

FOR SALE - HARV'S CAR WASH

75015 Sheryl Ave
 Palm Desert, CA 92211



Sale Price	\$3,799,000
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Property Overview

The Coachella Valley's iconic Harv's Car Wash was built in 1991. Centrally located in Palm Desert, this site offers easy access and has been a very popular spot in Palm Desert for customers to all of the neighboring businesses and residents in the area. to have their cars washed and detailed. The current operator Located on Cook St., between Fred Waring and Hovley Lane, has been in the car wash business for over 30+ years, and just minutes from the I-10 freeway. recently executed a 10 year, single tenant NNN lease. Currently, the lease terms still has approximately 9 years remaining (Exp. 8/31/34).

The current CAP Rate is 7.29%, with 3% annual Base Rent escalations.

The Seller had a \$300k solar panel system installed on the building in 2018, which has been paid for in full, and is part of the sale.

Location Overview

The car wash equipment was replaced in 2018. The Lessee is responsible for the maintenance, repair, and replacement (if needed) of the equipment.

Offering Summary

Property Type:	Special Purpose
Building Size:	17,100 SF
Price / SF:	\$222.16
Cap Rate:	7.48%
NOI:	\$284,280

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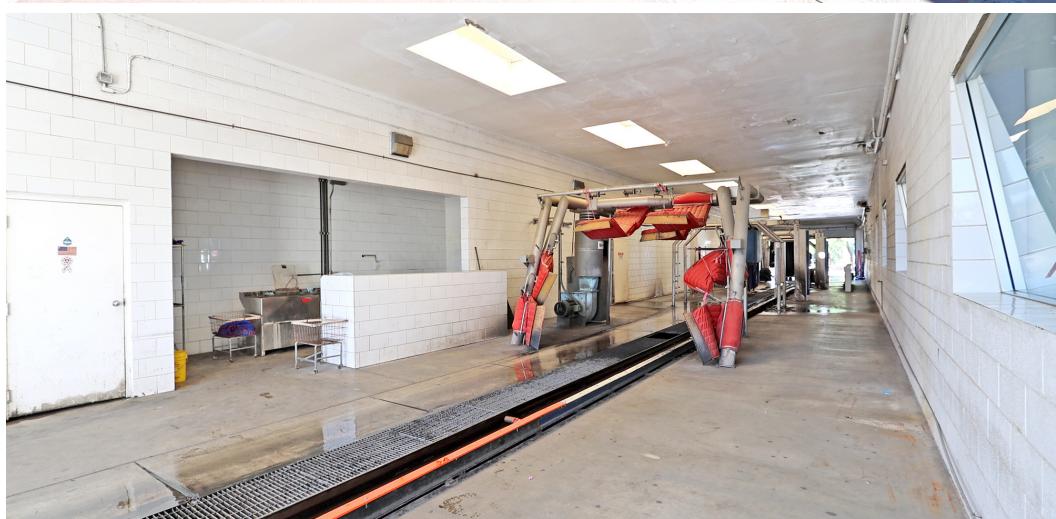
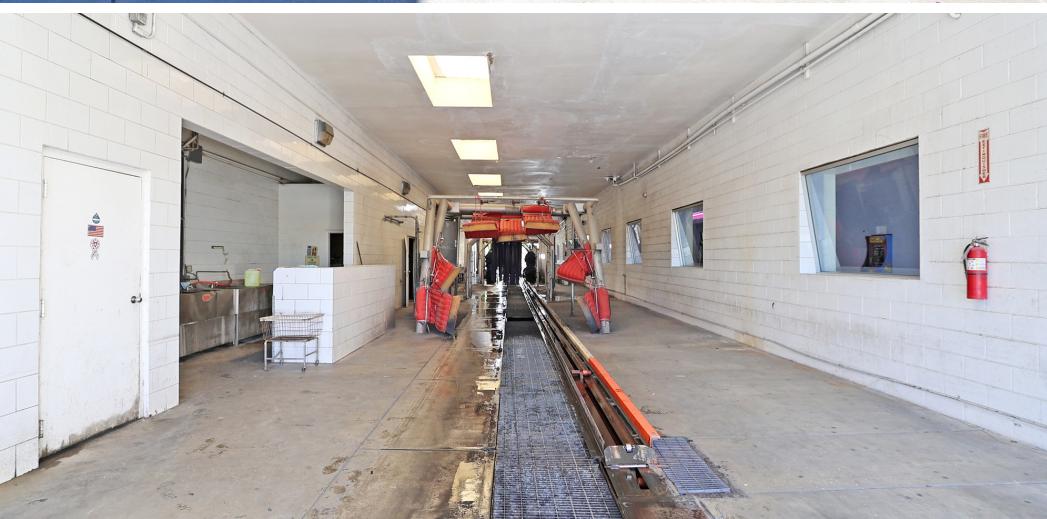
