

100% HAND CAR WASH

HOLT BLVD - Montclair



Bashir Tariq 951-269-3000

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DRE# 01851484

21 COMMERCIAL

OFFERING SUMMARY

Location

ZPR Car Wash

5064 Holt Blvd
Montclair CA 91763

Offering Summary

Price **\$3,550,000**

Building Size 4,436 SF

Lot Size 33,300 SF .76 acres

Year Renovated 2023

Lot Dimension 111 x 300 approximately

Full Service 100 Hand Car Wash

Business and Real Estate Included

APN# 1010-643-32-0000

Financial information

To receive financial information, kindly complete and submit the NDA using the following link:

BashirTariq.com/nda-form



INVESTMENT HIGHLIGHTS

PRIME HOLT AVE LOCATION, MONTCLAIR

INVESTMENT HIGHLIGHTS

- **True 100% Hand Car Wash** – No automated tunnel
- High-Visibility Location on Holt Avenue.
- Full Service & Detailing Revenue Model
- Growing Inland Empire Market
- Strong Traffic Corridor Connecting Montclair, Ontario & Pomona
- Upside Through Owner-Operator Management
- Large Space available: Add Smog - Tint Shop or Rent for additional income

BUSINESS OVERVIEW

- Rare opportunity to acquire a **100% Hand Car Wash** in a dense, high-traffic commercial corridor of Montclair.
- This business specializes in **premium hand washing and detailing services**, catering to customers who prefer paint-safe, 100% hand washing over automated tunnel systems.
- Located near major retail and residential hubs including Montclair Place, the site benefits from strong daily traffic and consistent local demand.

FULL SERVICE 100% HAND WASH ADVANTAGE

- Paint-Safe Washing: Ideal for luxury, classic, and high-end vehicles.
- Higher Average Ticket: Full-service and auto detailing produce stronger per-car revenue average
- Strong Upsell Potential: Add-on services, detailing packages, ceramic coatings, and memberships.
- Fleet Account Opportunities: Corporate vehicles, small businesses, and delivery fleets.

LOCATION ADVANTAGES

- Prime frontage on Holt Avenue
- Central to Montclair and neighboring communities
- Montclair continues to benefit from regional retail draw and population density within the western San Bernardino County corridor.
- Dense surrounding residential population
- Established commercial corridor. Strong commuter traffic

GROWTH OPPORTUNITIES AND RENTAL INCOME

- Large 2 vehicle garage size room available
- Rent the space for additional income
- Add smog - tint shops or other auto related services

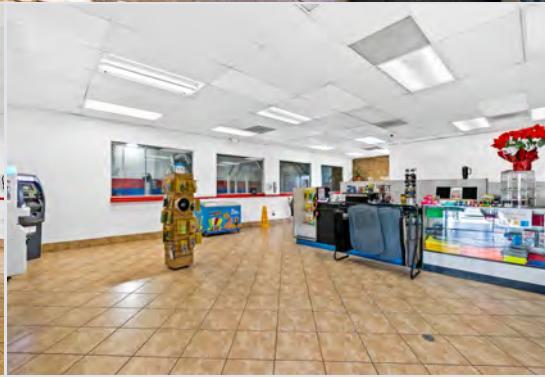
IDEAL BUYER

- Owner-Operator seeking hands-on business
- Car wash operator entering premium hand wash niche
- Auto detailing professional expanding operations
- Investor seeking service-based cash-flow business

