

# Full Service and Express Car Wash Major Street

**Seller Financing Available**

**With \$350,000 down payment**



**Bashir Tariq 951-269-3000**

BashirTariq@msn.com

DRE# 01851484





# OFFERING SUMMARY

## Location

### Tsunami Car Wash

42185 Washington St  
Palm Desert CA 92211

## Offering Summary

<b>Price</b>	<b>\$590,000</b>
Building Size	3,924 SF approximately
Lot Size	34,000 SF approximately
Year Built	2005
Vacuums	6 Express + Full Service Room to add additional vacuums

## Lease Term

Lease Term	New lease
Rent	To be negotiated

## Seller Financing

**SELLER FINANCING AVAILABLE**  
With \$350,000 cash down payment





# INVESTMENT HIGHLIGHTS

## TSUNAMI EXPRESS CAR WASH AND FULL SERVICE CAR WASH

- Surrounded by Shopping Centers, Fast Food, Coffee Houses and other Retail Centers
- Minutes away from Palm Desert Country Club and Woodhaven Country Club
- 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
- Three Auto Detail Bays. Large covered canopy to dry the vehicles under the shade
- Very spacious inside customer lounge to add gift shop, auto accessories or food and drinks
- Car Wash offers wide variety of washes, memberships and auto detail services
- Seller built the car wash in 2004 and has been serving the community for past 20 years
- SELLER FINANCING IS AVAILABLE, Save Time, Loan Fees, High Interest rate, close in 30 days and be your own boss





# Tsunami Express Car Wash + Full Service Car Wash





# Tsunami Express Car Wash + Full Service Car Wash





# EXTERIOR VIEWS





# EXTERIOR AND INTERIOR VIEWS





# DEMOGRAPHICS

	2 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	28,902	143,606	280,558
Median Age	50	49.1	47.4
Bachelors' Degree Higher Education	36%	30%	29%
<b>INCOME</b>			
Average House Income	\$105,929	\$103,745	\$102,545
<b>HOUSING</b>			
Median Home Value	\$556,612	\$514,976	\$520,676
Median Home Year Built	1991	1992	1992
<b>HOUSEHOLDS</b>			
2024 Households	16,196	71,175	134,784
Average Household Size	2.2	2.3	2.5
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	70%		
Renter Occupied Households	30%		
<b>TRAFFIC</b>			
Washington St and Ave of the States S	43,656	2022	
Washington St and Ave 42 S	39,695	2022	
<b>DAYTIME EMPLOYMENT</b>			
Employees	14,714	160,556	126,378
Businesses	1,737	7,951	14,856

# SNAPSHOT



143,606

POPULATION 5 mile



\$103,745

INCOME 5 mile



\$514,976

HOME VALUE 5 mile



43,656

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

## PALM DESERT

**Palm Desert** is a city in Riverside County, California, United States, in the Coachella Valley, about 14 miles (23 km) east of Palm Springs, 121 miles (195 km) northeast of San Diego and 122 miles (196 km) east of Los Angeles. The population was 51,163 at the 2020 census. The city has been one of the state's fastest-growing since 1980, when its population was 11,801. Furthermore, the city's University District serves as a college town, as home to California State University, San Bernardino.

Palm Desert is in the ancestral homeland of the Cahuilla, a division of the Morongo Band of Mission Indians. Their bird songs and funeral songs share the oral tradition of how they lived on this land for over 10,000 years.

## ECONOMY

According to the City's 2020 Comprehensive Annual Financial Report, the top employers in the City employing over 5,000 workers

JW Marriott Desert Springs Golf Resort, Marriott Desert Springs Villas, Universal Protection Service, Securitas, Avida Caregivers, Organization of Legal Pro's, Sunshine Landscape, Costo Wholesale, Big Horn Golf Club, Yellow Cab of Desert and many others

