

**100% HAND CAR WASH**

**HOLT BLVD - Montclair**





# OFFERING SUMMARY

## Location

### ZPR Car Wash

5064 Holt Blvd  
Montclair CA 91763

## Offering Summary

<b>Price</b>	<b>\$3,550,000</b>
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](https://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

### FINANCIAL INFORMATION

To receive financial information, kindly complete and submit the NDA using the following link: [BashirTariq.com/nda-form](https://BashirTariq.com/nda-form)

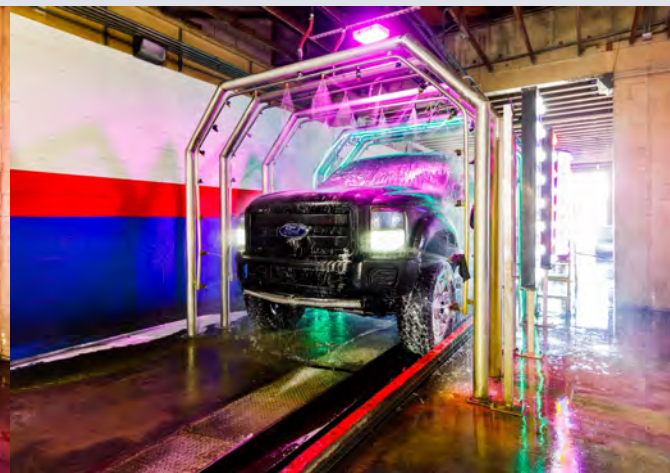


# INTERIOR VIEWS





# TUNNEL VIEWS



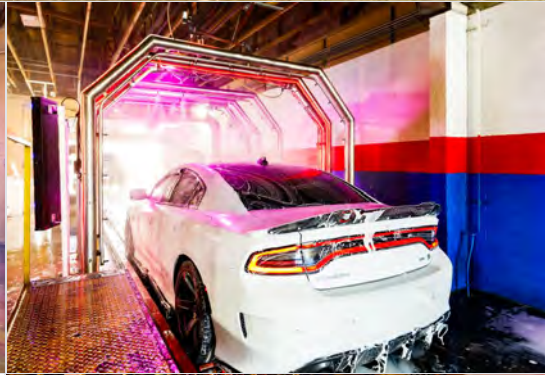


# TUNNEL – EXTRA SPACE VIEWS

**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









# 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:

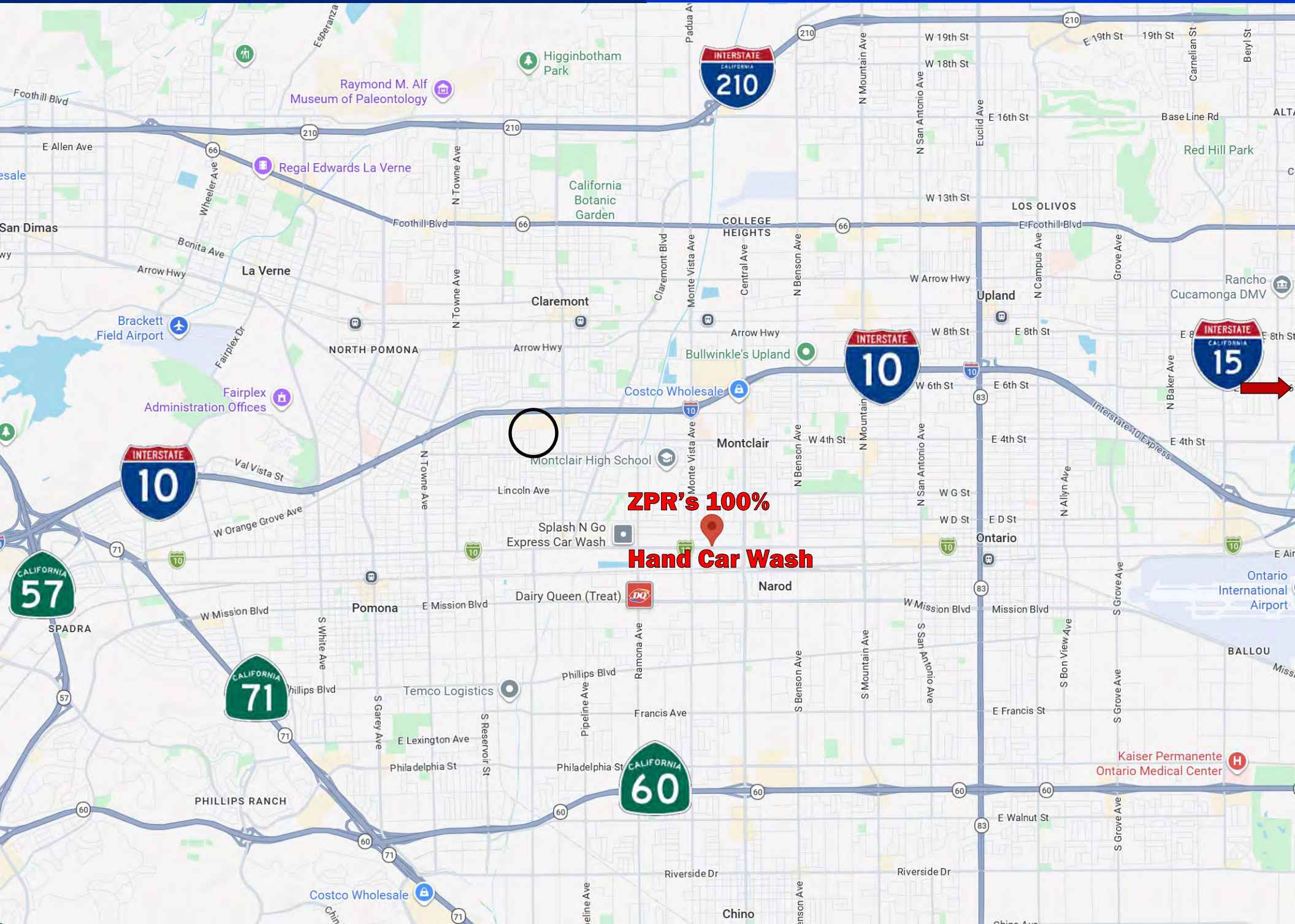
- LA County Fair at Fairplex – A major regional destination for festivals, expos, and year-round events
- Auto Club Raceway at Pomona – World-famous drag racing venue
- Wally Parks NHRA Motorsports Museum – Celebrating American drag racing history
- Fox Theater Pomona – Historic downtown theater and 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:



### Bashir Tariq

DRE# 01851484 | C21 Corp DRE# 01849354

#### C21 Commercial Director:

**Business Sales and Commercial Real Estate**

15335 Fairfield Ranch Rd, Suite 100, Chino Hills CA 91709

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



