

EXPRESS Car Wash - Gas - C-Store Major Intersection



Bashir Tariq 951-269-3000

**Traffic
82,500
VPD**

**BashirTariq@msn.com
DRE# 01851484**

OFFERING SUMMARY

Location

Torrance Express Car Wash
2476 Sepulveda Blvd
Torrance CA 90501

Offering Summary

| | | |
|----------------|--------------------|-------------------------------------|
| Price | \$4,990,000 | Plus Inventory Gas-C-Store-Car Wash |
| Building Size | 7,573 SF | |
| Lot Size | 31,415 SF | |
| Year Built | 1998 | Recent Equipment & Site Renovations |
| Vacuums | 16 | Stalls |
| Car Wash Type | Express | |
| Fuel Positions | 10 | |
| Gas Sales | Contact Broker | |
| C-Store Sales | Contact Broker | |

Lease Term

28 Years

Branded Sellers Agreement

76 Fuel Agreement Expires in September 2025



INVESTMENT EXECUTIVE SUMMARY

THE OPPORTUNITY

PRIME LOCATION, MUST CALL & SEE, NO OTHER GAS STATION OR EXPRESS CAR WASHES COMPETITOR ON THIS CORNER! ABSENTEE OWNED AND OPERATED.

Bashir Tariq is pleased to offer for sale a very unique and rare business opportunity on one of the highest trafficked corners in the South Bay. This State-of-the-Art highly visible 7,573 building with a 100 ft. long tunnel Express Car wash is paired with a 4MPD'S stand-alone Unocal 76 Service Station & Convenience Store on 31,415 sf on the corner of Sepulveda & Crenshaw Blvd! It gets even better. The Seller just finalized negotiations on a 29 year lease including new extensions. The existing dealer agreement will expire in September of 2025. You can decide on the next step in the success of the business and there are a host of independent suppliers that will provide the funds to buy out the existing contact and invest even more to reimagine the site under a new brand. The station already has double walled fiberglass tanks!

The Seller recently commissioned Kalibrate, one of the foremost consultants in the industry to provide us with a study. The report indicates the facility could sell 50% more fuel and 50% more convenience items in the C- store than it currently sells. The report also indicates, you can add Beer & Wine and see even greater rewards! If you have a growing chain of service stations this one will be a great addition to your expanding portfolio.

There is even more! The Express Car Wash industry is exploding in popularity. The Seller converted the business from a full service car wash to an express and spent the last couple of years re-equipping both the tunnel, point of sale and the vacuum plaza with State of the Art equipment from national manufacturers. The Express Car Wash, heading into the summer months, is now building up its volume with a new marketing company, new Chemical & Facility Management company and a strategy to ultimately engage thousands of Unlimited Members in the next 12 months.



INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY TO OWN

- AN EXPRESS CAR WASH
- 76 GAS, C-STORE
- 3 BAYS AUTO DETAIL CENTER
- MAJOR INTERSECTION OVER 70,000 VPD
- DENSELY POPULATED AREA AND HIGH INCOME AREA
- 76 FUEL AGREEMENT EXPIRES IN SEPTEMBER 2025



Major Intersection - Over 82,500 VPD

28 Years Lease - 76 Fuel Contract Expires September 2025



Torrance Car Wash GAS C-Store and 3 Bays Auto Detail Center



Sepulveda Blvd

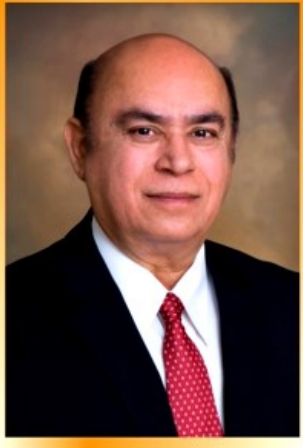
Crenshaw Blvd

Donut Shop

Traffic
82,500
VPD

76 GAS - EXPRESS CAR WASH - C-STORE





BASHIR TARIQ

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**AWARD
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AGENT**



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