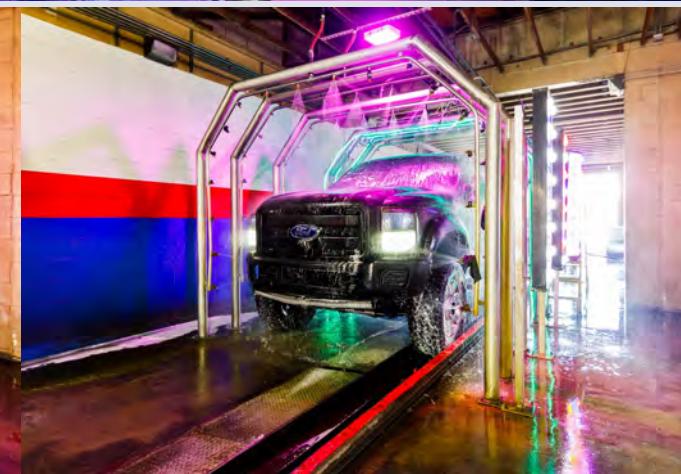
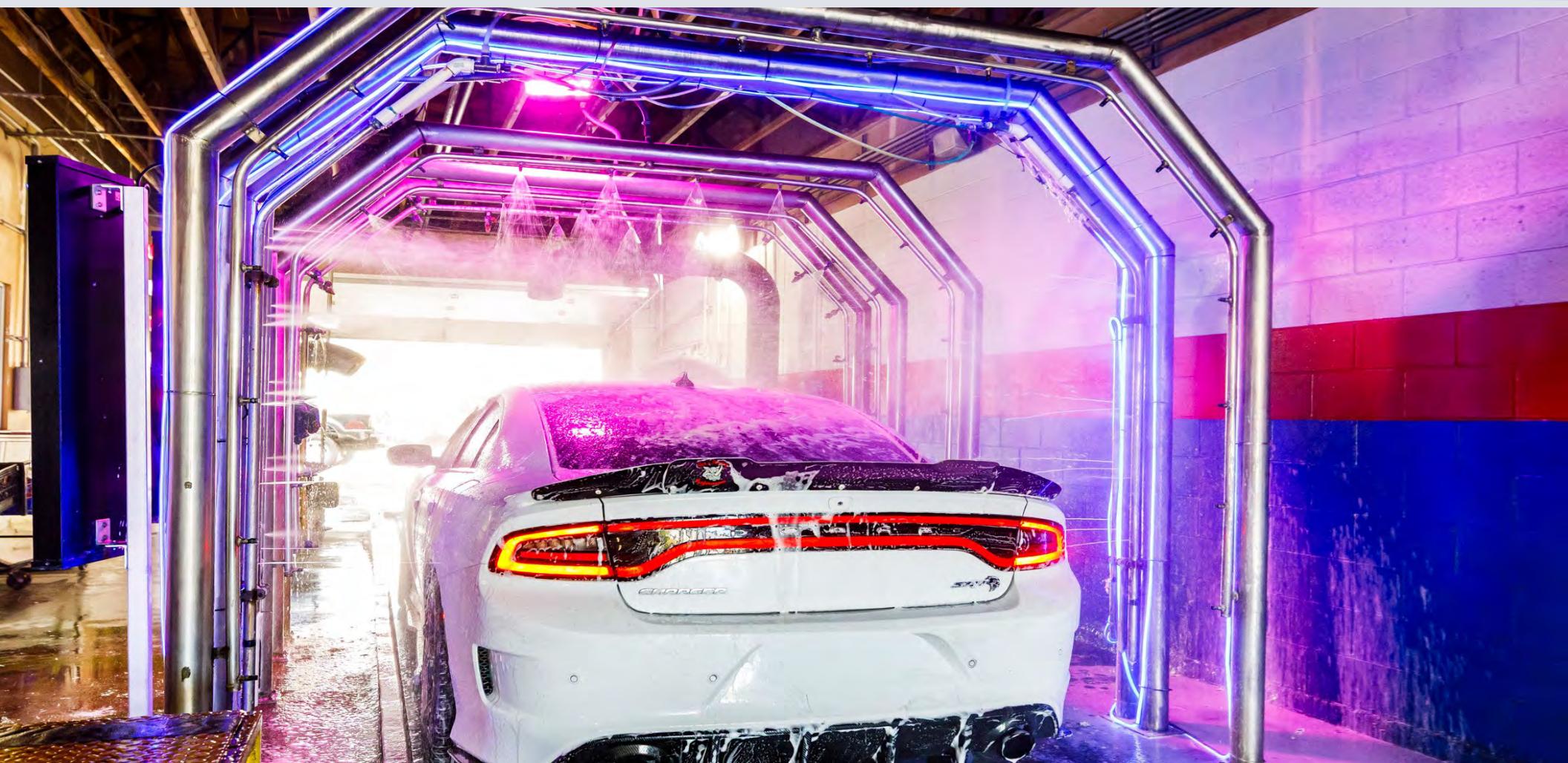
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INTERIOR VIEWS



