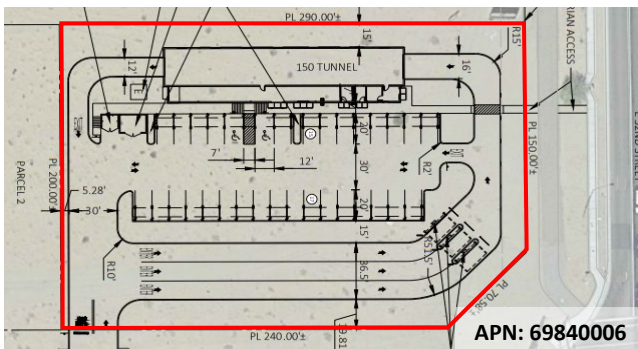


Investment Overview

Commercial Plus, LLC, is pleased to present a **single express car wash** by **Quick N Clean** in **Yuma, Arizona**. Situated along one of Yuma's **busiest retail corridors**, directly across from a Walmart Supercenter and surrounded by national brands, the site offers **operational scale** and **market exclusivity**. Benefitting from high traffic counts and prime visibility, it presents an **attractive opportunity** for investors seeking **long-term value**.

Management is seeking a **complete sale** of the **business** and underlying **real estate**.

3202 South Avenue 8 East Yuma, Arizona 85365



Investment Highlights

Premier Corner Location: Positioned on the hard corner of Ave 8 and E 32nd St, with seamless access and exposure to over 38,000 vehicles per day

Underserved Market Opportunity: Zero express car wash operators within 5-mile radius presenting an opportunity to capture unmet demand

Developing Retail Corridor: Surrounded by top national QSRs like Starbucks and Panda Express, with Walmart Supercenter directly across the street

Residential Growth Corridor: Significant residential expansion to the south and east, less than 10 minutes from MCAS Yuma and Arizona Western College

Site Characteristics

Status	Operating
Open Date	May 2025
Lot Size	1.30 AC +/-
Tunnel Length	150 FT
Equipment	Sonny's
Pay Lanes	3 (DRB)
Vacuum Stalls	32 (Vacutech)
Traffic Count	38,000 VPD +/-

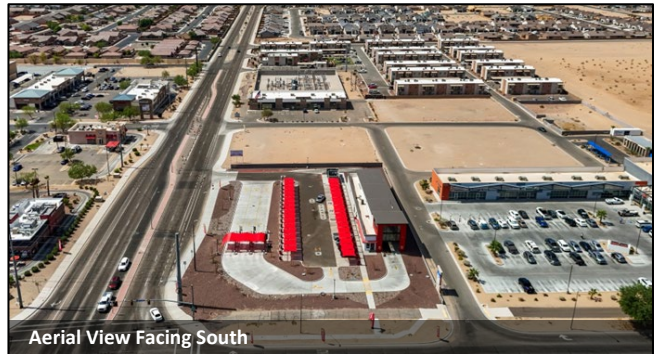


For more information, please submit a [Non-Disclosure Agreement](#).

Site Photographs



Aerial View Facing Southwest



Aerial View Facing South



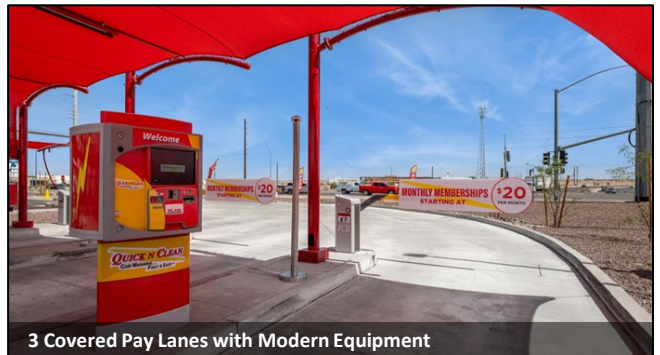
Spacious and Covered Vacuum Stalls



Pay Lanes/150 Ft Express Tunnel Entry



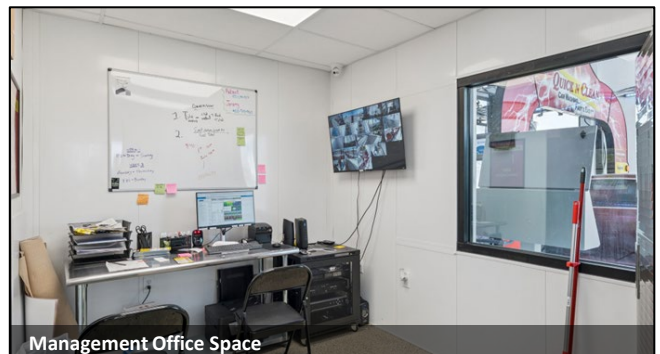
150 Ft Express Tunnel Exit Point



3 Covered Pay Lanes with Modern Equipment



32 Covered Stalls with Vacutech Vacuums



Management Office Space

For more information, please submit a [Non-Disclosure Agreement](#).