

# FOR SALE

## 3601 W SLAUSON AVE

LOS ANGELES, CA 90043

### EXTREMELY RARE CAR WASH OPPORTUNITY

IN THE HEART OF THE CITY OF  
LOS ANGELES



**OLIVER GHADOUSHI**

Vice President

M: 323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

**GREG ENGEL**

Senior Vice President

M: 323.274.2115

[greg.engel@compass.com](mailto:greg.engel@compass.com)

DRE 01428024



SOCAL  
COMMERCIAL  
GROUP

COMPASS  
COMMERCIAL

3601 W SLAUSON AVE | LOS ANGELES, CA 90043

# TABLE OF CONTENTS



EXECUTIVE SUMMARY	3
PROPERTY SUMMARY	4
INVESTMENT HIGHLIGHTS	5
DEMOGRAPHICS	6
AREA & MARKET OVERVIEW	7
PROPERTY PHOTOS	8-11
CONTACT	12



# EXECUTIVE SUMMARY

Compass is pleased to present the rare opportunity to acquire 3601 W Slauson Ave; a full-service and sought after car wash property in the heart of Los Angeles. Situated on 17,190 SF of land and primely located on the signalized corner of Slauson & West Ave, this turnkey opportunity is well-suited for an owner-user, investor, and developer to capitalize on an established and operating car wash destination. The property is located in a highly-trafficked and densely populated trade area in the City of Los Angeles, surrounded by an array of residential homes and commercial businesses in a well-known retail corridor.

The existing car wash is ideally positioned for conversion to an express wash, offering unparalleled upside to increase existing volume and revenues. The property is located in one of the most dense infill submarkets in the City of Los Angeles, adjacent to View Park–Windsor Hills, with very limited new supply and excess demand for car wash opportunities.

\*For All Inquiries: Please Contact Oliver Ghadoushi.

\*Buyer to verify any and all accuracy of information.