TUNNEL VIEWS

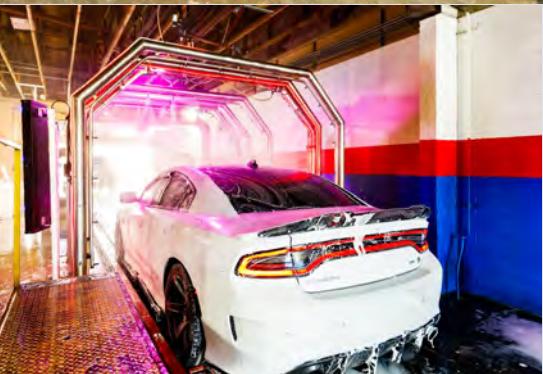
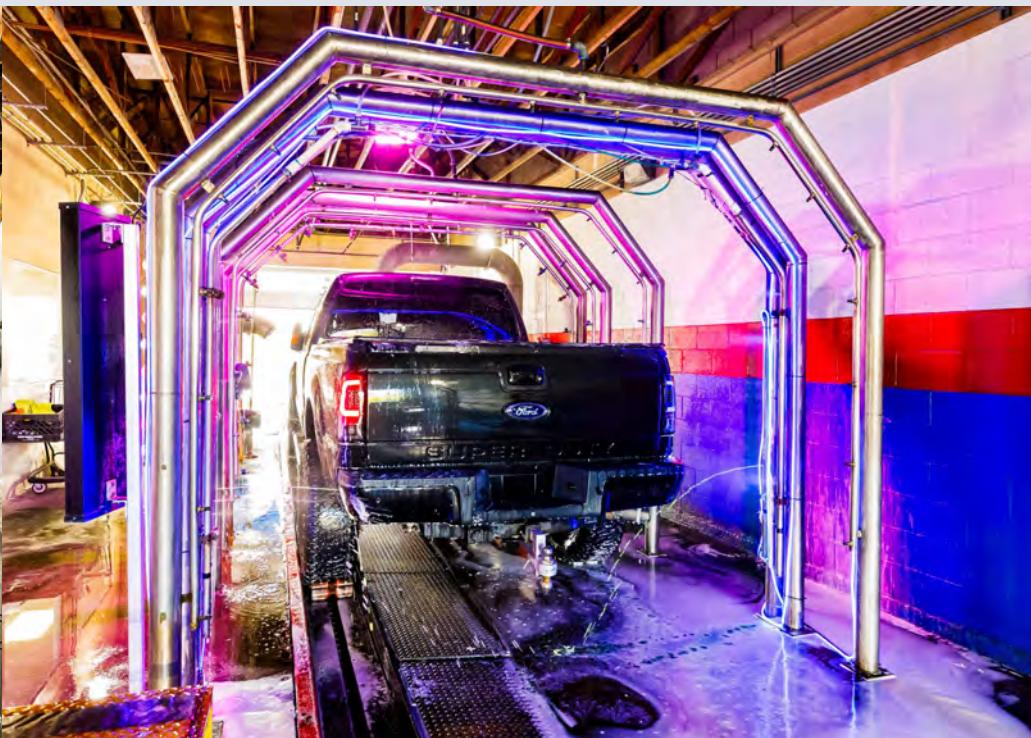