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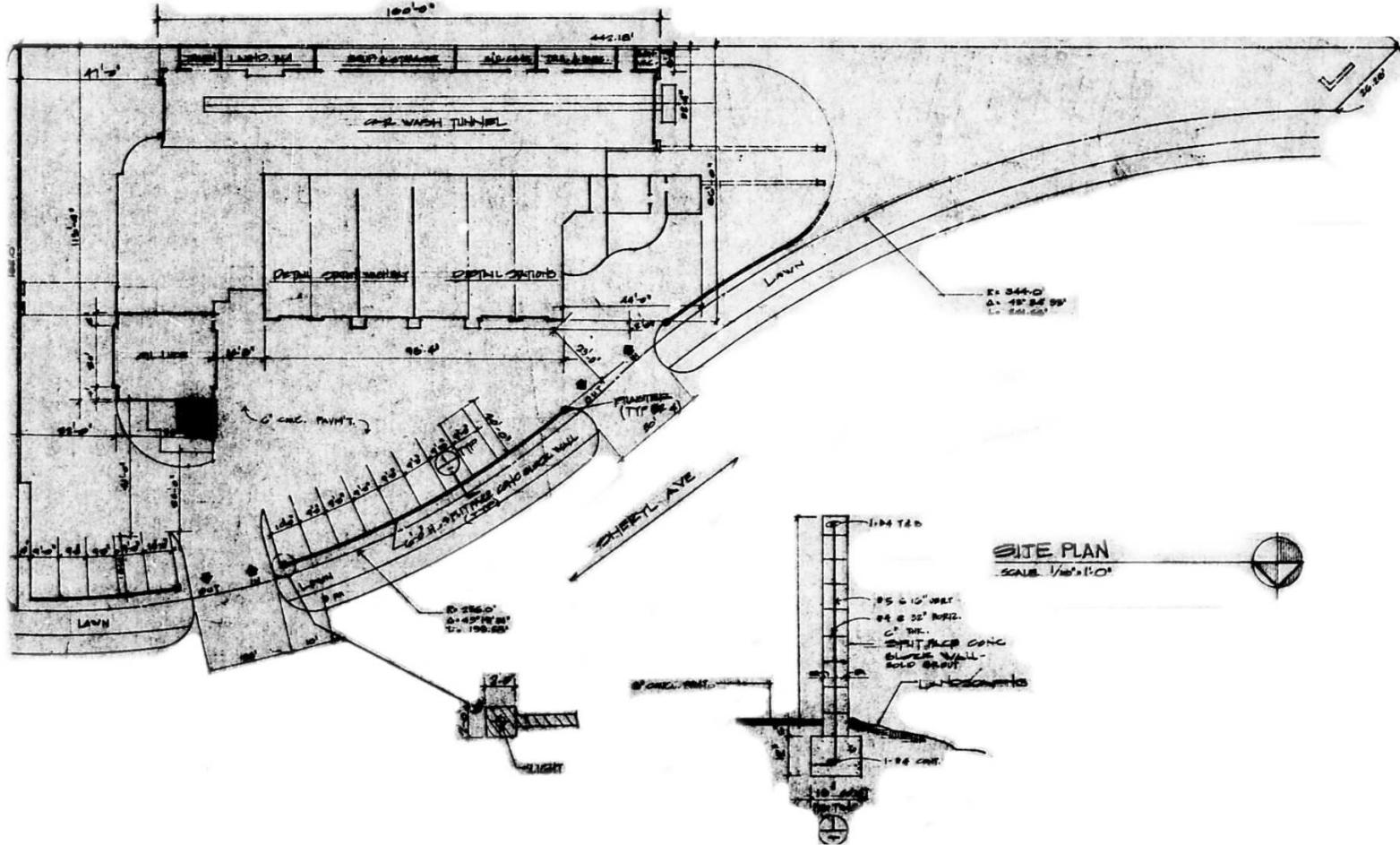
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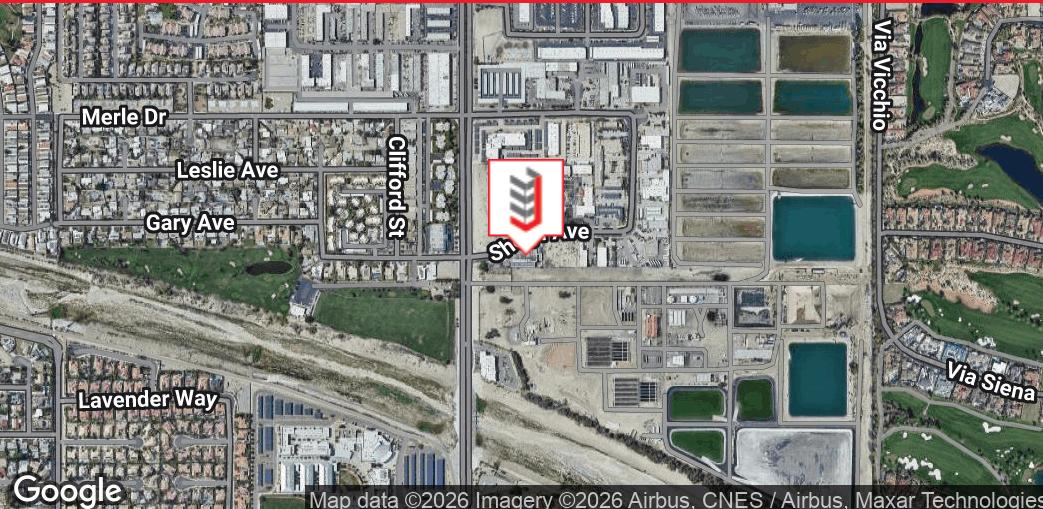
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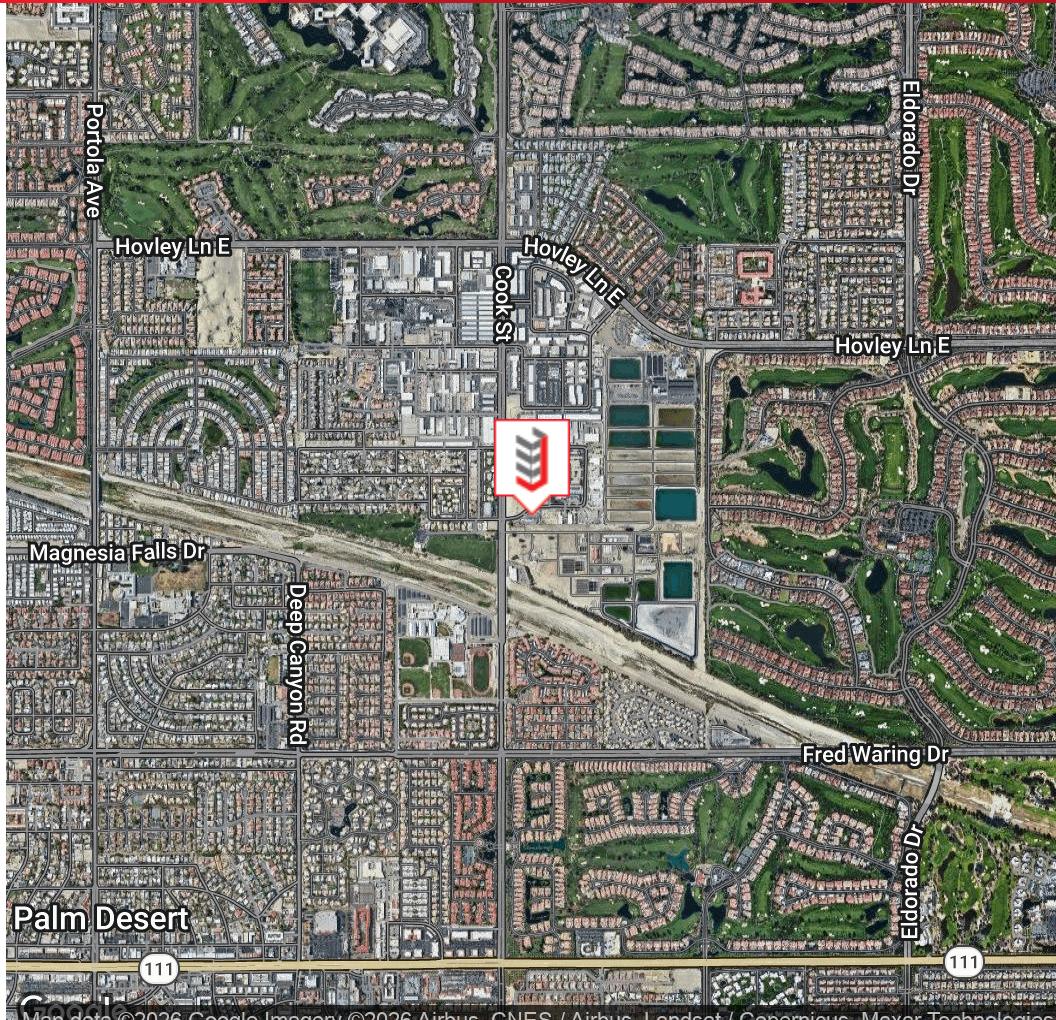
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Google

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Demographics	0.3 Miles	0.5 Miles	1 Mile
Total population	590	1,942	7,461
Median age	46	47	49
Median age (Male)	44	45	47
Median age (Female)	48	49	51
Total households	238	805	3,192
Total persons per HH	2.5	2.4	2.3
Average HH income	\$79,919	\$91,844	\$109,049



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