# PROPERTY SUMMARY

5,669 SF

BUILDING SIZE

5007-023-011

APN

17,190 SF

LAND AREA

±242 FT

FRONTAGE ON SLAUSON AVE

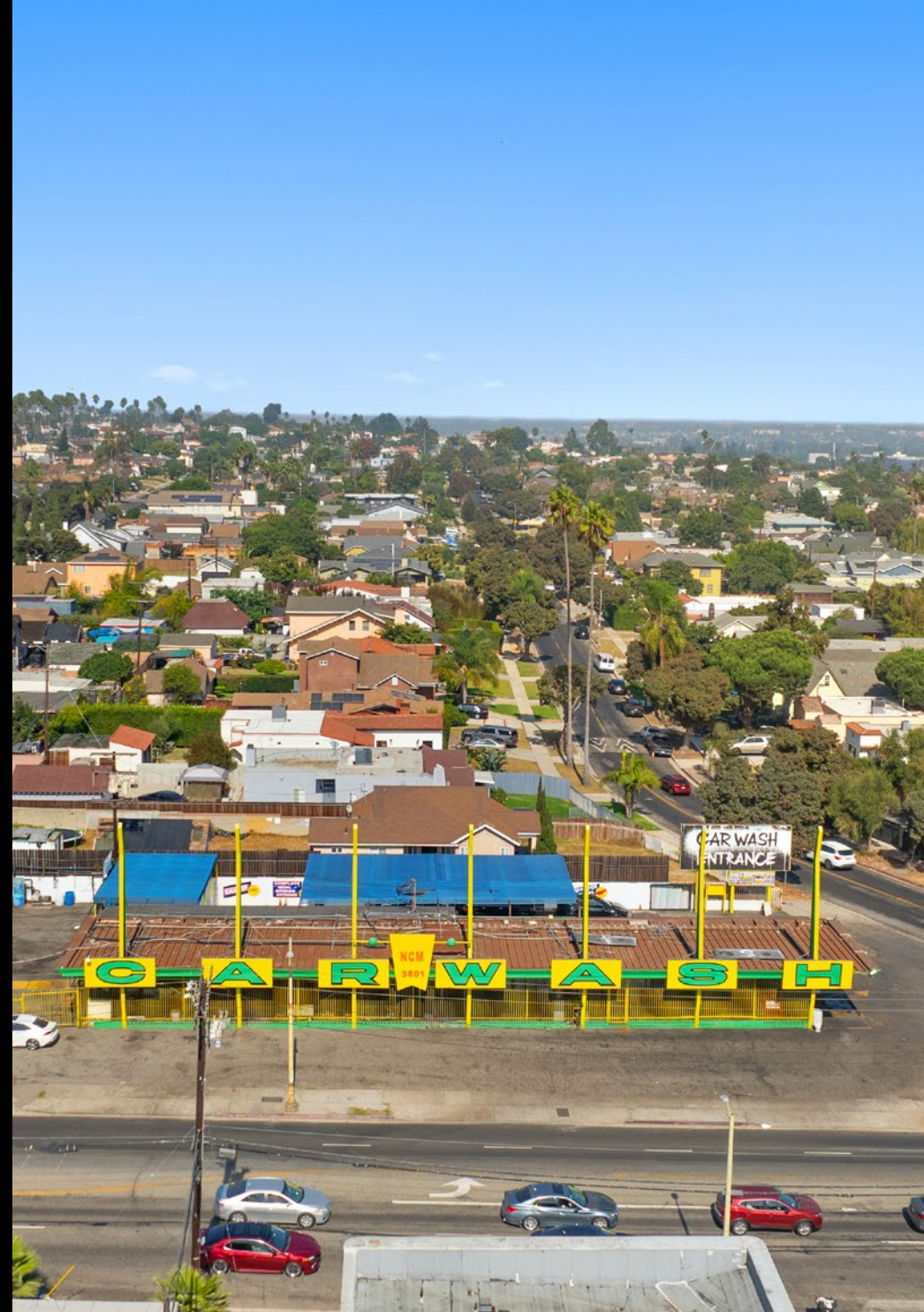
LA-C2

ZONING

TOC (TRANSIT ORIENTED COMMUNITIES):  
TIER 3 DESIGNATION  
OPPORTUNITY ZONE  
STATE ENTERPRISE ZONE

Contact Broker for Pricing

Tenancy: Month-to-Month with 30-Day Termination Option



# INVESTMENT HIGHLIGHTS

Extremely Rare Car Wash Opportunity in the City of Los Angeles

---

Ideally Positioned for Conversion to Express Car Wash | Limited Competition

---

Directly Adjacent to the Affluent Neighborhood of View Park-Windsor Hills.