## Confidentiality & Disclaimer

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. C21 Commercial does not serve as a financial advisor to any party regarding any proposed transaction. Each party is advised to check with authority's all license, permits, DLSE, bond, insurance requirement before the purchase and after close of escrow requirements. Some businesses may require special license and permits.

C21 Professional and any and all persons and entities associated and affiliated with C21 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 C21 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





# BASHIR TARIQ

## 951-269-3000

BashirTariq@msn.com

### DIRECTOR

### Business Sales and Commercial Real Estate

### C 21 Commercial | Masters

CA-DRE# 01851484

15335 Fairfield Ranch Rd, Suite 100, Chino Hills, CA 91709

## BUY - SELL - LEASE - INVEST

### Call now for Consultation and Professional Representation

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

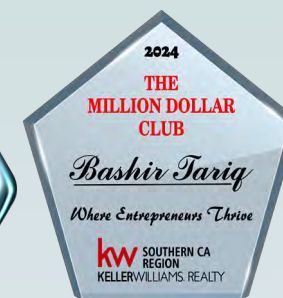
- Car Washes - Gas Stations
- Restaurants - Fast Foods
- Retail Shopping Centers
- Apartments-Hotels-Motels
- Truck Wash and Stops
- Franchise Businesses
- Auto Service Centers
- Investment Properties
- Car Lots - Land - Vacant Lots - Warehouses
- Liquor Stores and Convenience Markets
- Service - Technical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



**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**

