

EXPRESS CAR WASH + PROPERTY **Near Major Intersection**



Grand opening picture 08/2022

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21 COMMERCIAL

OFFERING SUMMARY

Location

Bubble Zone Express Car Wash

318 W Shannon Pkwy
Visalia CA 93291

Offering Summary

Price **\$7,999,900**

Building Size	4,500 SF
Lot Size	30,056 SF .69 acres
Year Built	2022
Tunnel	100 FT
Vacuums	14
Blow Dryers	13 - 15hp each
2 DRB Dual Lane Patheon System w/License Plate Recognition	
Solar Panels 37.80 KW Grid, Structure Mount Solar Panels	

Property included

- MOBIL CAR WASH and Mobil Auto Detail Included
- Absentee ownership
- FLEX CAR WASH:
OFFER FULL SERVICE AND EXPRESS CAR WASH COMBINATION



INVESTMENT HIGHLIGHTS

PRIME LOCATION, NEAR MAJOR INTERSECTION ACROSS FROM COMMUNITY SHOPPING CENTER

- Bubble Zone Express Car Wash was built ground up in late 2022 and is equipped with top tier McNeil equipment - currently part of NCS Car Wash Equipment Co.
- Car Wash offers Express Car Wash Services and Mobil Wash and Auto Detail Services. “Owner simply says if you cannot come to us we will go to you”
- Due to absentee ownership, Mobil Wash unit is on hold, until new owner assumes management and makes necessary arrangements
- Fast growing area, with over 150-unit apartment complex and new house developments
- Absentee ownership - current owner resides over 200 miles away from the Business location
- Hands on owner can increase monthly membership subscriptions instantly by offering incentives and focusing on customer engagement
- Flex Car Wash - Offer Full Service and Express Car Wash combo packages to increase sales revenues
- Real Property appraised in September 2022 for \$5,890,000. Seller believes the Business and Equipment is valued at around \$3,100,000
- Strong demographics, population over 146,000, within 5 miles radius, and daytime employee around 55,830. See demographics
- AI overview: Visalia is currently experiencing development in both residential and commercial sectors. Two significant commercial projects, a Chick-fil-A restaurant and a Sam's Club gas station, are moving forward in the same shopping center. Additionally, a new wave of high-quality manufactured homes is being introduced



