

FOR SALE

Azusa Car Wash

514 North Azusa Avenue

Azusa, CA 91702

\$900K
PRICE



Tommy Gibson

Broker

626-242-4655 (Direct)

tommy@wrightassociated.com

The Wright Associated Companies

966 N Amelia Ave

San Dimas, CA 91773

626-610-1309

www.wrightassociated.com

Lic# 01514399



Executive Summary

514 North Azusa Avenue



PRICE

\$900,000



PRICE/SF

\$580.65

AZUSA INVESTMENT OPPORTUNITY | OPERATING CAR WASH + RESIDENTIAL REDEVELOPMENT POTENTIAL

Rare opportunity to acquire an operating self-service car wash together with the underlying real estate in the City of Azusa. Located at **514 N Azusa Ave**, this property offers investors the unique ability to own an established, income-producing business while maintaining control of the underlying land and its future potential.

The existing self-service car wash features **four wash bays and four vacuum stations** and benefits from a **high-traffic location surrounded by established residential neighborhoods**. The convenient location provides easy access for nearby residents and creates a natural customer base for the existing operation. The business operates primarily on a **cash-and-coin model**, offering a relatively simple operating structure for an owner-operator or investor.

The real opportunity may extend beyond the existing use. The property presents potential for future **residential redevelopment**, including condominiums, townhomes, or apartments, subject to zoning, density, entitlements, and City approvals. This provides an investor with multiple potential strategies: continue operating the existing car wash, improve and reposition the business, hold the property for long-term appreciation, or pursue a future residential redevelopment.

Multiple Investment Strategies

- **Operate:** Continue the existing self-service car wash business.
- **Improve:** Upgrade the facility and enhance the customer experience and revenue potential.

PROPERTY DATA

Building SqFt	1,550
Year Built	1965
Lot Size (Acres)	0.242
Lot Size (SF)	10,537
Traffic Count (VPD)	33,000+
Parcel ID	8611008035
Zoning	AZC2YY
County	Los Angeles
Frontage	0
Coordinates	34.130287,-117.907249

Investment Highlights

514 N Azusa Ave offers multiple avenues for value creation

Azusa Car Wash offers 1,550 square feet of well-configured retail space with excellent visibility and prominent signage opportunities along 514 North Azusa Avenue. With over 33,000 cars per day, this is an excellent location and provides ample opportunity to grow the business.

The existing car wash features **four self-service wash bays and four vacuum stations**, offering a straightforward, low-overhead business model. The current operation is primarily a **cash-and-coin business**, making this an attractive opportunity for an owner-operator, investor, or entrepreneur seeking to own a business together with the real estate it occupies.

PROPERTY SNAPSHOT

	Asking Price	\$900,000
	Price/SF	\$580.65
	Building SF	1,550
	Year Built	1965
	Lot Size	0.242





Photo Gallery



Market Overview

Market Overview: Azusa, CA

Azusa (Tongva: Azuksa, meaning "skunk") is a city in the San Gabriel Valley region of Los Angeles County, California, United States, at the foot of the San Gabriel Mountains and located 20 miles (32 km) east of downtown Los Angeles. Its population was 50,000 in 2020, an increase from 46,361 at the 2010 census. Azusa is located along historic Route 66, which passes through the city on Foothill Boulevard and Alostia Avenue. Azusa is bordered by the San Gabriel Mountains range to the north, Irwindale to the west, the unincorporated community of Vincent to the southwest, Glendora and the unincorporated community of Citrus to the east, and Covina to the south. edit According to the City of Azusa's FY 2014–15 Comprehensive Annual Financial Report, the top employers in the city are: Azusa was the former home of the Lucky Lager brewery and its successor, General Brewing. Built in 1949, the facility was purchased and converted to production by Miller Brewery in May 1966. A decade later, Miller relocated its operations to the nearby city of Irwindale and the Azusa facility ceased production in 1980, eventually being demolished. Professional sports teams edit Aerojet , a rocket engine manufacturer, had a plant in Azusa from World War II to 2001. In 1980, it was determined that under Aerojet's facility there was TCE water contamination in the groundwater , whose plume was entering the aquifer under the...



KEY FACTS

Population	50,000
Area	9.7 sq mi
Elevation	2,001 ft
County	Los Angeles County
Incorporated	1887
State	California

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	28,332	Population	138,567	Population	323,298
Median HH Income	\$92,361	Median HH Income	\$101,765	Median HH Income	\$103,228
Households	8,576	Households	44,000	Households	103,616

Source: ESRI / ArcGIS Business Analyst

Azusa Car Wash

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FOR MORE INFORMATION



Tommy Gibson

Broker

626-242-4655

tommy@wrightassociated.com

Lic# 01319085

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