

100% HAND CAR WASH

HOLT BLVD - Montclair



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DRE# 01851484



OFFERING SUMMARY

Location

ZPR Car Wash

5064 Holt Blvd
Montclair CA 91763

Offering Summary

Price **\$680,000**

Building Size 4,436 SF

Lot Size 33,300 SF .76 acres

Year Renovated 2023

Lease 36 years

Rent \$10,000 NNN

Lot Dimension 111 x 300 approximately

- Flex Car Wash possible, offering combination of:
- Full Service and an Express Car Wash

* Check with the car wash advisors, conversion cost, zoning and city approvals

Seller Financing Available with \$280,000

- Seller Financing available with \$280,000 down payment
- Purchase and be the owner in 30 days
- Easy terms: NO loan fees - NO appraisals - NO waiting

Property Available for \$2.7 million

APN# 1010-643-32-0000



INVESTMENT HIGHLIGHTS

FULL SERVICE CAR WASH - PRIME HOLT AVE LOCATION, MONTCLAIR, CA

INVESTMENT HIGHLIGHTS

- True 100% Hand Car Wash - Automated wash tunnel with 100% Hand Car Wash
- High-visibility location with frontage on Holt Avenue. Strong traffic corridor connecting Montclair, Ontario, and Pomona
- Full-service car wash and auto detailing revenue model. Located within the growing Inland Empire market
- Significant upside potential through hands-on owner-operator management
- Large additional space suitable for a smog-check station, window-tinting shop, or another automotive-related use
- Opportunity to lease additional space and generate supplemental rental income

BUSINESS OVERVIEW

- A rare opportunity to acquire a 100% hand car wash located along a well-traveled commercial corridor in Montclair, California.
- The business specializes in premium hand-washing and automotive-detailing services for customers who prefer personalized, paint-conscious care instead of an automated machine wash tunnels.
- Located near major retail, commercial, and residential areas - including Montclair Place—the property benefits from convenient access, strong visibility, and an established local customer base.

THE 100% HAND-WASH ADVANTAGE

- Paint-Conscious Service: Well suited for luxury, classic, exotic, customized, and high-end vehicles
- Higher Average Ticket Potential: Full-service washing and professional detailing can generate stronger per-vehicle revenue
- Multiple Upsell Opportunities: Detailing packages, ceramic coatings, wax treatments, interior services, memberships, and other add-ons
- Personalized Customer Experience: Hands-on service helps build customer relationships and repeat business
- Fleet Account Potential: Opportunities to serve corporate vehicles, local businesses, dealerships, delivery companies, and commercial fleets

LOCATION ADVANTAGES

- Prime frontage and visibility along Holt Avenue. Strong commuter and local traffic
- Dense surrounding residential population. Easy access for residential and commercial customers
- Centrally located near Montclair, Ontario, Pomona, and neighboring communities
- Established commercial corridor with nearby retailers and service businesses
- Montclair benefits from the Inland Empire's regional population base and retail activity

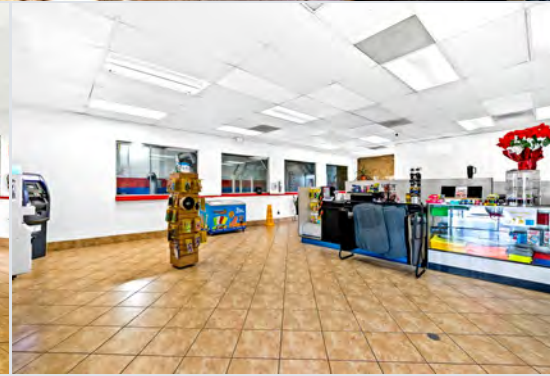
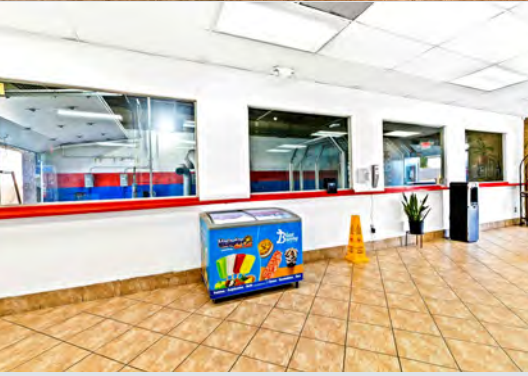
GROWTH AND RENTAL-INCOME OPPORTUNITIES

The property includes a large room approximately the size of a two-vehicle garage, providing potential for an additional automotive-related business or rental-income stream.