EXTERIOR VIEWS



Pictures from CoStar

EXTERIOR - SOLAR PANEL VIEWS



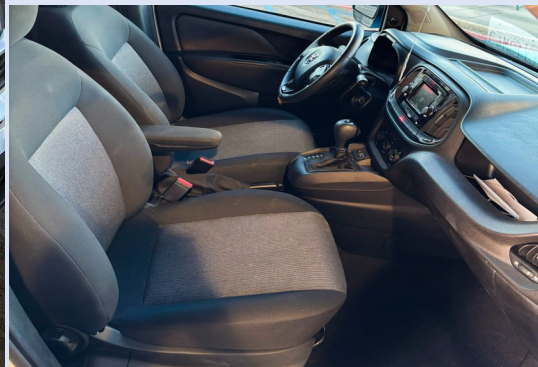
ENTRANCE AND TUNNEL VIEWS



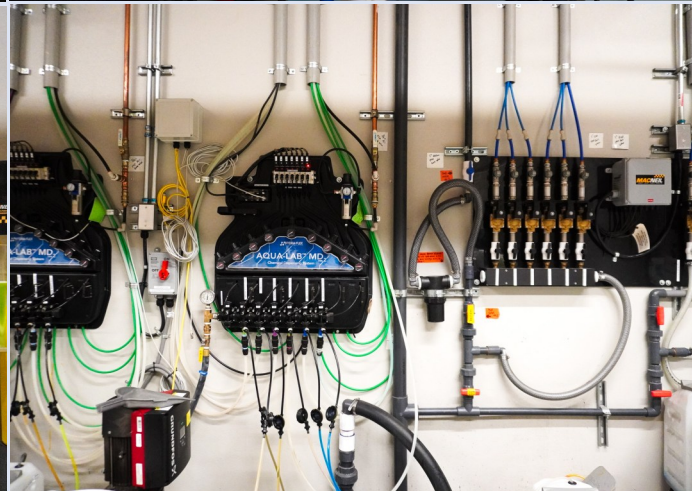
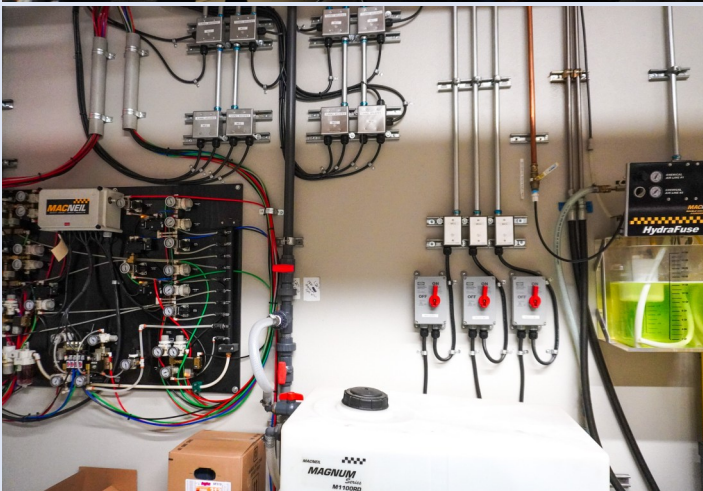
EXTERIOR – SOLAR PANEL VIEWS



MOBIL CAR WASH – MOBIL DETAIL



EQUIPMENT AND TECH ROOM



NIGHT VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	68,541	146,226	202,537
	Median Age	32.6	34.3	34.2
	Bachelors' Degree Higher Education	20%	22%	20%
INCOME				
	Average House Income	\$86,518	\$92,010	\$91,643
HOUSING				
	Median Home Value	\$303,748	\$295,506	\$295,071
	Median Home Year Built	1987	1986	1987
HOUSEHOLDS				
	2024 Households	21,237	47,852	65,099
	Average Household Size	3.1	3	3
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	61%		
	Renter Occupied Households	39%		
DAYTIME EMPLOYMENT				
	Employees	27,894	55,830	78,697
	Businesses	3,771	7,182	9,538
TRAFFIC				
	W Riggan Ave and n Conyer St W	12,249	2025	
	W Riggan Ave and M Giddings Ave W	11,325	2025	
	E Riggan Ave and W Riggan Ave W	7,304	2025	

SNAPSHOT



146,226

POPULATION 5 mile



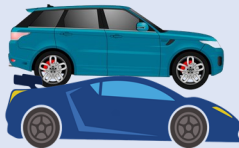
\$92,010

INCOME 5 mile



\$295,506

HOME VALUE 5 mile



12,249

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

VISALIA, CA

Visalia (/vɑɪˈseɪljə, vi-/ vy-SAYL-yə, vih-)^{[9][10]} is a city in the agricultural San Joaquin Valley of California. The population was 141,384 as per the 2020 census. Visalia is the fifth-most populous city in the San Joaquin Valley, the 38th most populous in California, and 183rd in the United States.^[11] As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country.

The highest point in the Visalia–Porterville area is Mount Whitney.^[28] Located at the far reaches of the Sierra Nevada roughly 58 mi (93 km) east of the city, it reaches a height of 14,505 ft (4,421 m), and was long famous as the highest mountain in the lower 48 states. The hilliest parts of the Visalia area are the Venice Hills and the entire Sierra Nevada foothills east of the city. Four main streams run through the city. The major stream is the St. John's River, which begins at the diversion dam in the Kaweah River and is largely seasonal. The others are Mill Creek, Cameron Creek, and Packwood Creek. Many smaller creeks also flow through the city. The Friant-Kern Canal runs just east of the city along the western edge of the Sierra Nevada foothills.