## RECREATION

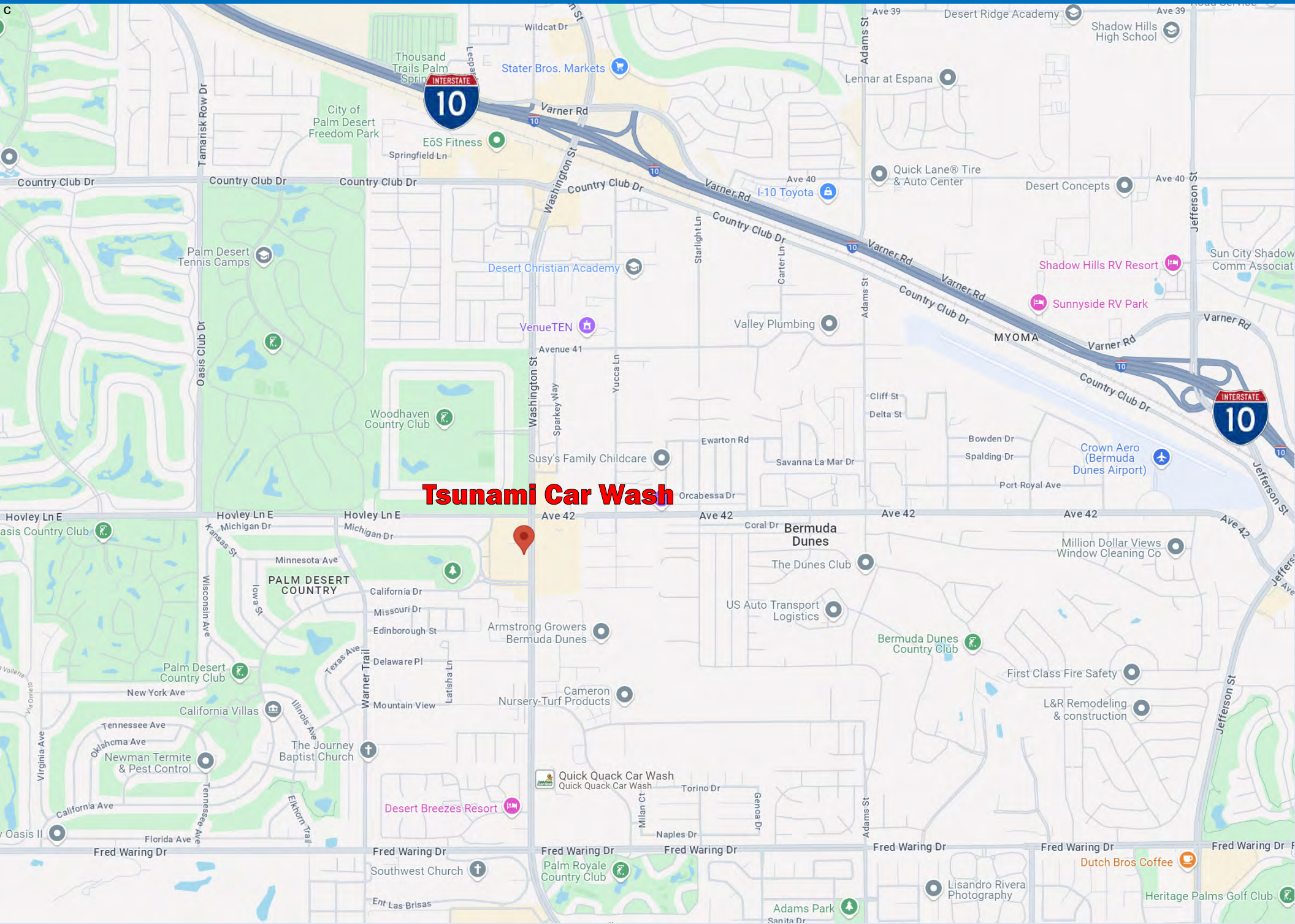
Palm Desert is the home of the Living Desert Zoo and Gardens, a combination zoo and botanical garden featuring over 500 animals from 150 species over 80 acres. The location also hosts an extensive collection of desert plants with a state-of-the-art animal hospital. Founded in 1970, The Living Desert hosts over 500,000 visitors a year.

There are around thirty golf courses throughout the city which has a long history with the sport. Palm Desert is home to hundreds of tennis courts, both public and private. Pickleball has also gained popularity throughout the region in the 2010s and 2020s.





# REGIONAL MAP





# Confidentiality & Disclaimer

## Presented By:



## Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

**KW Commercial Director:**

**Business Sales and Commercial Real Estate**

180 N. Riverview Dr, Suite 320, Anaheim Hills CA 92808

**Direct: 951-269-3000 | Email: BashirTariq@msn.com**

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

KW Professional and any and all persons and entities associated and affiliated with KW Professional make no warranties, express or implied, regarding the accuracy and completeness of the information provided, whether written or verbal. No warranties, express or implied, are made regarding the current or future performance of the business and/or property in terms of income, expenses, sales, value, and overall current or future physical and financial health. No warranties are made regarding compliance to any and all Federal, State, and local regulations, requirements, and permits. No warranties are made regarding the physical condition of the premises. No warranties are made regarding any tenants, if present, or continued occupancy of the premises. Under no circumstances will KW Professional and any and all of its affiliates be liable for anything or have any legal obligation or commitment of any kind whatsoever by reason of this Offering Memorandum or any other communication related to this Offering Memorandum, written or verbal.

This Offering Memorandum does not indicate any changes that may have transpired since it was prepared. All information contained herein are subject to change without notice. Additional information will be made available to qualified buyers, along with arrangements to inspect the business and/or property. All communication must be kept limited to the assigned agent representing KW Professional, and only to the agent. Buyer must not communicate with the owner, staff, employees, or the management in reference to the sale of the business and/or property, while visiting or prior to purchasing.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws

KW Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. KW Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.





# BASHIR TARIQ

## 951-269-3000

BashirTariq@msn.com

**AWARD  
WINNING  
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320  
Anaheim Hills, CA 92808  
Office: (714) 584-2788

CalDRE #01851484

**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*

## BUY - SELL - LEASE - INVEST

**Call now for Consultation and Professional Representation**

**All types of Business Sales, Purchases, Commercial Properties, Investments and Leases**

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



**I can help you Sell any Business that you own or help you Purchase the dream business you been waiting for**

**KW Commercial: Southern CA Regional and Top Market Award Winner**

**Member of: ICA, WCA, ICSC, NAR, C.A.R, RIAOC RCAOC**