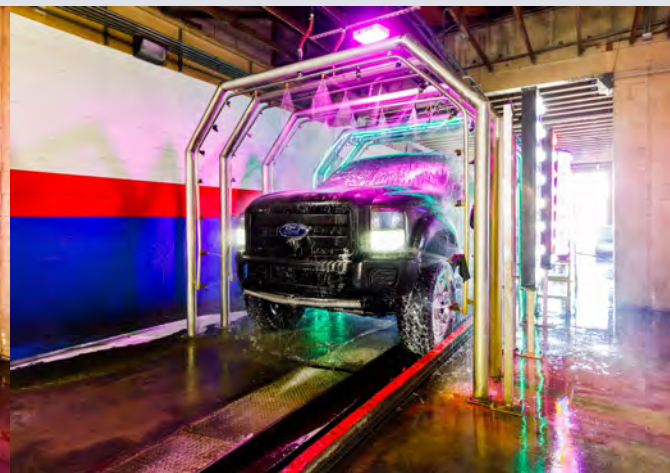
Potential uses may include:

Smog-check station, Window-tinting shop, Vehicle-wrap or paint-protection-film services. Auto-detailing or ceramic-coating studio, Automotive accessory installation. Lease to a third-party operator for supplemental rental income

INTERIOR VIEWS



TUNNEL VIEWS

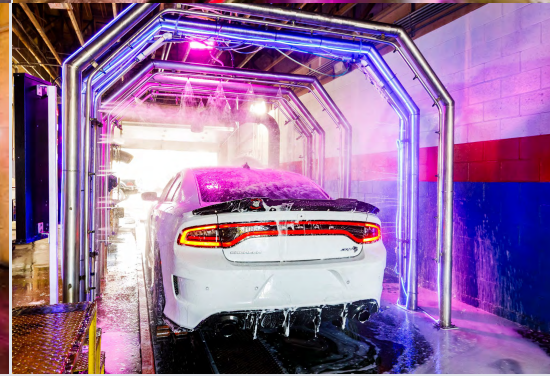


TUNNEL – EXTRA SPACE VIEWS

Space Available For

Smog Shop, Tint Shop or High end Auto Detailing

Or Rent it for additional income



AERIAL OVERVIEW



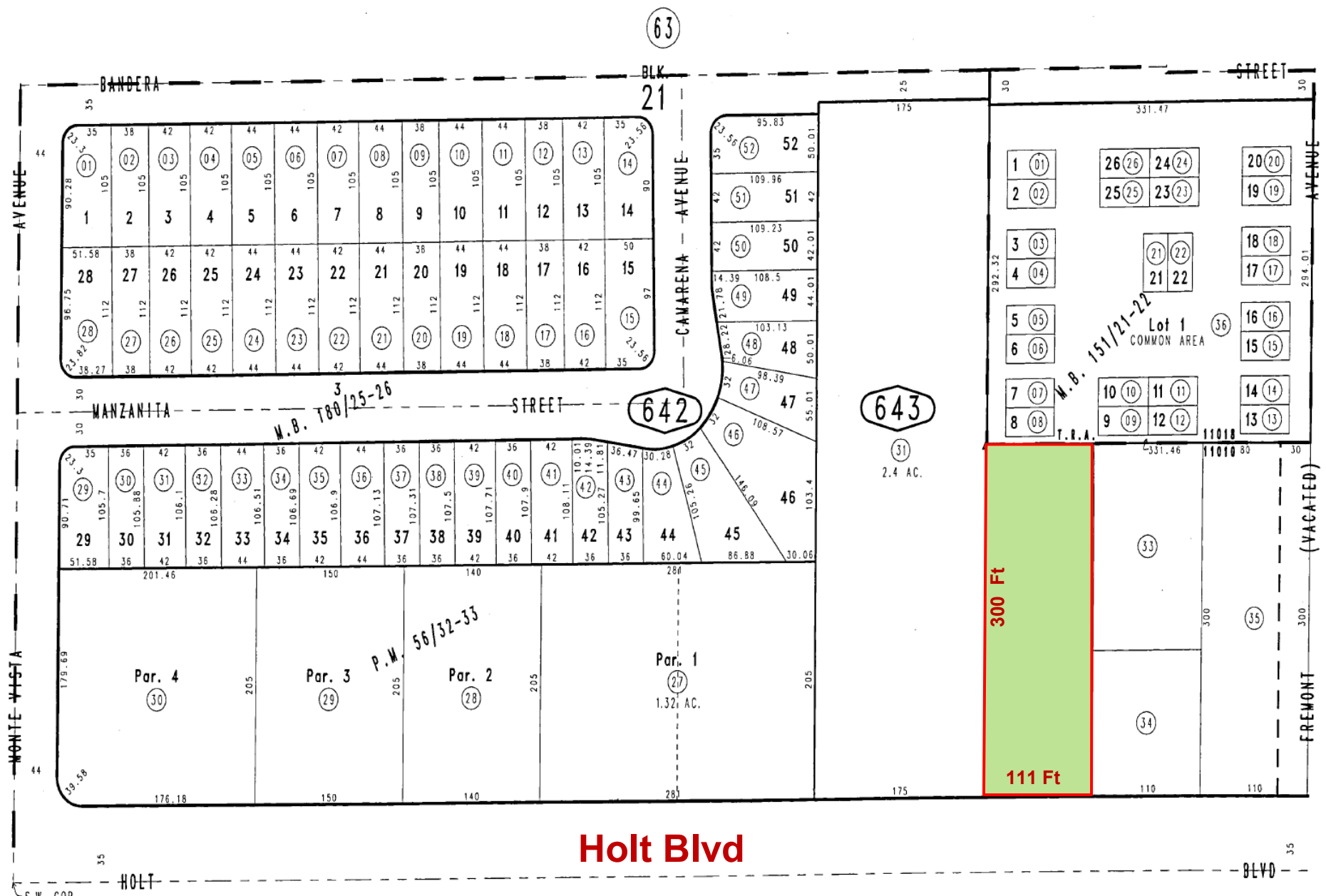
FRONT - BACK LOT VIEWS



LOT VIEWS



LOT SIZE - DIMENSION VIEWS



Holt Blvd

DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	204,654	489,880	1,020,506
	Median Age	34.4	36	37.7
	Bachelors' Degree Higher Education	19%	22%	31%
INCOME				
	Average House Income	\$90,908	\$97,808	\$114,937
HOUSING				
	Median Home Value	\$515,592	\$592,254	\$670,917
	Median Home Year Built	1969	1972	1980
HOUSEHOLDS				
	2024 Households	59,869	146,275	317,573
	Average Household Size	3.2	3.2	3.1
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	54%		
	Renter Occupied Households	46%		
DAYTIME EMPLOYMENT				
	Employees	68,160	178,718	406,119
	Businesses	9,203	22,794	48,319
TRAFFIC				
	Holt Blvd and Monte Vista Ave W	24,601	2025	
	Holt Blvd and Central Ave E	16,094	2025	
	Monte Vista Ave and State St S	10,654	2025	

SNAPSHOT



489,880

POPULATION 5 mile



\$97,808

INCOME 5 mile



\$592,254

HOME VALUE 5 mile



24,601

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

MONTCLAIR, POMONA, ONTARIO, CA

Montclair is a city in the Pomona Valley, located in southwestern San Bernardino County, California, approximately 35 miles (56 km) east of downtown Los Angeles.

It is bordered by: **Pomona** to the west, **Claremont and Upland** to the north , **Ontario** to the east, **Chino** to the south

Montclair sits on the Los Angeles County border and is part of both the Pomona Valley and the Inland Empire region. The San Bernardino Freeway (I-10) runs through the northern part of the city, providing easy regional access.

The city is also near Ontario International Airport (ONT), one of the nation's major logistics hubs. As of 2021, Ontario Airport ranked as the 9th-busiest cargo airport in the United States, serving as a key freight gateway between the Ports of Los Angeles and Long Beach and the rest of the country.

