



HAND CAR WASH - Great Corner Location - Inside Busy Shopping Mall - Densely Populated Area

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Real 100% Hand Car Wash. All cars washed by Hand with personal touch. No Conveyor No Brushes
- Busy-Busy Detail Service, customers leave their cars, shop and pick up clean-shinning car
- Located inside Busy Shopping Mall, next to Starbucks
- Minutes away from Target, Kohl's, TJ Max, Ross, Staples, CVC, Ralphs, Petco, Fast Food and Restaurants
- Densely populated with over 2.5 million Population within 10 mile radius
- High Traffic, over 41,000 Cars Per Day at near intersection
- Great opportunity for 1st time buyers and experienced car wash operator to add another facility to their flagship
- Call now for details Bashir Tariq 951-269-3000





HAND CAR WASH - Located Inside Busy Shopping Mall

BUSINESS Selling Price \$875,000

- Same original owner since car wash opened in year 1999
- High Traffic - High Volume - High Profits ● Car Wash located in a Busy Shopping Center
- Seller must sell due to health reasons ● Sales around \$1 million ● Absentee ownership
- **Seller Financing Available**

Call now Bashir Tariq 951-269-3000





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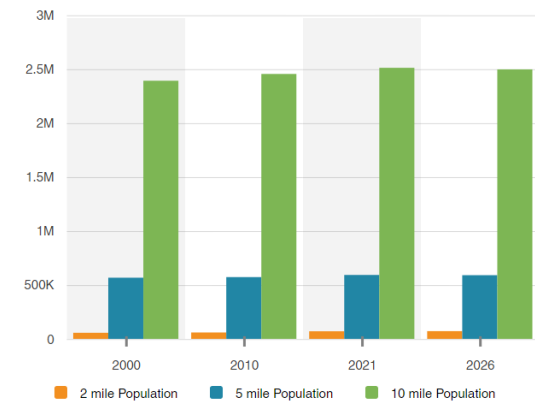


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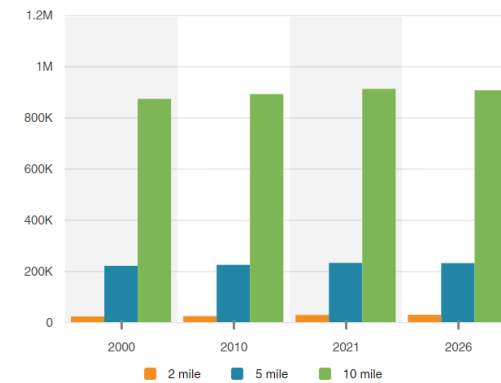


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Population



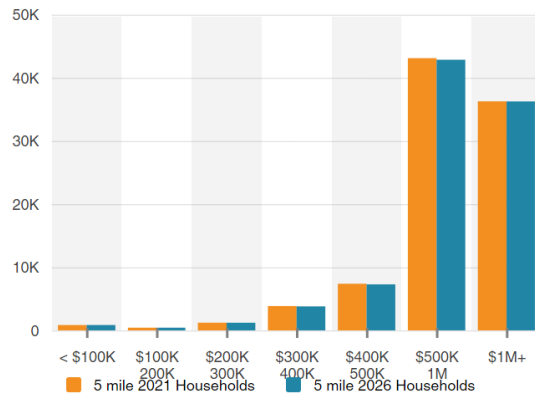
Households



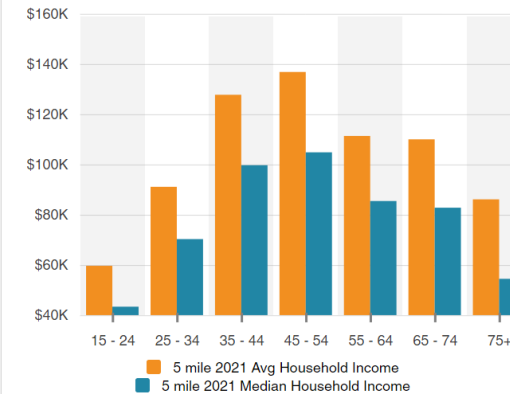
Traffic

| Collection Street | Cross Street | Traffic Volume | Count Year |
|-------------------|----------------------|----------------|------------|
| S Sepulveda Blvd | W 89th St S | 49,114 | 2020 |
| S Sepulveda Blvd | Westchester Pkwy S | 41,743 | 2018 |
| Sepulveda Westway | la Tijera Blvd S | 8,529 | 2018 |
| la Tijera Blvd | Sepulveda Blvd W | 19,870 | 2018 |
| Sepulveda Westway | W Westchester Pkwy N | 4,920 | 2018 |
| S Sepulveda Blvd | la Tijera Blvd S | 53,025 | 2020 |
| Westchester Pkwy | Sepulveda Blvd W | 18,604 | 2018 |
| Sepulveda Blvd | Westchester Pkwy N | 56,399 | 2020 |
| Sepulveda Eastway | Westchester Pkwy N | 4,763 | 2018 |
| W Manchester Ave | Sepulveda Westway W | 22,880 | 2018 |