TUNNEL – EXTRA SPACE VIEWS

Space Available For

Smog Shop, Tint Shop or High end Auto Detailing

Or Rent it for additional income



AERIAL OVERVIEW



HOLT Blvd

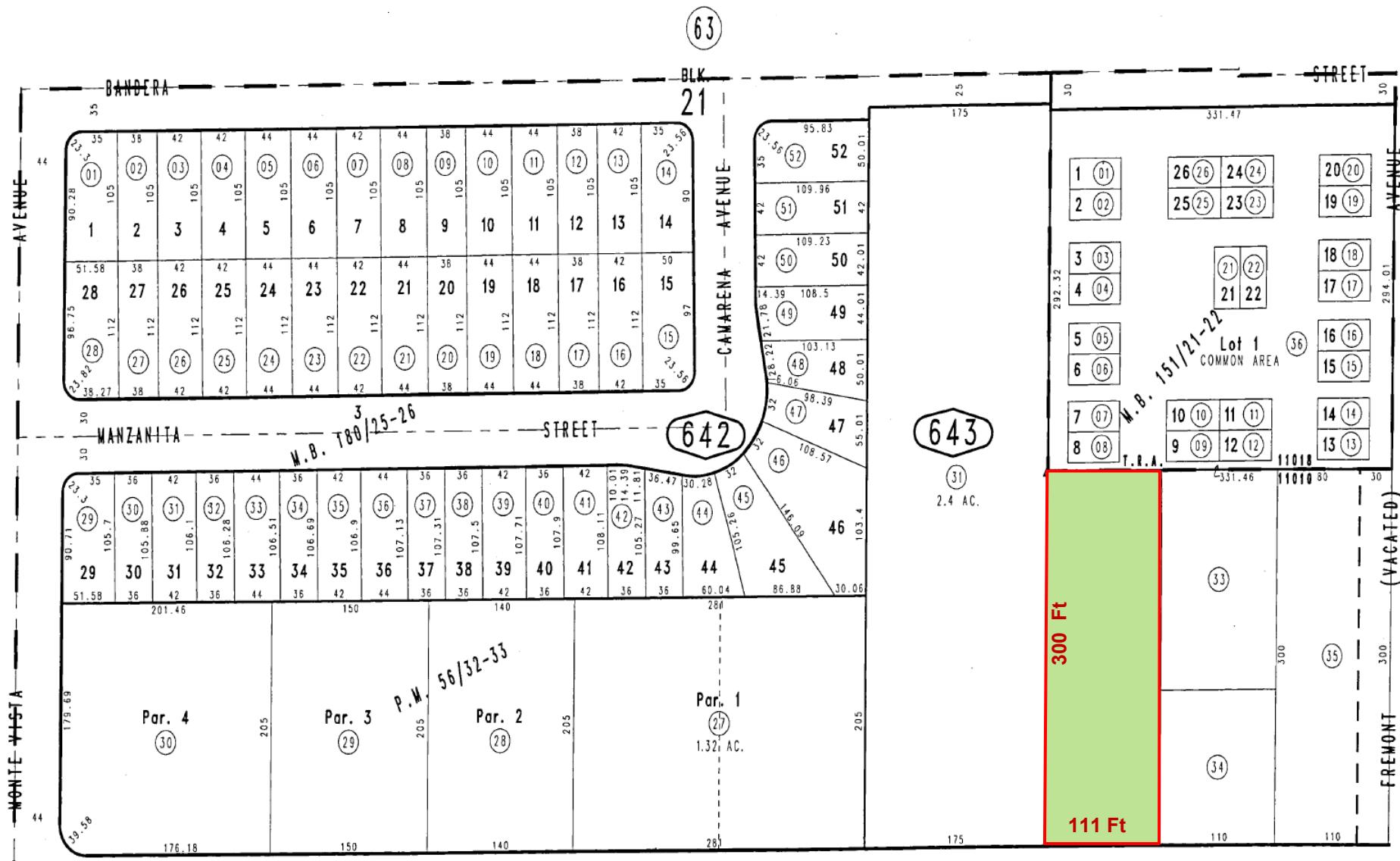
FRONT ~ BACK LOT VIEWS



LOT VIEWS



LOT SIZE - DIMENSION VIEWS



Holt Blvd

Holt
S.W. COR.
SEC.23

1011
01

1011
02

REVISED

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

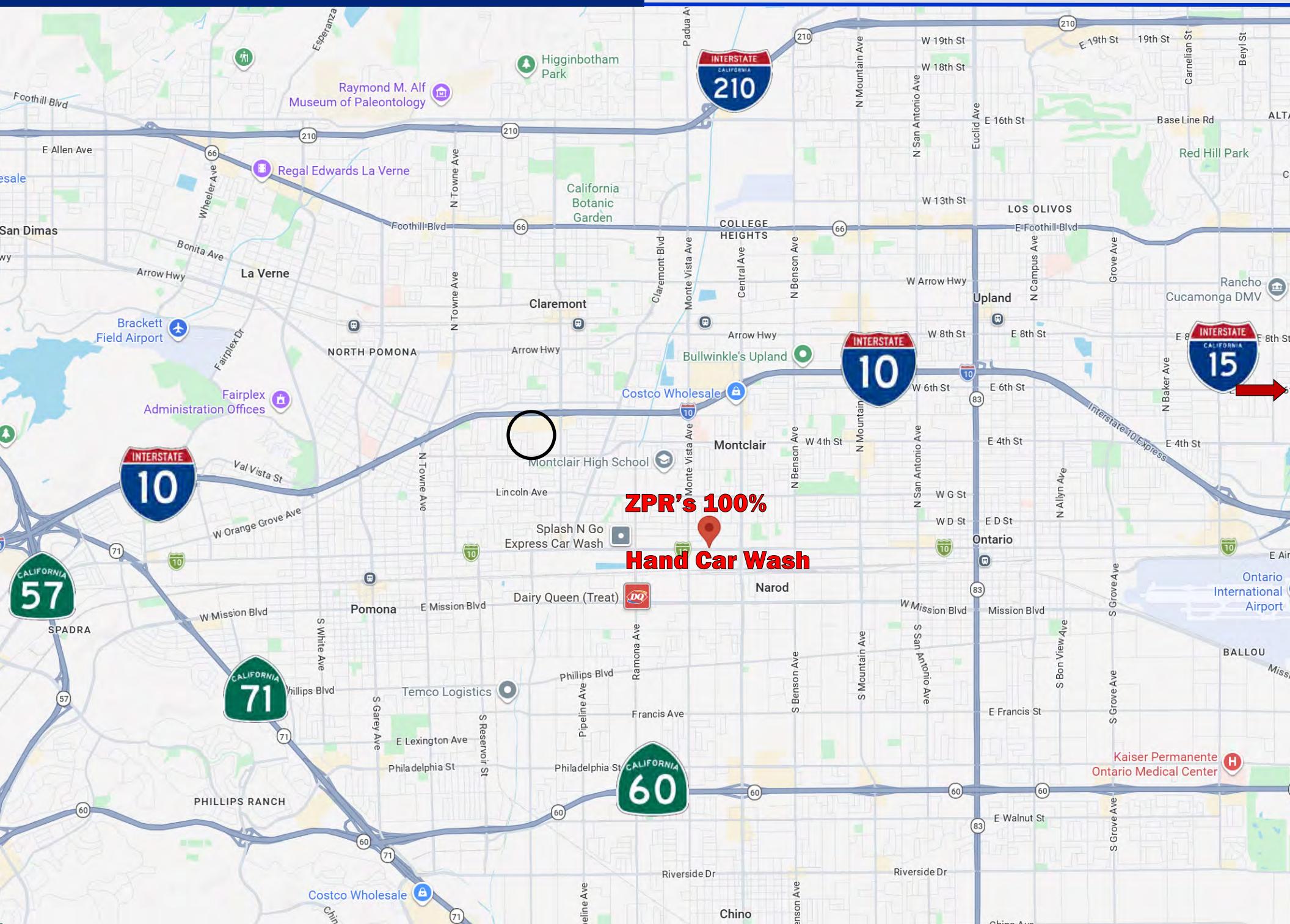
Pomona: Offers a unique blend of motorsports, arts, culture, and history, highlighted by several iconic attractions:

- 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 VICINITY



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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- Retail Stores, or Any Business that you own



CALIFORNIA 2019



(21) COMMERCIAL



**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, RACOC



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

C 21 GRAND CENTURIAN AWARD Winner ● **KW: THE MILLION DOLLAR CLUB**, Southern CA Regional, Top Market and Multiple other Awards Winner ● **RE/MAX Platinum Club Award** Winner