Things to See & Do in Montclair and Surrounding Cities

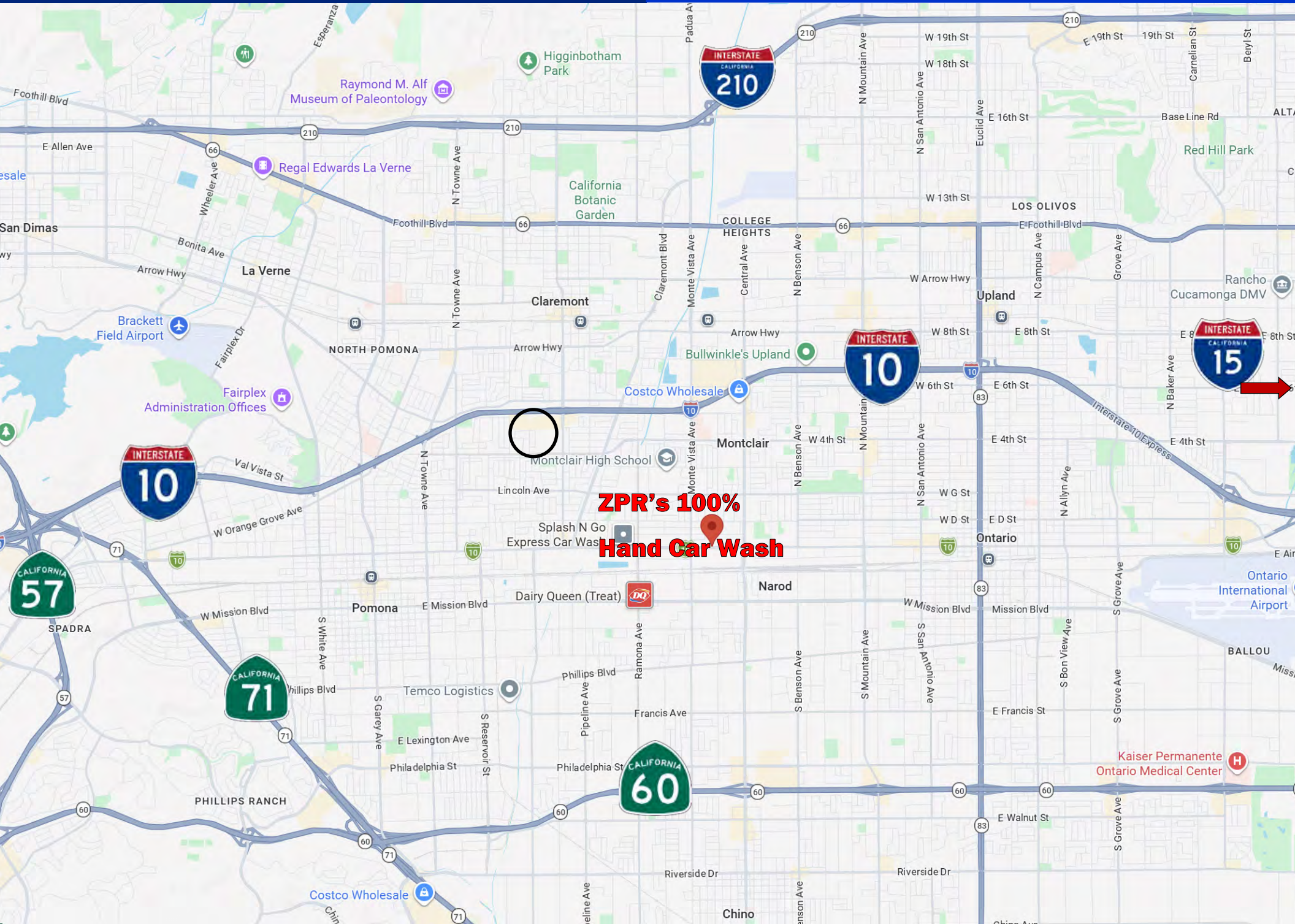
Pomona: Offers a unique blend of motorsports, arts, culture, and history, highlighted by several iconic attractions:

- LA County Fair at Fairplex – A major regional destination for festivals, expos, and year-round events
- Auto Club Raceway at Pomona – World-famous drag racing venue
- Wally Parks NHRA Motorsports Museum – Celebrating American drag racing history
- Fox Theater Pomona – Historic downtown theater and live performance venue
- American Museum of Ceramic Art (AMOCA) – Contemporary and historic ceramic art exhibitions
- RailGiants Train Museum – Outdoor rail history museum featuring classic locomotives
- California State Polytechnic University, Pomona (Cal Poly Pomona)
- A public polytechnic research university and the largest of the three polytechnic campuses in the California State University system by

THINGS TO SEE & DO IN THE CITY AND VACINITY



REGINAL MAP



Presented By:



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

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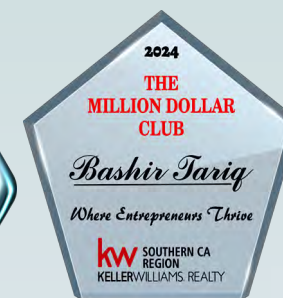
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical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



**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*

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



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