Home Values



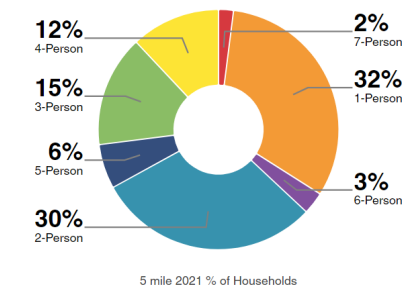
Household Income By Age



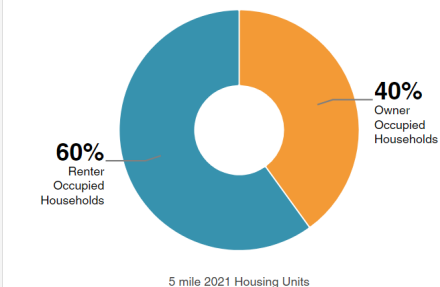
Income

| | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$135,234 | \$111,442 | \$101,731 |
| Median Household Income | \$107,936 | \$81,292 | \$70,645 |
| < \$25,000 | 3,259 | 35,548 | 177,469 |
| \$25,000 - 50,000 | 3,457 | 36,938 | 161,905 |
| \$50,000 - 75,000 | 3,505 | 36,273 | 139,413 |
| \$75,000 - 100,000 | 2,815 | 27,518 | 101,768 |
| \$100,000 - 125,000 | 3,125 | 23,567 | 84,090 |
| \$125,000 - 150,000 | 2,433 | 15,697 | 55,192 |
| \$150,000 - 200,000 | 3,423 | 21,166 | 71,111 |
| \$200,000+ | 6,039 | 34,663 | 120,122 |

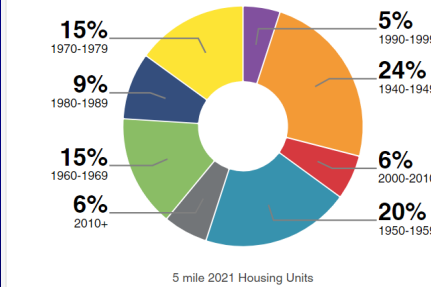
Household Size



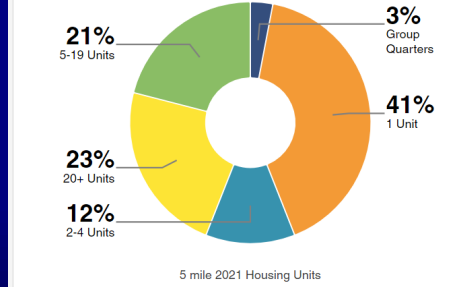
Housing Occupancy



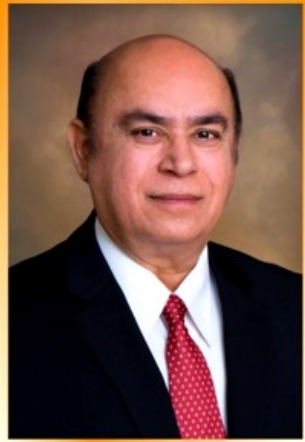
Homes By Year Built



Housing Type



Information gathered from several different resources. For accuracy you are advised to check with your own resources



CalDRE #01851484

BASHIR TARIQ

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**AWARD
WINNING
AGENT**



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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*

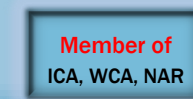
BUY - SELL - LEASE

CALL NOW FOR CONSULTATION AND PROFESSIONAL REPRESENTATION

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- Car Washes • Gas Stations • Truck Stops • Car Lots • Land - Vacant Lots
- All Type of Business Sales and Purchases • Commercial Properties and Leases
- Retail Shopping Centers • Automotive Service Centers • Warehouses
- Restaurants • Fast Food • Liquor Stores • Convenience Markets
- Apartments • Hotels • Investment Properties • Farms and Ranches

I Can Help You Sell Any Business That You Own or Help You Purchase



Award winning Business Sales Director - Award winning results

***** Closed 3 Car Wash escrows in less than 30 days *****