---

Located on Corner Lot at Signalized Intersection with 29,000+ Cars Per Day

---

Excellent Visibility & Access | Major Frontage with Monument Signage

---

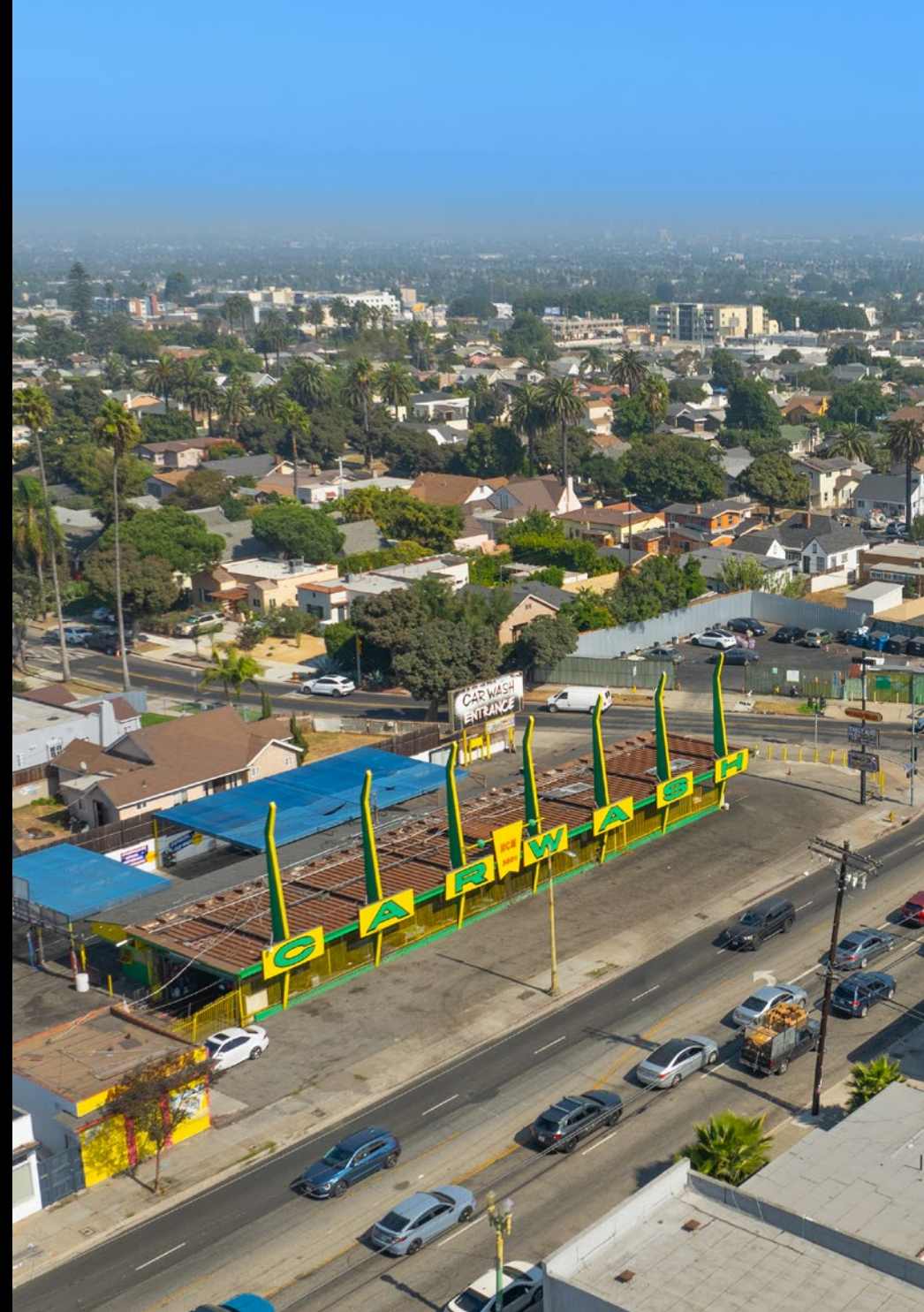
Major Retail Corridor with High-Volume Business Serving Daily Cars

---

Future Development Potential & C2 Zoning

---

SBA Financing Available to Qualified Parties (Owner-User)



# DEMOGRAPHICS

1 MILE 2 MILES 3 MILES

## POPULATION

2020 Population	37,671	138,371	345,228
2024 Population	36,584	135,353	332,747
2029 Population Projection	35,486	131,479	322,228
Annual Growth 2020-2024	-0.7%	-0.5%	-0.9%
Annual Growth 2024-2029	-0.6%	-0.6%	-0.6%

## HOUSEHOLDS

2020 Households	13,050	50,499	121,145
2024 Households	12,554	49,042	116,248
2029 Household Proection	12,144	47,541	112,406
Annual Growth 2020-2024	0.3%	0.6%	0.4%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Avg. Household Size	2.8	2.7	2.8
Avg. Household Vehicles	2	2	2