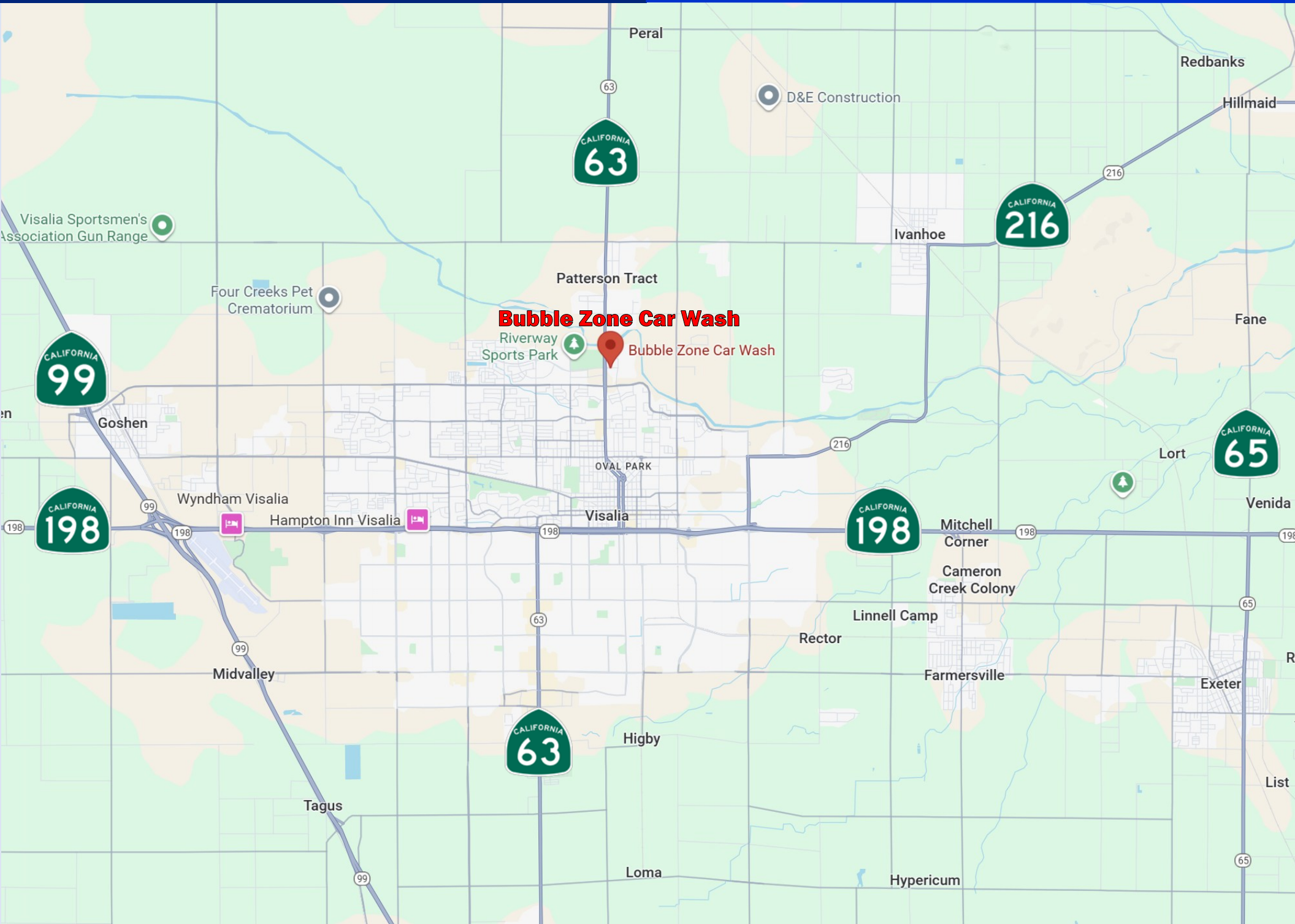
The city is divided into neighborhoods, some of which were incorporated places or communities. Also, several independent cities around Visalia are popularly grouped with the city of Visalia, due to its immediate vicinity. Generally, the city is divided into these areas: Downtown Visalia, North Visalia, the Eastside, Southwest Visalia, the Industrial Area, Mooney, and the Westside.

The economy of Visalia is driven by agriculture (especially grapes, olives, cotton, citrus, and nursery products), livestock, and distribution and manufacturing facilities (electronics and paper products are significant manufacturing sectors). Light manufacturing and industrial/commercial distribution represent the fastest growing portion of Visalia's employer base.

THINGS TO SEE & DO IN VISALIA AND VACINITY



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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