 4,196 | 24,961 | 96,442 |
| \$100,000 - 125,000 | 3,789 | 21,102 | 81,573 |
| \$125,000 - 150,000 | 2,705 | 15,101 | 50,330 |
| \$150,000 - 200,000 | 4,083 | 20,002 | 63,746 |
| \$200,000+ | 4,214 | 20,876 | 61,317 |

Household Size



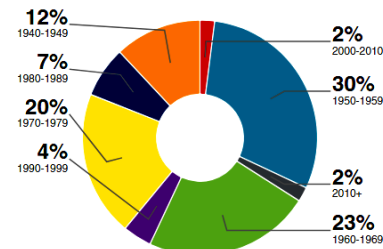
5 mile 2022 % of Households

Housing Occupancy



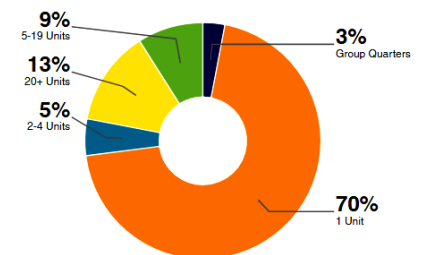
5 mile 2022 Housing Units

Homes By Year Built

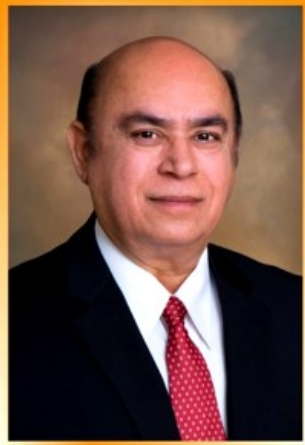


5 mile 2022 Housing Units

Housing Type



5 mile 2022 Housing Units



CalDRE #01851484

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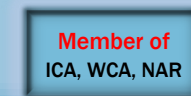
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