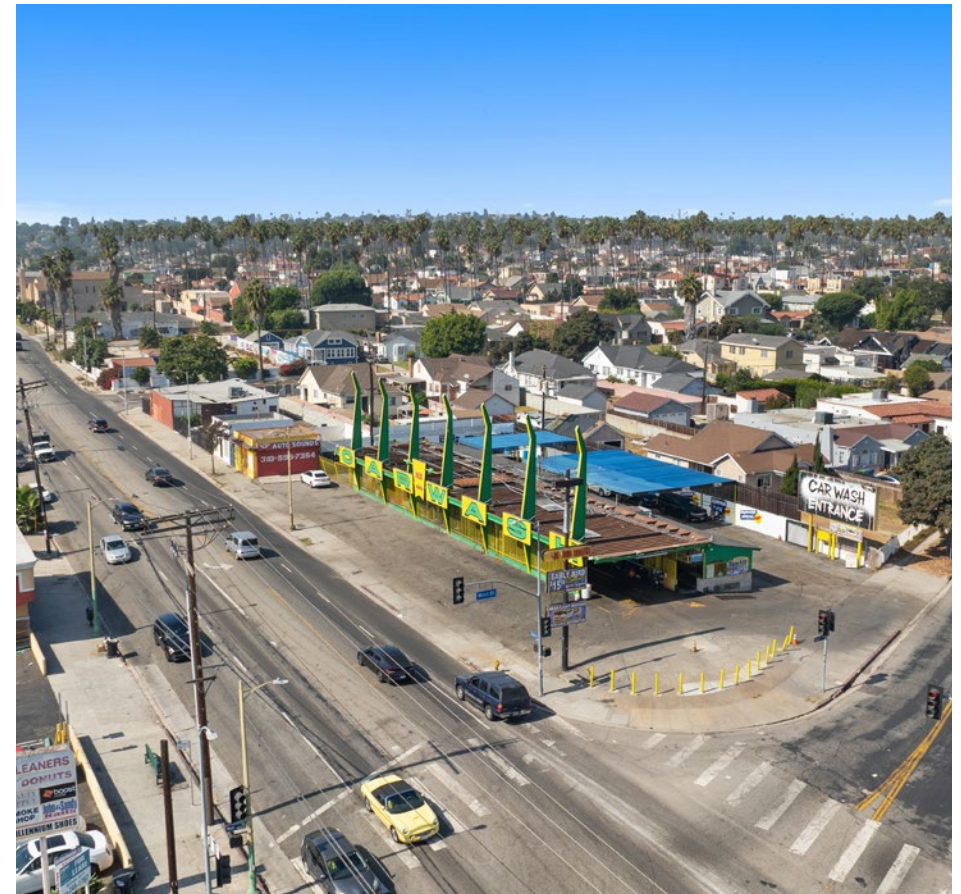
## HOUSING INCOME

Avg. Household Income	\$85,256	\$81,468	\$82,933
Median Household Income	\$62,363	\$60,240	\$60,950
\$25,000 - \$50,000	2,427	8,846	22,399
\$75,000 - \$100,000	1,320	5,416	14,103
\$125,000 - \$150,000	781	2,844	6,528
\$200,000+	956	3,217	8,026

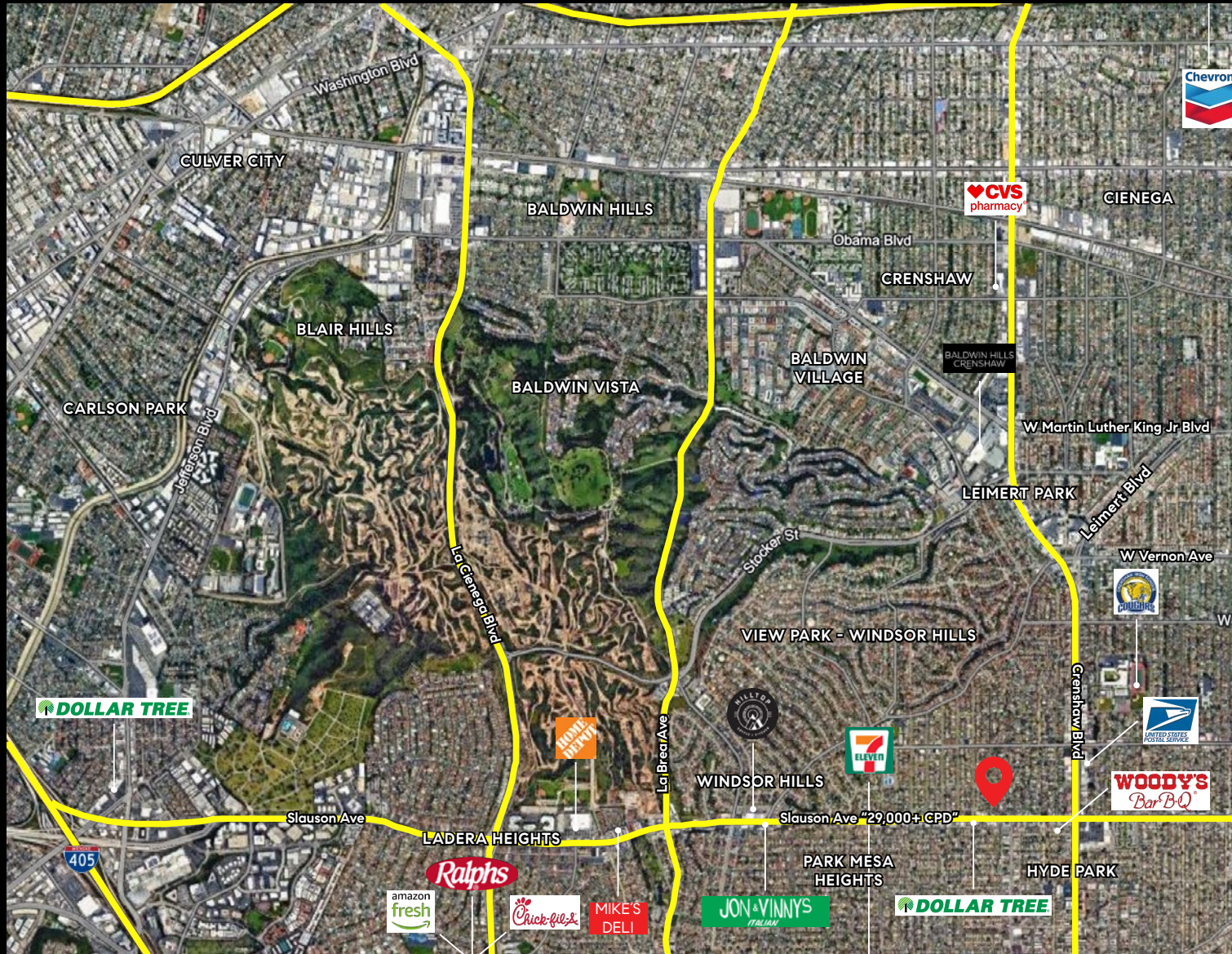
1 MILE 2 MILES 3 MILES

## PLACE OF WORK

2023 Businesses	1,021	4,275	9,723
2023 Employees	5,856	25,547	63,772



# THE AREA



# AREA & MARKET OVERVIEW

## The Area:

Located at 3601 W Slauson Ave, this car wash property sits within the vibrant and culturally rich View Park-Windsor Hills neighborhood in Los Angeles. Known for its historic charm, mid-century architecture, and panoramic views, View Park-Windsor Hills is a sought-after area within the Greater Los Angeles region. Due to its affluent community and historical significance, the area has become a hub of local pride and character. The neighborhood offers easy access to popular areas including Culver City, Baldwin Hills, and Inglewood, and it is conveniently located near major freeways, including the 405 and the 10, making it accessible for both local and regional visitors.

This area has experienced a steady increase in development over the past few years, with new residential and commercial properties enhancing its appeal. With the nearby SoFi Stadium and The Forum just a short drive away, as well as expanding shopping and dining options, View Park-Windsor Hills is an increasingly popular destination. The area also attracts patrons from neighboring communities, drawn by its historic charm and thriving small-business scene.

## The Market:

The car wash industry in Los Angeles is robust, supported by the high volume of vehicles and car ownership rates. The property's surrounding neighborhood features higher-than-average incomes and a consumer preference for maintaining vehicles. With a clientele that values convenience and quality, this location benefits from a steady demand for automotive services, particularly in a market where nearby attractions and businesses bring in additional traffic.

Local trends in View Park-Windsor Hills reflect that residents favor establishments with a strong connection to the community, presenting an opportunity for branding that appeals to the area's values and preferences. The growth in surrounding neighborhoods and new development projects contribute to the rising property values, making this location an attractive investment. With Los Angeles' climate and car-centric lifestyle, this property is well-positioned to meet the consistent demand for car wash services.







AUTO SOUNDS  
310-696-7354

CAR WASH

CAR WASH  
ENTRANCE

DONUTS

CLEANERS  
DONUTS  
BEAUTY SUPPLY  
SMOKE SHOP  
MILLENNIUM SHOES

EARLY BIRD  
\$10  
HEAD LIGHT REPAIR  
\$15  
ALL WORK WARRANTY

Slauson Av





DONUTS

Early Bird  
\$15.99 Special

THREE

TWO

ONE



FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:



**OLIVER GHADOUSHI**

Vice President

M: 323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061



**GREG ENGEL**

Senior Vice President

M: 323.274.2115

[greg.engel@compass.com](mailto:greg.engel@compass.com)

DRE 01428024

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 2655 Mountain View, El Monte 91732, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed or implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

**COMPASS**  
COMMERCIAL

